

A Regular Meeting
of the Planning Commission
7:30 PM, Thursday Newberg Public Library September 15, 1988
Subject to P.C. Approval at 10/20/88 P.C. Meeting

Members Present:

Bryce Fendall	John Lyda
Sandra Jo Foster	Kathleen Sullivan
Celine Hall	Roger Veatch
Jack Kriz	

Staff Present:

James Reitz, Associate Planner
Barb Mingay, Recording Secretary

Citizens Present:

13 Citizens

Motion: Sullivan-Fendall to approve the minutes of the July 21, 1988 Planning Commission meeting. Motion carried unanimously.

Public Hearing A, Continued:

Applicant: City of Newberg, et al
Request: Annexation of one parcel, and withdrawal from the Newberg Rural Fire Protection District. In addition, this site is proposed for a zone change/comprehensive plan amendment from MDR (Medium Density Residential) to IND (Industrial).
Location: The site is located SE of the City in the vicinity of Sandoz Road, Dog Ridge Road, and the St. Paul Highway.
Tax Lot: 3228-1500
File No: ANX-6-88

No abstentions, objections to jurisdiction or ex-parte contact were indicated.

Staff Report: Associate Planner Reitz briefly reviewed the history of this application and identified the site on a map.

Proponent: Steve Salmon, 1708 S. Sandoz Rd., indicated that he relocated to this site in order to better operate as a home business. He added that the property had housed a business prior to his purchase. He expressed his desire to keep his business in the community.

Opponent: Robert Morland, 1301 S. Sandoz Road, indicated he was opposed to the proposal. He asked whether this application had been submitted prior to the proposal to annex the Wastewater Treatment Plant.

Staff responded that the proposed annexation of the Wastewater Treatment Plant (currently tabled) occurred prior to this application.

Mr. Morland further commented that this appeared to be leap-frog zoning which planning should try to avoid; it didn't appear to be orderly

development of the area. He added that all the previous opposing testimony was still valid.

Public Agencies: No comments received

Letters: Letters sent to the County relating to a County Conditional Use Permit proposal on the property were identified; they included a letter from Mr. & Mrs. Coates in opposition to the Conditional Use Permit and a letter from Mr. Marvin Snyder in favor of the Conditional Use Permit.

Questions to Proponent:

Salmon's were asked about the water access at the site. They indicated that they are using bottled water because the well water is so bad. They have invested in purification systems to no avail. They also noted they could not obtain City water unless they annexed and that was a primary consideration for this request.

Staff was asked the status of the CUP at the County. The Commission was informed that the CUP was currently tabled pending the outcome of the City of Newberg public hearing process.

Salmon's indicated they were unaware until recently that they were in need of a CUP to operate their business at this site and so have just recently applied for this permit.

Staff indicated that the CUP conditions placed by the County would likely include requirements that the parking area be relocated as well as changing the primary access for the property to Wynooski Road.

Staff Recommendation: Staff recommends approval of the request for annexation, a Comprehensive Plan Amendment on Yamhill County tax lot 3228-1500 from MDR (Medium Density Residential) to IND (Industrial), a zone change to an M-2 (Light Industrial) zone, and withdrawal from the Newberg Rural Fire Protection District.

Public Hearing Closed.

Discussion by the Commission focused on the site design standards which could be applied at annexation, the possible negative impacts of an M-2 zone on the area, concerns about the "gateway" into Newberg and the lack of a highway or gateway design overlay regulation in Newberg.

Motion: Foster-Hall to recommend that City Council approve the request for annexation, a Comprehensive Plan Amendment on Yamhill County tax lot 3228-1500 from MDR (Medium Density Residential) to IND (Industrial), a zone change to an M-2 (Light Industrial) zone, and withdrawal from the Newberg Rural Fire Protection District.

Vote on Motion: Aye-Foster, Hall, Veatch; Nay-Fendall, Kriz, Lyda, Sullivan. Motion failed (4-3).

A five minute recess was called after which the meeting re-convened.

Motion: Sullivan-Foster to re-open deliberation on Public Hearing A.
Motion carried unanimously.

Commissioners expressed concern that the Council be made aware of the reasons why this request was not approved. Concern was again expressed relating to the need for a "gateway" image and lack of finalization on the general plans for the area.

Motion: Sullivan-Kriz to have staff identify to City Council the reasons for not approving this request, as follows:

1. The Comprehensive Plan is incomplete in this area;
2. A design overlay is not in place to protect the gateway.

Vote on Motion: Aye-Fendall, Foster, Hall, Kriz, Sullivan; Nay-Lyda, Veatch. Motion carried (5-2).

Public Hearing B:

Applicant: Shilo Inn\David Forni
Request: A Comprehensive Plan Amendment to revise the Plan Map designation from HDR (High Density Residential) to COMM (Commercial) and a Zone Change from R-3 (High Density Residential) to C-2 (Community Commercial) zoning.
Location: North of Highway 99W, west of Sitka.
Tax Lot: Part of 3217CD-4400 and 3217DC-7100.
File No: C-2/Z-2-88

Chairman Roger Veatch abstained and seated himself in the audience. Vice-Chair Jack Kriz resumed the hearing. Commissioner Sullivan indicated that her husband owned an adjoining business and she has reviewed material he received from Shilo representatives. No other abstentions were offered; no other ex-parte contact was indicated. No objections to jurisdiction were indicated.

Staff Report: Associate Planner James Reitz reviewed the staff report and presented a slide show highlighting the existing site.

Proponent: David Forni, Shilo Inn, presented an artist's rendering of the proposed project. He identified that several local sites were reviewed as a potential motel location; those sites included the Werth property and the Abbott property as well as the J's site. He indicated that the area adjacent to J's which is currently zoned C-2 could accommodate a 45 unit motel without the need for a zone change; however, a zone change of the southern 100 feet of the parcels under consideration at this hearing would allow for an increase in size to 60 units with additional features such as a swimming pool, sauna, therapy room, and conference room. The request is for a zone change on only a portion of the currently zoned R-3 parcels; the balance of the parcels are not included in the request and would remain R-3. There are no current development plans for the balance of the site.

Proponent: Ed Stevens, 1912 Carol Anne Drive, George Fox College president, spoke in favor of the proposal. He indicated that Newberg badly needs a motel. He estimated that between 2,000 and 3,200 room nights are needed by the College during a typical year and these needs are currently not being met within the community. He added that the proposed motel site

is within walking distance of the College as well as being adjacent to other appropriate amenities. He has been actively involved in encouraging location of a motel in Newberg and is delighted with Shilo's interest.

Proponent: LeRoy Benham, 15900 NE Dopp Road, President and owner of Climax Portable Machine Tools, concurred with Dr. Stevens. He added that his company also has many out-of-area visitors who cannot be lodged within the community because of the lack of a facility. He indicated that the following Newberg Comprehensive Plan goals and policies supported the proposal:

- A. To develop a diverse and stable economic base. (The Economy Goal)
- B. The City shall encourage economic expansion consistent with local needs. Such expansion shall include the addition of new industrial and commercial operations as well as the growth of new industries and businesses. (Economy - Policy No. 2)
- C. New strip commercial development should be discouraged but will be allowed within areas where such development has already occurred. (Economy/Commercial Areas - Policy No. 4)

He feels this is a good location for a motel, compatible with the area, and commercially viable.

Proponent: Craig Banning, J's Restaurant, indicated his concurrence with the previous proponents.

Proponent: Lowell Galambos, owner of Renmar Optical, 432 Villa Road, an abutting business, feels this project would benefit the community and encourages the Commission to approve the request.

Proponent: Janet Ker, 311 Mountainview Court, Newberg Chamber of Commerce Director, indicated that the Chamber sends many visitors away from the community because of the lack of adequate motel housing. She feels that a good partnership can be developed between the Chamber and the motel. She also encouraged the installation of landscaping and beautification of the site.

Proponent: Roger Veatch, 2404 Willow, owner of Coldwell-Banker, Roger Veatch and Associates, pointed out that this project was a fine opportunity to promote Newberg as a place to stay. He added that the proposed site was ideally located, adjacent to a restaurant and other amenities. He recommended that the Planning Commission approve the project. He added that an R-3 zone allowed three-story units; this project would be of a comparable height.

Proponent: Charles Hill, project architect, pointed out that all proposed rooms would have either north or south facing windows without balconies. This would restrict vision to the west toward the existing professional facilities and residential area.

Proponent: Mark Willcuts, Real Estate listing agent, indicated the property has been listed for sale for 4 years; most inquiries have been for the construction of apartments on the property.

Proponent: Marge Stiefbold, 1906 Laurel, owner of an abutting property, asked for confirmation of the rumor regarding Shilo having an option on the northerly vacant parcel for use as apartments. Representatives from Shilo responded that they had no current plans for the balance of the undeveloped property.

She indicated that a motel was very desirable; however the construction details should be closely observed to avoid the patchwork development that has occurred in the area in the past.

Associate Planner Reitz indicated that design review would be required on the site and that a minimum of 15% landscaping would be required.

General questions as to property setbacks, traffic access and project design followed. Representatives from Shilo indicated that there would be a 5 foot buffer between the property line and the parking area. Every unit is a suite unit; 60 units with 65 parking spaces would be provided. Traffic access would be primarily from Highway 99W via Sitka Street with little overflow traffic into the residential neighborhood anticipated.

Opponent: None

Public Agencies: None

Letters:

1. Letter received from David Abbott, Newberg Professional Center, in opposition.
2. Letter received from Craig Banning, J's Restaurant, in favor.

In addition, Shilo mailed a form letter to approximately 25 surrounding property owners; they have received three replies to date. The letters requested the recipient to check off the appropriate response regarding the project: (1) We are in favor of your project; (2) We are not in favor of your project; and (3) No opinion. They did not report on responses they had received. The City has received three of the completed form letters; one in opposition and two in opposition only to the project at this site. The respondents were Dean Holman, David Abbott and David Bizeau respectively.

Rebuttal to Letters:

Mr. Forni responded to David Abbott's letter which indicated this project would limit the possibility of expanding his Professional Center into the site. Mr. Forni noted that Dr. Abbott had waited until now to express an interest in the property, which has been for sale for the last 4-5 years. He added that in Shilo's review of proposed motel sites, Dr. Abbott's property on Highway 99W was considered but was found to be inadequate for Shilo's purposes.

Mrs. Stiefbold concurred with comments made in David Abbott's letter with respect to garbage problems in the neighborhood.

Staff Recommendation:

Staff recommends approval of the request for the zone change to a C-2 (Community Commercial) zone and Comprehensive Plan Change to COMM (Commercial) with the following condition:

1. If a survey does not already exist of the subject property, then one shall be made by an Oregon Registered Land Surveyor and submitted to the Planning Department for review.

Public Hearing Closed.

After a brief discussion the following motion was made:

Motion: Sullivan-Foster to recommend that City Council approve the request for a Comprehensive Plan Amendment to revise the Plan Map designation from HDR (High Density Residential) to COMM (Commercial) and a Zone Change from R-3 (High Density Residential) to C-2 (Community Commercial) zoning on property located north of Highway 99W, west of Sitka, identified as the southerly 100 feet of Yamhill County Tax Lots 3217CD-4400 and 3217DC-7100, based on Staff Report Findings and the condition that a survey be completed if one does not currently exist. Motion carried unanimously.

After a brief recess Chairman Roger Veatch re-opened the meeting.

Old Business: Sign Ordinance - Work Session

Associate Planner Reitz indicated that a recent court case has invalidated portions of the draft sign ordinance recently presented to the Planning Commission. The ordinance is currently being re-drafted and will be presented in its revised form for further discussion at the October Planning Commission meeting.

New Business:

Commissioner Mike Thompson's letter of resignation was presented. Thanks were extended to Mike for his time of service as a Planning Commissioner.

There being no further business, the meeting was adjourned.