

Council Chambers
7:00 PM, Thursday

A Regular Meeting
of the Planning Commission

April 21, 1983
Newberg, Oregon

Members Present:

John Cach, Chairman
Sally Adamson
Frank Bowlby
Jean Harris
Greg Moore

Jane Parisi-Mosher (7:25)
Arthur Roberts (7:05)
Roger Veatch
Joe Young

Staff Present:

Clay Moorhead, Planning Director
Rick Faus, City Attorney
Barb Mingay, Recording Secretary

Citizens Present: 10

The meeting was called to order by Chairman John Cach.

Motion: Harris-Veatch to approve the minutes of March 17, 1983 Planning Commission. Motion carried by a unanimous voice vote.

Motion: Moore-Adamson to hear Agenda Item 3 B first. Motion carried unanimously.

Public Hearing: Applicant: City of Newberg
Request: An amendment to the Newberg Comprehensive Plan (transportation element) to include long and short range policies together with proposed transportation routes relating to the rerouting or bypassing of Highway 99W through traffic in or around the City of Newberg

Staff requested a continuation of this hearing until final arrangements for the video flight schedule could be completed and the results could be presented to the Planning Commission for their review.

Motion: Veatch-Young to continue this hearing until the May 19, 1983 Planning Commission regular hearing. Motion carried unanimously.

Public Hearing: Applicant: Earl Sandager
Request: A request for approval of a conditional use permit for the purpose of constructing a 76 unit retirement center (home for the aged) on a 2.89+ acre parcel.
Location: 1401 and 1409 Springbrook Road, being approx. 500 ft. north of the Springbrook Shopping Plaza
Tax Lot: 3216BC-801, -900 and -1000
File No: CUP-2-83

Roger Veatch chose to abstain from the hearing and stepped down from the platform due to his association with Sandager Realty, the applicant. No other abstentions were requested, none given.

Planning Director Moorhead presented a slide show of the subject area and entered the staff report as presented in the staff memorandum dated April 13, 1983 into the record.

Proponent: Larry Draper, 3508 Red Cedar Way, Lake Oswego, OR 97034, indicated he is a member of the management team for the proposed development and for the development it is patterned after in Junction City. He introduced the other members of the management team, Chris Vollier and Carrie Draper. He indicated they were an active management team of a congregate care facility. He described the existing facility and the kinds of items it provides to the residents. He presented a slide program showing different areas of the facility. A brochure describing the existing facility was distributed and Mr. Draper indicated the proposed development would be of a similar nature.

Proponent: Earl Sandager, Rt. 1, Box 28B, Newberg, indicated he was the seller of the property, not the future operator. He indicated the project appears to be a medium step for senior use being between home care and convalescent care, and would be an asset to Newberg.

Mr. Draper responded to questions regarding parking by indicating that the average tenant's age was between 80 and 85 years of age and less than 25% would have access to a car. He also indicated an expansion was proposed to enlarge the parking spaces above the 19 currently indicated. In response to questions about proposed monthly rates, Mr. Draper indicated that the Junction City Facility charged \$645 for a single occupancy, 1 bedroom unit; Newberg's proposed rates would be between \$500 and \$510 for a single occupancy, 1 bedroom unit with an additional charge of \$180 per second person. A studio apartment would be approximately \$475 for single occupancy.

Christine Vollier, 2310 Rocky Lane, Eugene, indicated the clientel must be alert and able to dress themselves and able to move from place to place on their own, either through wheel chair or other methods. The availability of a nurse in the morning to assist clients with medication dispensation was indicated; however, a nurse is not on the staff and there is no infirmary. State regulations require that a retirement home cannot be turned into a nursing home. Tenancy is on a month by month rental basis with a 15-25% turn over rate, depending on the time of year.

Mark Robertson, 1617 Cedar, Newberg asked what kind of facilities were available in case of emergency or severe crisis. Mr. Draper indicated that the building is equipped with a natural gas heat system backed up with an emergency mechanical pull for ignition of the system during power failure. The site also will be prewired for life sustaining requirements to accept a generator and has a disaster control plan also.

Mr. Robertson also questioned what controls would be made on the portion of the development not under immediate construction. Staff indicated that the entire property covered by this application would be subject to the conditional use permit criteria and a further public hearing would be required if the facility were to request additional expansion.

Mr. Draper indicated that 70% of the proposed clients would come from the immediate area and 20% from other areas. He further indicated that the existing facility employs 12 people; generally the site for parking has 12 vehicles using it which include staff, employees and clients.

No opponents wished to speak; no public agencies responded.

Staff Recommendation: Staff recommends approval of the request based upon staff report findings and conditions.

Public Hearing Closed.

Commissioner Parisi-Mosher questioned the impact of the new sewer capacity study on this project. Staff indicated that no guarantee was given as to availability of sewer hookups until the building permit application was submitted.

A general discussion followed as to sewer allocation, access to the proposed site and rear site screening. It was indicated that the financing arrangement would require 85% occupancy and a market study before approval.

Motion: Young-Harris to approve the conditional use permit request for the purpose of constructing a 76 unit retirement center on a 2.89 + acre parcel based on Staff Report findings 1-6 and conditions 1-5 as indicated in the staff memorandum. Vote on motion: Aye-Bowlby, Cach, Harris, Moore, Parisi-Mosher, Roberts, Veatch, Young; May-Adamson. Motion carried (7-1).

Staff identified the 10 day appeal period and the appeal procedure.

Old Business: None.

New Business: Staff indicated to the Planning Commission that the Newberg City Council would be discussing a potential sewer allocation ordinance at its next regularly scheduled meeting, May 2, 1983, at which time testimony and comments will be taken. Staff reviewed a list of questions that Council must consider relating to the treatment plant usage.

A general discussion followed about sewer allocations.

Mr. Moorhead indicated that a special management workshop would take place Thursday, April 28 from 7:30 PM to 9:30 PM in Dallas. Several commissioners indicated they would like to attend.

Motion: Veatch-Moore to adjourn. Motion carried unanimously.