A Regular Meeting
of the Planning Commission

7:30 PM, Thursday Newberg Public Library February 19, 1987

The meeting was called to order by Chairman Roger Veatch.

Members Present:

Bryce Fendall	Kathy Kelso
Eldon McIntosh	Kathleen Sullivan
Mike Thompson	Roger Veatch

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

Citizens Present:
5 Citizens

Motion: Fendall-Kelso to approve the minutes of the January 15, 1987 Planning Commission meeting. Motion carried unanimously.

Public Hearing A:

Applicant:	Oregon Conference Free Methodist Church
Request:	This is a request for an amendment to the covenants, conditions and restrictions for Crestview Manor, a Planned Unit Development, which would extend the time allowed to complete construction of the common building and landscaping appertaining thereto.
Location:	Johnson Court and Johnson Drive
Tax Lot:	3217BC-1100
File No:	PUD-1-87; also see PUD-1-81

Commissioner McIntosh identified that he had been a City Council person at the time of the original PUD application. Chairman Veatch identified that he had talked with John Poet earlier in the year as to the potential use of the property. Neither Commissioner felt the contact would influence their decision. Commissioner Fendall stated he had been hired as a real estate sales person by the applicants. He abstained from the hearing and seated himself with the audience.

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

Staff Report: James Reitz, Associate Planner, presented the Staff Report, identifying the property as being a previous PUD.

Proponent: Bryce Fendall, 3305 Vittoria Way, is representing the sales and development of the subdivision. He commented that, due to the recession, the project didn't develop as originally expected.

Proponent: Associate Pastor Ed McDowell, Free Methodist Church, 26835 NE Bell Road, is working with marketing of the project. He reviewed initial market techniques and identified current plans for marketing. He pointed out that a minimum of 20% of the sales price of each lot was to be held in reserve for the cost of construction of the common buildings. He identified that the development is now able to offer a variety of financing plans for the purchase of a lot. In addition, he identified that a local bank has indicated it is interested in making a lot and construction package available. It is anticipated that enough sales will occur within 1 1/2 years to allow for construction of the common building within three years. He added that the Church Conference was unwilling to extend further financial support to allow for construction of common buildings now. He identified that a portion of the original debt had been forgiven and 50% of the debt has been assumed by Conference members. Of the $650,000 original total debt, only approximately $500,000 remains due to the Church Conference. He added that the Conference desired to complete the project in the most equitable way possible.

Proponent: James Carr, 1201 Johnson Court, Chairman of the Homeowners Association, and resident of the project, stated all members of the Association are in favor of postponing the construction of the common buildings.

Opponents: None

Question to Proponents:

Proponents responded to questions regarding the nature of the common building, the Conference financing plan and alternative methods of development of the site. It was identified that the common buildings were actually a large community building and a small craft building; that the common buildings were a small part of the sales package; and that if the buildings existed now, they would probably benefit property sales. No documentation could be presented to identify the current debt structure of the project, although some of the current debt structure was discussed.

Planning Director Moorhead asked what alternatives have been discussed to alter the development to make it more financially feasible for today's market. Pastor McDowell indicated that the Conference had a strong commitment to complete the project as originally proposed.

Staff indicated that the items required by the Engineering Department for completion of the project were basically easement clean-up items.

Pastor McDowell stated that the Conference was eager to work with the City in resolving the problems with the subdivision and is willing to look at any suggested options.

No letters were received and no additional comments from public agencies had been received.

Staff Recommendation: The Planning Staff made the following recommendations to the applicants:

1. A financial plan shall be developed which would indicate the method of financing the construction of the common buildings.
2. A common building should be constructed during this building season, which would be reduced in size to approximately 2000 sq. ft.
3. The City would consider the project complete at that time, with the exception of a few minor technical matters regarding the easements to be cleared up.
4. Other construction alternatives should be identified in the financial plan.

Hearing Closed.

<u>Motion</u>: McIntosh-Kelso to continue the hearing to the March 19 Planning Commission to allow the applicants time to provide the requested information. Motion carried unanimously.

<u>Old Business</u>: Planning Director Moorhead updated the Commission on the status of Springbrook Road.

<u>Motion</u>: Fendall-Sullivan to send a letter to the Yamhill County Commissioners supporting the retention of Springbrook Road as a truck route and supporting the lowering of the speed limit, based on the fact that the area appears to be developing in an industrial fashion and that the roadway improvement should be considered a safety project. Motion carried unanimously.

<u>New Business</u>: Planning Director Moorhead updated the Commission on the activities of the Citizen Involvement Advisory Commission.

New Commission members Eldon McIntosh and Mike Thompson were introduced and welcomed.

<u>Motion</u>: McIntosh-Kelso to adjourn. Motion carried unanimously.