

PLANNING COMMISSION MINUTES

August 9, 2007

7:00 p.m. Regular Meeting

Newberg Public Safety Building

401 E. Third Street

TO BE APPROVED AT THE SEPT. 13, 2007 PLANNING COMMISSION MEETING

I. ROLL CALL:

Present:	Daniel Foster, Vice-Chair	Matson Haug
	Phil Smith	Cathy Stuhr
	Lon Wall	Nick Tri

Student (non-voting)
Representative: Benjamin Shelton

Absent: Chair Devorah Overbay

Staff Present: Steve Olson, Associate Planner
Jessica Nunley, Assistant Planner
David King, Recording Secretary

II. OPENING:

Vice-Chairman Foster opened the meeting at 7:00 pm. He reminded the nine citizens present how to participate in tonight's meeting by using the blue registration forms available on the back table.

III. CONSENT CALENDAR:

Vice-Chairman Foster brought the approval of two sets of minutes to the table.

<p>Motion #1: Tri/Haug to approve the minutes with the corrections made by Cathy Stuhr on page 9 to the July 10, 2007 minutes. Both sets of minutes were then approved (6 Yes/0 No/1 Absent [Overbay])</p>

IV. COMMUNICATIONS FROM THE FLOOR:

Vice-Chairman Foster invited the guests to bring forth any new topics for the agenda. No additional issues were asked to be added to the agenda.

V. QUASI-JUDICIAL PUBLIC HEARINGS:

Vice-Chairman Foster stated the requirements for this public meeting, according to ORS 197.763.

1. **FILE NO.:** PUD-07-001/CUP-07-002/DR2-07-018
REQUEST: A planned unit development/design review for a resort hotel, and a conditional use permit for the portions of the planned development in the R-1 & R-2 districts.
LOCATION: 2500 N. Springbrook Rd.
TAX LOTS: 3209-2600; 3209CD-100, 101, 200, 300, 400,600,700,800
APPLICANT: GGLO Architects (Pamela Trevithick)
OWNER: Springbrook Properties
RESOLUTION: 2007-241

Vice-Chairman Foster asked for any commissioners who needed to abstain or declare any previous involvement with this development. **Commissioner Stuhr** did point out the she occasionally visits with Silvia and that her mother owns property north of this development. **Commissioner Smith** jogs by the property, **Vice-Chairman Foster** has discussed the many issues with staff at his office. None of these reasons were considered reason to abstain from the following discussion.

Staff Report:

Steve Olson presented the information on the Inn at Springbrook Project. He proceeded to show the property location within Newberg and within the Springbrook Master Plan. The request is for a hotel with 85 guest rooms, a spa, restaurant, conference room, 374 parking spaces, extensive landscaping (83% landscaping compared to the 15% minimum required for the zone), with improvements to Zimri Drive and Springbrook Road.

The center of the property is zoned C-2 PD (Community Commercial - planned development), which allows a hotel use and requires a planned unit development review. The eastern and western portions of the site have residential zoning, so a conditional use permit is required for the portions of the project in those zones. The design review criteria must also be met. Furthermore, tonight's decision will be a final decision for this request since requests for conditional use permits do not go on to City Council for a final say.

The report continued with an aerial view of the site and different zoning already part of the property (P57). Two streets (Cherry and Prune Streets) platted as part of the Town of Springbrook (late 1890s) will need to be vacated prior to the development of the site.

Steve Olson then showed the northern boundary of the urban growth boundary and city limits. The Comprehensive Plan slide showed the areas north of proposed hotel property with a LDR (low density residential) comprehensive plan designation. The aerial view

also showed how vacant most of the land around the site currently is, which will help make sure the Inn is compatible with new development that occurs later. The project will also need to be compatible with the rural residential properties to the northwest and to the east. There is one property, a single family home along Springbrook Road, which is surrounded by the project on three sides and will need to be adequately buffered from the impact of the development. (P59)

The next set of slides showed the topography (P53), Landscaping Plan Concept (P55), and various views of the building. These Building Elevations were architectural drawings that illustrated the proposed hotel building from the north, northeast, southwest, southeast, and west (the utility side, with a very courteous indoor and refrigerated approach to garbage disposal, see pages P63 – P68).

The criteria for granting the request are as follows, but on the whole, **Steve Olson** states that the applicant has done a good job of meeting the criteria (P24).

The applicant is providing ample landscaping that exceeds our minimum coverage standards, they have provided sufficient set-backs to improve compatibility, they meet the height standards for the various zones on the property, and will be providing 374 parking spaces. The applicant has made a good case that the spa will not generate nearly as much parking demand as a beauty parlor, and that if that exception to the parking standard is granted the total number of required spaces would be 309. The applicant's 374 spaces therefore exceed the number of required spaces.

The C-2 design standards apply to this property. Most C-2 property within the city is along Highway 99W, so the design standards do not fit this resort hotel site very well. The applicant is asking for an exception to some of the standards, such as the one requiring a front entrance within 60 feet of the road. Meeting this standard would probably cause conflict with the compatibility standard. The applicant will meet many of the design standards, such as providing a varied building façade and pedestrian scaled entrances. The applicant will be making street improvements adjacent to their land, and they are being asked to install a larger water pipe for future reservoir needs in the area. The oversizing will be eligible for SDC credits. Such improvements will be built to city standards even though the city will not have jurisdiction immediately on all of the road improvements adjacent to the property. The applicant will need to apply to the County for permits to work in the right-of-way. The County has also asked the applicant to make corrections to the traffic impact study for the overall master plan project and determine if there are any changes to the recommendations, especially for the Benjamin & Springbrook intersection. The applicant has stated they will close the restaurant terrace by 10:00 PM for neighborhood noise considerations

The staff recommendation is to approve this request with the key conditions of detailed landscaping plans showing buffer details, utility & street improvements, and the completion of the Cherry and Prune Streets vacation process.

Vice-Chairman Foster asked for any late correspondence. There was one letter read into the record (see copy) from Sheryl Kelsh, Executive Director of the Chehalem Valley Chamber of Commerce which was supportive of the project.

The applicant, Allen Grainger, principal in charge of the project, made a short presentation, only elaborating on a few points of Mr. Olson's report.

- 1) The project will plant street trees on Springbrook Road that are not being done as part of the city project.
- 2) The single family property adjacent to the property has come up for sale, and because of the purchase of it by the applicant, the entrance road into the resort will be altered, and the purchased property, once standing structures are demolished, will be landscaped. The site plan has been revised to move the Springbrook Road entrance drive to the east.
- 3) The delivery entrance will allow trucks to pull into a delivery garage where the door can even close while the trucks unload.
- 4) The extensive landscaping will provide forest, meadow, savanna areas for guest foot paths. Different habitats are meant to convey different characteristics and to tell a story.
- 5) Storm water from the parking lots will be contained and reused on site. Part of the roof will be "green", have various modulations to break up the appearance, with penthouse rooms with landscaped terraces.
- 6) Different entrances were shown via colored pencil drawings to highlight the view guests will enjoy coming into the building.

Commissioner Haug asked about the earthquake viability of the building. Mr. Granger said that the building will comply with international building codes and therefore be very earthquake safe. Pamela Trevithick, the architect for the project, added that the earthquake zone for this property is zone 3, but the building will exceed this standard.

Commissioner Stuhr asked about Zimri Road and how the raised roadway, with deep sloping ditches on both sides, will be dealt with for improvements. Mr. Granger replied that complete street improvements will be done from the southern end of Zimri Road up past the northern entrance to the project. **Commissioner Stuhr** also asked about a perimeter fence. He said there would not be one due to the net zero cut-and-fill excavation work planned for the property. Mounds will be built to help screen the sight lines.

Public Comment:

No one spoke at this time.

Staff Summary:

Steve Olson again recommended that the commissioners approve the resolution, with some revised wording to incorporate the revised site plan submitted 8-9-07 (P33).

Deliberation:

Commissioner Smith proposed acceptance of the resolution as presented by staff with the amended wording on P33. Tri seconded

Commissioner Smith believes that this project sets a very high standard that other projects will have a difficult time meeting. He greatly appreciates the attention to detail which the applicant has brought to the project.

Commissioner Wall agrees with the letter from the Chamber even though it didn't address the pertinent criteria.

Commissioner Haug mentioned that he brought up the earthquake issue only because certain buildings with brick facades have been damaged in the area in the past.

Commissioner Stuhr asked for the question.

<p>Motion #2: Haug/Smith to approve Resolution 2007-241 Motion passed (6 Yes/ 0 No/1 Absent).</p>
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VI. ITEMS FROM STAFF:

Steve Olson passed along Barton Brierley's regrets that he could not attend; he was at the Yamhill County Road Advisory Committee meeting for the Southeast Transportation Plan tonight.

Chair Overbay was away taking care of a new child and considered to have an excused absence. **Commissioner Haug** was glad the absence of a member was explained at the meeting.

A training session is available on Saturday, September 15 in Eugene. The city will pay for any commissioners to attend (see handout).

The next meeting is scheduled for September 13, 2007. **Steve Olson** highlighted the issues to be addressed at that meeting. **Commissioner Wall** mentioned now that he will not be able to attend the next meeting.

VII. ITEMS FROM COMMISSIONERS:

Vice-Chair Foster gave an appreciative word of thanks to Benjamin Shelton for his work as student representative. Mr. Shelton was given a signed letter of appreciation and a gift.

Commissioner Wall wanted to discuss the letter read into the record. He didn't mind it being read but the substance of the letter did not have anything to do with the criteria of the meeting. **Commissioner Smith** added that this is a valid point, and polite caution is required of all the commissioners when dealing with citizens, even if they don't address that exact criteria.

Commissioner Haug mentioned that there is a gate and a sign that reads: "private street-do not enter" off of Main Street. Staff replied that it was Nicholas Way and is a private street. Staff used that street as an example photo during the presentation regarding prohibiting gates.

Commissioner Stuhr asked when City Council will hear the SE Transportation Plan. **Steve Olson** replied that it was currently scheduled for December 3, 2007.

She also asked about the speed limit of 45 mph on Zimri Road, which needs to be addressed. She asked how the issue can be addressed in relation to the Inn of Springbrook project.

Steve Olson said this is one of those issues that is difficult to address when roads are not under city jurisdiction. The County needs to be brought in on the issue.

Vice-Chair Foster mentioned the same issue needing to be addressed on Chehalem Dr.

VIII. ADJOURN:

Vice-Chair Foster adjourned the meeting at 8:23 p.m.

Approved by the Planning Commission this 13th day of September, 2007.

AYES: 4

NO: 0

ABSENT: 0
(List Name(s))

ABSTAIN: 0
(List Names(s)) Overbay
Stuhr
Wall

9/13/07

Planning Recording Secretary

Planning Commission Chair

9/13/2007