

A Regular Meeting
of the Planning Commission

7:30 PM, Thursday

Newberg City Council Chambers

December 18, 1986

The meeting was called to order by Chairman Roger Veatch.

Members Present:

John Englebrecht	Martin McIntosh
Bryce Fendall	Kathleen Sullivan
Jack Kriz	Roger Veatch

Staff Present:

Clay Moorhead, Planning Director
James Reitz, Associate Planner
Barb Mingay, Recording Secretary

Citizens Present:

5 Citizens

Motion: Fendall-Englebrecht to approve the minutes of the November 20, 1986 Planning Commission meeting with correction to John Englebrecht's title to read Chief Engineer. Motion carried unanimously.

Public Hearing A:

Applicant: Stan Christiansen, G. Marshall, F. Piacentini
Request: A request for a planned unit development on a tract of land containing a total of 1.3835 acres for the purpose of constructing 24 one and two bedroom apartments. This project is an expansion of the Woodview Village Apartment Complex.
Location: 1210 S. College
Tax Lot: 3219DD-1200
File No: PUD-1-86

No abstentions, objections to jurisdiction, or exparte contact were identified.

Staff Report: James Reitz, Associate Planner, presented the Staff Report, reviewing the differences between this application and one filed several years ago for the original project. He added that circumstances relating to public services and street usage were now different and more conducive to serving the proposed new facility.

Proponent: Stan Christiansen, one of the project owners, gave a slide presentation, highlighting the existing facility and its service areas, and identifying the location of the site on a map. He identified the proposed location of the new facility and commented that the project was going to be maintained as an adult "21" and over development.

Opponent: None

Public Agencies: None other than staff report.

Letters: Joan R. Gregor - in opposition to the application based on the experience her mother had while a resident of the original complex. She commented on the mix of ages in the complex being distressing to seniors, and indicated her concern regarding the lack of properly CPR trained management staff.

Proponent Rebuttal: Mr. Christiansen commented that the original project had been intended to house residents 58 years of age and older, and then the rental market became difficult. The State agreement originally attached to the project was amended to allow the age limit to be lowered. He commented that the original senior portion of the complex would continue to be advertised for seniors, with the goal of increasing elderly occupancy in that structure. He added that children would not be allowed in the proposed project.

His resident manager, Mr. Philpott, added that he had some first aid training; however the 911 system in Newberg appeared to sufficiently cover any serious medical emergencies at the site.

Mr. Christiansen indicated that he had never promised CPR trained personnel nor had the complex been advertised to provide such service. He added that the facility currently meets the State requirements attached to their agreement with the State.

Staff Recommendation: Mr. Reitz indicated that the Planning Staff recommends approval based on the staff report findings and with conditions one - nine applied to the project.

Questions to Proponent: Mr. Christiansen responded to questions regarding the need for division of the parcel, indicating that there was a need to separate the properties for financing purposes. He added that the facility would incorporate additional laundry features as well as remain compatible with the current facility. He commented that the vacancy factory at the existing structure over the last year has been approximately 1/10 of 1%.

Hearing Closed.

Concern was expressed that the conditions attached to the Staff Report be revised to allow the City and the applicant more flexibility of design within the allotted density requirements and to require plans, etc. prior to approval (not application) for a building permit.

Motion: Fendall-Englebrecht to approve the request for a planned unit development on a tract of land containing a total of 1.3835 acres for the purpose of constructing a planned unit development, based on Staff Report Findings and Conditions 1-9 as revised. Motion carried unanimously by those present.

Hearing B, Continued:

Applicant: City of Newberg
Request: Discussion regarding possible amendments to the C-2
(Community Commercial) zoning district to permit light
industrial uses.
File No: G-11-86 and G-11-85

Staff presented ortho photos of the downtown area which indicate existing vacant sites. Staff commented that NDA had been contacted and were currently reviewing the issue. A concern relating to parking requirements was expressed. Planning Director Moorhead recommended that the Planning Commission continue the hearing to allow NDA adequate time to review the issues.

Motion: Kriz-McIntosh to continue the hearing to the January, 1987 Planning Commission meeting.

Staff requested a consensus of the Commission prior to continuance, regarding a preference for Alternatives B1 or B2. Comments included prohibition from locating on First Street under B2 and better defining "wholesale business". Parking requirements were also a concern of the Commission.

Vote on the motion: Motion carried unanimously by those present.

Old Business: Commissioners with expiring terms were requested to indicate their opinion regarding their reappointment. Commissioner Englebrecht indicated he would not be able to continue serving on the Planning Commission as he is moving.

New Business: None

Motion: McIntosh-Englebrecht to adjourn. Motion carried unanimously.