PLANNING COMMISSION MINUTES
April 10, 2008
7:00 p.m. Regular Meeting
Newberg Public Safety Building
401 E. Third Street

TO BE APPROVED AT THE MAY 8, 2008 PLANNING COMMISSION MEETING

I. ROLL CALL:

Present:	Thomas Barnes	Matson Haug	Phil Smith
	Cathy Stuhr (Chair)	Lon Wall	Nick Tri
	TeAnna Rice (Student Planning Commissioner)		

Staff Present: David Beam, Economic Development Coordinator/Planner
Barton Brierley, Planning & Building Director
Steve Olson, Associate Planner
Jessica Nunley, Assistant Planner
Dawn Karen Bevill, Recording Secretary

II. OPENING:

Chair Stuhr opened the meeting at 7:01 PM.

III. CONSENT CALENDAR:

Commissioner Tri stated he did not second the motion #1 in the March 13, 2008 minutes. Motion corrected to read Haug/Smith.

Motion #1 Haug/Barnes to approve the minutes from the Planning Commission meeting of March 13, 2008 as modified (6 Yes/0 No).

IV. COMMUNICATIONS FROM THE FLOOR:

Chair Stuhr 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 HEARING:

1. **APPLICANT:** J.T. Smith Co.

REQUEST:	Approval of a preliminary subdivision plat to divide a 14.74 acre parcel into 16 residential lots, two commercial lots, and extend Crestview Drive to Highway 99W.
FILE NO.:	SUB3-08-003: Crestview Crossing Subdivision Preliminary Plat
LOCATION:	North of Highway 99W, across from Providence Hospital
TAX LOTS:	3216AC-13800
RESOLUTION:	2008-248
CRITERIA:	Newberg Development Code §§ 151.242, 151.565, 151.567, 151.681, 151.682, 151.684, 151.704, 151.705, 151.718, 151.719, 151.720, 151.725

Chair Stuhr asked fellow commissioners if anyone needed to abstain, admit bias, ex parte contact, or exceptions to jurisdiction. No members brought forth any issues.

Staff Report:

Jessica Nunley gave a summary and detailed presentation of the application. Staff recommends adoption of Resolution 2008-248 which approves the requested subdivision known as Crestview Crossing as conditioned by the revised conditions in the supplemental packet and in the staff report. Other special conditions include the year 2025 Traffic Study Requirement, the Private Wetland Maintenance Plan, and paying their share of the Springbrook Rd./Hwy. 99W intersection improvements.

Commissioner Haug would prefer to see more detail on how the bike lanes will get through the round-a-bout and the safety of traversing through the intersections. **Jessica Nunley** explained the round-a-bout at the S curve and said that this roundabout would likely follow the same pattern of having the bike lanes go to the intersection and then have bicyclists ride on the sidewalk through the roundabout and then reconnect with the bike lanes. She showed the street layout plan to illustrate that point.

Chair Stuhr asked about a missing resolution number (P35) in the Public Improvements Agreement. **Jessica Nunley** replied staff has the resolution number and will put it into the Agreement prior to it being recorded.

Chair Stuhr asked for clarification on the ODOT Volume to Capacity Ratio (P33). **Jessica Nunley** replied the applicant did their 2010 traffic study and what ODOT cares about is build-out of the development site itself. Staff wanted to see a 2025 Traffic Study to be sure the roadway is built to full capacity as far as lengths and widths of the lanes.

Public Testimony:

Michael Robinson, Land Use Attorney representing Mr. Smith stated they agree with the findings and recommended conditions of approval found in the staff report. The zoning map shows the three zones that are being subdivided. An agreement was reached on the top two zones of R-1 & R-2 designating those as buffers to the adjacent neighbors, leaving C-3 limited to the areas south of where residents are adjacent to the boundary. The access into Oxford Lakes is consistent with the 5–party agreement and the road is a major component of the city's transportation system plan. The 2025 study helps all of the involved parties understand what improvements are necessary. Mr. Robinson asked for approval with the recommended conditions.

Commissioner Smith asked about the residential parcels at the northern end of the project; specifically the culverts and wetland area at the southern end of the residential parcels and how that will look when finished.

Joe Schiewe replied currently the storm water outfall runs from the west to the east and explained where the storm outfall will be replaced. The Division of State Lands requires mitigation for certain impacts and because of that, enhancements will need to be done. There will be trees, a wetland buffer, and additional new wetlands.

Commissioner Haug asked if the street trees will have enough foliage coverage and how many years of growth will it take for that to happen.

Andrew Tull, Land Use Planner with a background in landscape architecture, replied in this case trees will be placed in accordance with the Newberg Development Code requirement of every 30 feet on center with a tree caliper (1.5 – 2 inches) of great survivability in an urban setting. A street tree in this situation could easily get 30 – 40 feet of spread at full maturity.

Commissioner Haug asked the distance center to center on the display shown by the applicants.

Andrew Tull replied 20 - 25 feet.

Commissioner Haug asked where a public pathway would go through when the commercial properties are developed and where it would connect to the properties (P47).

Jeff Smith explained there are15 different layouts for this which do not vary to a great extent, all with path connection points, but varied. Those will be narrowed down and will be brought into consideration at project review.

Chair Stuhr asked Jeff Smith if there was anything else he'd like to cover.

Jeff Smith stated this project is ready to go and they agree with the conditions set forth by staff.

Brian Dunn chose not to speak but can answer questions as needed.

Chair Stuhr asked if there was any additional written testimony. **Jessica Nunley** replied no.

End of Public Testimony

Commissioner Smith stated this is a well designed subdivision and that he likes the step down from commercial with a buffer to the Oxford Lake residents, along with the wetlands area retaining most of the existing trees.

Commissioner Haug shared his disappointments: lack of R-3 next to the commercial district, because it's so close to the highway and could be well buffered from it, and that the design of the wetlands area couldn't accommodate that as a habitat corridor. Commissioner Haug, in turn, complimented the applicant and staff on this application.

Commissioner Wall voiced his concern as did Commissioner Haug on the lack of R-3.

MOTION #2 Smith/Haug to approve Resolution 2008-248 as presented. (6 Yes/0 No).

VI. 1. **APPLICANT:** Initiated by Newberg City Council
REQUEST: **Efficient, Livable and Affordable Housing:** Amend the Newberg Development Code to encourage affordable housing and the achievement of city target densities.
FILE NO.: GR-05-58
RESOLUTION: 2008-244

David Beam explained that in light of the last discussion of the Planning Commission at the March 13th meeting, staff recommends this particular resolution be tabled to a date uncertain sometime in the fall of 2008. This will allow the Planning Commission and a proposed future ad hoc committee time to further analyze and refine some of the proposed amendments in this resolution. There are 3 major components in the proposed changes; the residential design standards, flexible development standards, and the affordable housing component. Staff recommends having a workshop on the residential design standards on May 8, 2008 and a workshop on flexible development standards on July 10, 2008. The third component (affordable housing) could be initially addressed by the proposed housing for working families ad hoc committee, which would need to be created by the City Council. The purpose of the ad hoc committee would be to create an action plan.

Questions for Staff

Commissioner Haug asked if the ad hoc Committee is now called the Housing Taskforce as listed on the title page.

David Beam replied that could be a name for them, yes.

Commissioner Haug asked if this recommendation came pre-approved by any City Councilors or the present or future City Manager.

Barton Brierley has been in discussions with the Mayor concerning this. Mayor Andrews has given him suggestions of individuals who could be on this committee. The City Council has been made aware the Planning Commission is discussing this.

Chair Stuhr asked David Beam is he would like to continue on to the new resolution.

David Beam replied yes since they are related. He then handed out some late testimony to the commissioners; a letter and CD received from Leonard A. Rydell that staff received that afternoon. Staff recommended that the Commission not review this testimony at this time, due to its length.

Chair Stuhr read the letter from Leonard A. Rydell for the record.

Commissioner Haug asked if staff has viewed the CD.

David Beam replied that yes, he had given it a quick review. There are 63 pages of pictures and text.

Chair Stuhr stated that there are two resolutions that the Commission has under consideration. We need to find a way to consider and act on each one in a reasonable manner.

Commissioner Haug asked David to complete the presentation of the resolution staff has request to be adopted tonight.

Chair Stuhr suggested making the decision on whether to table Resolution 2007-244 until a date uncertain first.

Barton Brierley stated the resolution can be tabled at this point or at the end.

Commissioner Haug stated the Commission should hear public testimony and the staff report.

David Beam explained Resolution 2008-249 is the result of a recommendation at the March 13, 2008 Planning Commission meeting, asking staff to develop a resolution recommending the City Council create an ad hoc committee taskforce to create an action plan that would encourage housing for working families. There's also a recommendation on what types of members could be included on that committee.

<u>Rick Rogers</u> shared his disappointment on any delay of the proposed development code and policy amendment, since this process has already been going on for over a year and half. He found the tabling the hearing to a "date uncertain" disconcerting. Opportunities have already been missed concerning R-3. Mr. Rogers understands some change in language has taken place but is unsure why replacing "affordable housing" with "housing

for working families" was necessary or what that means. Originally, there was a grant for the necessary studies and he hopes there will be additional monies for future studies. Mr. Rogers suggested "poor" people should be on the ad hoc committee, perhaps some who have had to move out of Newberg due to the high cost of living. He also suggested including "rich" individuals, in hopes that the community will better understand the plight of those who are in need of affordable housing.

Commissioner Barnes explained the wording "working families" came from a wonderful housing document from an area that is doing what Newberg intends to; a significant document with ideas that Newberg can incorporate, as well.

Chair Stuhr posed the question to the audience on the new wording, since the word "affordable" had a negative connotation in past meetings.

Rick Rogers replied affordable is for everyone; not just the low end.

Commissioner Haug suggested letting the task force redefine that term and agreed with the suggestion of adding low-income individuals to the committee. Also, when tabling a resolution, there should be a date certain.

Chair Stuhr understands the concerns voiced by Rick Rogers, but is more concerned that this task be done correctly. The Planning Commission should charge this proposed ad hoc committee to identify some quick housing solutions (low hanging fruit).

Rick Rogers added that requiring annexations to include affordable housing are an easy way to go.

End of Public Testimony

MOTION #3 Smith/Tri moved to table Resolution 2007-244 until the Planning Commission meeting on November 13, 2008 or earlier. (6Yes/0 No).

MOTION #4 Haug/Wall moved to adopt Resolution 2008-249 with the assumption it will be revised. (6 Yes/0 No).

Chair Stuhr suggested adding the wording *citizens at large representing a full-range of income levels*, on (P2) of the staff report after " NOW THERFORE, BE IT RESOLVED…"

Chair Stuhr voiced her concerns on the ad hoc committee having such a short period of time to analyze what's needed.

Commissioner Haug suggested with the November 13, 2008 meeting as a target date, there will be a focused effort on the part of the ad hoc committee to have the information ready for that meeting. Individuals on the committee will need to be motivated.

Chair Stuhr asked staff if they envision the committee having public meetings.

Barton Brierley replied he believes they will have at least 1 or 2 workshops.

Chair Stuhr continued to point out item #9, (P3) of the staff report adding the wording at the end of the last sentence *as part of a comprehensive approach.*

Chair Stuhr read the last bullet, item#3 (P1), of the staff report which states…*It's only fair that everyone has a safe, decent place to live.* Chair Stuhr believes it's important that everyone have a decent place to live but questioned whether the word "fair" should be used.

Commissioner Smith commented there are questions of justice and questions of well being. The sentence could be rewritten in terms of well being alone, such as …*It benefits everyone if they have a safe, decent place to live.* The commissioners agreed with this wording.

Commissioner Stuhr corrected a typo on item#5 (P2) of the staff report from the wording do not to *does not have adequate…* and added a correction on and (P2) of the staff report next to Phase One, changing the wording from (creating an action plan) to *(create a plan).* Also, on Phase Two changing the wording from carrying out to *carry out…* and Phase Three changing the wording from (implementing the plan) to *(implement the plan)*

Commissioner Smith shares the feeling of disappointment that this process is taking too long. Although the task force can do what they want, it seems that if they are going to present any items to the City Council as recommendations, it may be helpful to present a comprehensive package.

MOTION #5: Haug/Tri moved to adopt the amendments as stated. (6 Yes/0 No)

VII. ITEMS FROM STAFF:

Barton Brierley said City Council heard the McKay dwelling appeal and upheld the Planning Commission decision to approve.

The City Council will be having a meeting on the big box ordinance on the 21st. They will also be considering the Planning Commission appointment.

The City of Newberg has a new City Manager, Dan Danicic.

The Traffic Safety Committee held a public hearing regarding the Fernwood Road/golf course stop signs last month but did not reach a decision and is still looking at various options and cost.

The next meeting is May 8, 2008. A hearing will be held on an annexation on Terrace

Drive, as well as a workshop on residential design standards. The next video in the series of trainings will be shown at 6:00 p.m. with dinner provided.

Commissioner Stuhr, Wall, and Barnes will not be able to attend. It was decided to postpone the training session.

VIII. ITEMS FROM COMMISSIONERS:

Commissioner Haug gave an update on the Springs' Water Class that came before the Citizens' Rate Review Committee.

Commissioner Smith asked about the status of the sidewalks on Main Street.

Barton Brierley explained it's moving along, slowly. There are now two components; the road design phase and cost-sharing phase.

Commissioner Haug commented on the illumination standards and the brightness while driving the 99W corridor and asked staff to pursue looking at the ordinance language on light pollution.

IX. ADJOURN:

Chair Stuhr adjourned the meeting at 8:45 p.m.

Approved by the Planning Commission this 8th day of May, 2008.

AYES: 6 **NO:** 0 **ABSENT:** 1 **(List Name(s))** C. Stuhr **ABSTAIN:** 0 **(List Names(s))**

5/19/08

Planning Recording Secretary

5/13/08

Planning Commission Chair *Date*