MINUTES OF THE PLANNING COMMISSION

Newberg Public Library **Newberg, Oregon**
Thursday, 7:00 PM **January 21, 1993**

Subject to P.C. Approval at 2/16/93 P.C. Meeting

I. OPEN MEETING

Chair Russell opened the meeting.

II. ROLL CALL

Planning Commission Members Present:
- Jack Kriz
- Michael McCauley
- Mary Post
- Carol Ring
- Steve Roberts
- Wally Russell
- Donald Thomas
- Robert Weaver
- Roger Worrall

Staff Present:
- Dennis Egner, Planning Director
- Sara King, Associate Planner
- Barb Mingay, Recording Secretary

CAP Members Present: Lou Brillas

Citizens Present: 3

Chair reviewed the agenda and asked if there were any additions or corrections necessary.

Planning Director Egner announced that the public hearing relating to the complaint has been withdrawn and that a settlement agreement had been reached. Mr. Egner noted that an application for a zone change to R-3 (see agenda item VIII. A.) was scheduled for the February Planning Commission meeting.

III. ELECTION OF OFFICERS

Nominations for officers were opened.

Motion: Post-Kriz to nominate Commissioner Worrall as Chair.

Commissioner Worrall declined and the nomination was withdrawn.

Motion: Thomas-Ring to retain the existing officers: Russell as Chair and Kriz as Vice-chair. Motion to retain existing officers was carried unanimously.

IV. APPROVAL OF MINUTES

Motion: **Thomas-Worrall** to approve minutes of the December 17, 1992 meeting. Motion carried unanimously.

Chair Russell reviewed the testimony process for public hearings.

V. HEARING WITHDRAWN

VI. PUBLIC HEARING

APPLICANT:	Speck Enterprises/Chamber of Commerce
REQUEST:	Approval for construction of a handicap ramp as an exterior addition to a Historic Landmark site
LOCATION:	115 North Washington - Chamber of Commerce
TAX LOT:	3219AB-6700
FILE NO:	H-1-93
CRITERIA:	Newberg Zoning Ordinance Section 422

Chair Russell asked for abstentions, ex-parte contact or objections. None were indicated.

Staff Report: Associate Planner King distributed photographs of site details of the Chamber building. She identified the historical nature of the site, its existing use as a commercial building, and the proposed alteration. She noted that the alterations is the addition of a handicap ramp designed to comply with ADA standards for handicap access to the facility. She identified the criteria for historic review. She noted that the applicant does not anticipate painting the new structure. She reviewed two proposed alternatives which would make the ramp more compatible with the structure. She commented that the applicant had identified some problems with the staff's proposed design for the rear of the building. They included concerns about space for a landing, the need for additional ramp length and the effect of the ramp on the existing parking lot. She commented that the Building Official had visited the site and reviewed the proposed location of a ramp off the rear parking lot. The Building Official indicated to her that there appeared to be room enough at that location for a ramp. She distributed a revised plan for the ramp which the applicants have provided. She commented that staff provided options for Planning Commission discussion; however, no staff recommendation would be given at this time.

Questions from the Commissioners:

Commissioner Post asked about the adequacy of the front porch area for handicapped access. Ms. King indicated that furniture could be rearranged in the foyer area and a service bell could be installed.

CAP member Lou Brillas indicated he could provide ADA standards which identified the dimensions for access.

Commissioner Thomas asked about the height of the existing porch handrail. Ms. King indicated it was approximately 24 inches. He asked if the existing handrail height would need to be increased. Ms. King did not feel the existing porch would require revision and the Building Official did not raise any concerns about the porch.

Proponent: George Wilson, 24 NE 125 Place, Portland, indicated he was representing First Interstate Bank as the contractor doing the proposed construction. He introduced his associate Mitch Speck. He commented that they were willing to work with the City to address the criteria required for the historical status of the site.

Ms. King asked the applicants to identify the price of a lift versus the price of a ramp. Mr. Wilson indicated he didn't have that information.

Mr. Speck, 23804 NE Trudow, Troutdale, indicated that the lift system was about $12,000 plus installation expense.

Commissioner Worrall asked if the revised drawing included painting the ramp. Mr. Speck indicated it would be painted.

Commissioner Roberts asked if the ramp could be removed from the building at a later date. Mr. Speck indicated that the ramp could be removed with ease and that a proposed modification would allow the ramp to be completely free from the building.

Mr. Brillas indicated that ADA standards for access inside the building should also be considered.

Opponent: None

Public Agencies/Letters: None

Commissioner Kriz asked who initiated the request for the access ramp. Mr. Wilson was not sure who initiated the request, the owner or the occupant.

Commissioner Thomas asked if the applicants were satisfied with the revisions proposed by the City.

Mr. Speck indicated that the intent was to meet the requirements of the ADA act. He was asked if he had reviewed the second staff option. He indicated he did not feel it was a satisfactory option based on the required elevation and length of ramp, obstruction of parking spaces, the additional possibility of an accident, and more difficult servicing of the HVAC system which would be obstructed by the ramp. He also noted that people driving by will not be able to see that there is handicap access. He indicated that the ramp proposed for the Washington side of the site would be visible but not unsightly if designed as proposed by staff.

Commissioner Worrall asked why the Planning Commission was required to review this matter. Mr. Egner indicated that minor alterations to historic structures would be reviewed by staff; however, any alteration, demolition or new addition would require Planning Commission review.

Mr. Wilson indicated that it would have been helpful if the building owner had been more involved in the process.

Commissioner Kriz asked if the Building Department was aware of the complete compliance requirements for the Chamber building. He was concerned about how the access ramp would benefit the building if the inside of the building was not accessible.

Mr. Brillas also expressed concern about the interior building access.

Chair Russell reviewed the locations of the various entrance doors to the site.

Staff Recommendation: Ms. King indicated there was no staff recommendation but both proposals were presented for Planning Commission review.

Hearing Closed.

Commissioner Thomas felt that the handrail on the existing porch should be raised to 36 inches for safety and code compliance.

Commissioner Post indicated that the Washington Street porch was not narrow but was approximately 5 ft. wide.

Chair Russell asked if any heating contractor had been consulted about the serviceability of the HVAC unit if it were covered by a ramp. He indicated that he did not feel it was very easily serviceable.

Ms. King indicated that the unit could possibly be moved.

Chair Russell indicated that unless the unit had freeflow air, it would be short lived.

Commissioner Post supported the proposal to locate the ramp on the Washington Street entrance. She indicated that there was adequate room for ingress to the customer counter and that the back entrance was much more restricted. She felt that handicapped access to the building would be a benefit and would not detract from the historic nature of the building.

Commissioner Weaver concurred with Commissioner Post. He felt that handicapped individuals should not be required to take a rear entrance to any facility.

Commissioner Post requested that if the original railing were removed, it be saved for future restoration.

Chair Russell indicated that this request originated with the Chamber of Commerce Board of Directors who felt the Chamber building should comply with ADA requirements.

Motion: Post-Weaver to approve the alteration to the historic structure known as the Chamber of Commerce to build a handicapped ramp off the front porch (alternative 1) with final plans subject to approval by the Design Review Committee. Motion carried unanimously .

Mr. Egner noted appeal procedure and that a notice would be mailed to the property owners within 100 feet of the property.

VII. OLD BUSINESS

A. General Hazard/Open Space Discussion

Commissioner Worrall reported that the Committee met January 12 and that Ken Lite was elected as chair. The purpose of the committee was discussed. Future meetings will take place every Tuesday evening from 7:30-9:30 from now through the end of March. The discussions will center on drafting a straw man proposal to reword the general hazard provisions of sections 562-569 of the Zoning Ordinance. Specific material and maps have been requested from staff relating to general hazard and open space. He noted that the meeting is quasi-public and open to the public for input. He felt that one additional representative from the building trades would be beneficial. It was proposed that Don Halbrook would be a likely candidate.

Chair Russell welcomed Bob Weaver as a new Planning Commissioner. He then asked each of the Commissioners to introduce themselves.

B. School Capacity Issues

Mr. Egner reviewed the staff report materials including a letter from DLCD relating to the definition of "key" facilities. He reviewed West Linn's criteria addressing school concerns. He recommended that the City consider adoption of policies similar to West Linn's or create some very clear policies addressing school service provisions. He reviewed Newberg's policies relating to school issues.

Commissioner Weaver asked if staff had information relating to statewide standards or guidelines for school capacity.

Commissioner Roberts felt that a decision should be made in the community relating to whether schools should follow development or whether development should be limited by school capacity.

Commissioner McCauley felt school capacity should be in place before development occurred.

Commissioner Thomas felt the motivating force for developing school capacity must be the School Board and not the Planning Commission.

Commissioner McCauley felt the Planning Commission's responsibility was for the livability of the community.

Commissioner Roberts pointed out that the school district encompassed a larger area than just the City limits of Newberg.

Chair Russell pointed out that sometimes the Commission has considered school capacity as a criteria for decision making on projects. He noted that the written criteria doesn't address school capacity.

Commissioner Worrall reviewed four items which included access, storm drainage, water and sewer that West Linn considered primary to development. He also reviewed the services considered secondary which included police, fire protection, park and rec, schools, solid waste collection, general government and library services. He questioned whether this was an appropriate way to review development.

Mr. Egner noted that all the secondary service providers are supposed to anticipate requirements to meet demands within the UGB for the year 2000 or 2010 and that service provisions should be reviewed during proposed urban growth boundary expansion. He felt that review of development within an urban growth boundary should not be based on the secondary services.

Commissioner Worrall felt that the acceleration of growth in this area will overrun the existing UGB within a shorter than expected time span. He felt that some determination should be made as to what services should be included in our criteria for review.

Mr. Egner noted that Wes Smith has attended the Planning Commission meetings and has identified some of the school district long range plans for expansion.

Commissioner McCauley questioned how the services could be provided under Measure 5 restrictions.

Chair Russell noted that Wes Smith identified the need for school expansion but did not Mr. Smith did not indicate that school expansion should limit construction.

Motion: Roberts-Thomas to designate school development as a follow-up service to development and not to be considered as a Planning Commission criteria for development approval or denial.

Discussion of motion:

Commissioners discussed whether there were statewide requirements relating to this issue, whether the Council supported this proposal, and what the City legal opinion was relating to schools.

Commissioner McCauley felt that schools, police protection and fire service were just as important as being able to flush toilets or have public streets.

Commissioner Weaver felt responsibility for school capacity comes after the responsibility for planning development.

Commissioner Kriz felt that priorities of the past could always be revised.

Commissioner Roberts indicated that the motion was intended to apply only to land within the UGB.

Mr. Egner noted that approval of the motion would generate further discussion and presentation of possible ordinance revision language at a later Planning Commission meeting.

Vote on Motion: Aye: Ring, Roberts, Thomas, Worrall, Russell; Nay: Kriz, McCauley, Post, Weaver. Motion carried 5-4.

Commissioner Roberts asked that the motion be forwarded to Council with the notation that it carried by a 5-4 vote.

VIII. NEW BUSINESS

A. Identification of Additional R-3 Land

Mr. Egner noted that a parcel will be reviewed at the next Planning Commission next month for upzoning to R-3. He reviewed several possible sites which the Commission might consider for rezoning to R-3. He reviewed Comprehensive Plan tables which indicate that there is only a surplus of 2 acres of land potentially available for HDR.

Commissioner Roberts felt that provision should be made for additional multi-family housing and that mass transit should also be considered. He felt that HDR land should be combined with the transportation planning process, consistent with the economic realities of the area. He felt that the Comprehensive Plan designation of 2 surplus acres was not adequate.

Mr. Egner reviewed "minimum density" discussions which are occurring at the State level.

The Commission discussed possible minimum density limitations which could occur in Newberg.

Mr. Egner indicated that the acreage identified as available R-3 will be reviewed as to the actual physical limitations of the property.

Commissioner Roberts asked if there was a national density standard. Mr. Egner noted that there was not.

Commissioner Worrall asked for a percentage factor of development site sizes in the last few years.

B. Change in Planning Commission Meeting Night

Mr. Egner indicated that the Planning Commission meeting date has been changed to the second Thursday of every month effective in March. He indicated that there was going to be a joint meeting with the City Planning Commission, City Council, County Commissioners, etc. at the hospital on February 16 at 7:30. He added that a hearing on the transportation plan will occur at the Planning Commission in March. He noted that the Horizon Construction apartment project has been remanded to Council and will be heard February 1. He then distributed material relating to upcoming Planning Commissioner training.

Commissioner Kriz requested packet page numbering similar to the method used for the City Council.

Mr. Egner updated Commissioners on the Specific Plan consultant process. He noted that OTAK was the successful applicant. He noted that the first public meeting will be February 25. He noted that Commissioner Roberts is the Planning Commission liaison to the process.

IX. COMMUNICATIONS FROM THE FLOOR

Pat Haight, 114 E. Hancock, Newberg noted that the water master plan booklet projections included a much higher number of residents moving to Newberg than has actually occurred. She discussed police officer coverage requirements per 1000 residents in Beaverton and Newberg. She felt that Newberg has less officers per 1000 than it should have. She suggested that the Commissioners consider the services and maintenance in the downtown commercial and residential areas before they consider expansion of the UGB to the north and east. She indicated that a great deal of City budget money is being spent on personnel rather than infrastructure, particularly in the downtown area infrastructure. She felt that the downtown residential area should be improved. She also was concerned that there is a lack of 1-3 bedroom apartments, low and middle income housing, studio apartments, etc. She felt there was also a need for senior housing. She recommended that the Commission review housing in the Newberg area.

Mr. Egner commented that the water master plan mentioned by Ms. Haight will be reviewed by the Planning Commission in April or May. He noted that the sewer rates are set by a sewer rate commission.

X. ADJOURN

There being no further business, the meeting was adjourned at 9:30 pm.