

A Regular Meeting
of the Planning Commission
7:30 PM, Thursday Newberg Public Library November 17, 1988
Subject to P.C. Approval at 12/15/88 P.C. Meeting

Members Present:

Scott Bernard	Mary Post
Celine Hall	Kathleen Sullivan
Jack Kriz	Roger Veatch
Rob Molzahn	

Staff Present:

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

Citizens Present:

11 Citizens

Motion: Sullivan-Bernard to approve the minutes of the October 20, 1988 Planning Commission meeting. Motion carried unanimously.

Public Hearing A:

Applicant: David M. Wellikoff
Request: A zone change from an R-2 (Medium Density Residential) zoning designation to an R-P (Residential-Professional) zoning designation. This property currently carries an MDR (Medium Density Residential) Comprehensive Plan designation.
Location: 510 Villa Road
Tax Lot: 3217CD-3100
File No: Z-4-88

Chairman Roger Veatch abstained due to a conflict of interest. Vice-chairman Kriz assumed the chair for this hearing. No other abstentions, or ex-parte contact were indicated. No objections to jurisdiction were raised.

Staff Report: Planning Director Moorhead reviewed the Staff Report and identified the site on a map. He identified the types of surrounding uses and indicated that the applicant had substantially complied with the zone change criteria.

Proponent: David Wellikoff, applicant, indicated he plans to use the structure as a podiatrist office, with on-site parking at the rear of the complex. He indicated that he reviewed existing R-P sites and did not find any adequate and appropriate to his needs. He presented a diagram of his proposed project to the Commission.

Opponent: Fedor Manka, owner of the medical clinic next to Newberg Professional Center, indicated he had reviewed the medical sites available in 1982-83 with the assistance of several consultants. He was told at that time that enough commercial property already existed and his request for a zone change was denied. He indicated that both existing medical facilities adjacent to the currently proposed site have vacancies available at competitive prices. He

added that the clinic had very diversified services, not just OBGYN and pediatrics as indicated by Dr. Wellikoff.

Mr. Manka was asked if Dr. Wellikoff had inquired as to space availability in his project and he responded "no".

Letters/Public Agencies: No comments received other than those identified within the staff report from the Engineering Department.

Reference was made by Planning Director Moorhead to the Manka zone change application, which requested a total of 33,000 square feet of office complex, to be located substantially further north on Villa Road.

Proponent Rebuttal: Dr. Wellikoff indicated that he had negotiated extensively with representatives of the Newberg Professional Center and that the final expense would be more than triple that of the proposed site. He indicated that he had talked with Dr. Nahm at Mr. Manka's facility in 1986 and was given a facility tour. The development site did not appear to be suitable for the medical limitations of his patients. He added that the cost of the project site was nearly 40% less than other available sites. He indicated that his preference was to be an independent professional.

Opponent Rebuttal: Mr. Manka indicated that a zone change request should not be based on financial needs; however, his clinic prices could be negotiated and his clinic had a mixture of tenants. He added that there was currently adequate commercial space available and that re-zoning this site was unnecessary.

Staff Recommendation: Staff recommends approval of the request for a zone change to an R-P (Residential Professional) zone based on the findings and conditions stated within the Staff Report. If the Planning Commission denies the application, then a finding should be made to identify which criteria have not been met.

Public Hearing Closed.

Questions were asked relating to traffic impacts, the need for additional medical facilities, consistency with the Comprehensive Plan, screening and the need for freedom of choice in site selection.

Motion: Sullivan-Hall to recommend that City Council approve the request for a zone change to an R-P (Residential-Professional) zone on property commonly known as 510 Villa Road, based on Staff Report findings and Engineering Department conditions. Motion carried unanimously.
Chairman Roger Veatch resumed his seat.

Public Hearing B:

Applicant: David & Nancy Luty
Request: A zone change from an R-P (Residential-Professional) zoning designation to a C-2 (Community Commercial) zoning designation. This property currently carries a COMM Comprehensive Plan designation.
Location: 200 N. River
Tax Lot: 3220BB-1700
File No: Z-3-88

No abstentions were offered; no other ex-parte contact was indicated. No objections to jurisdiction were indicated.

Staff Report: Planning Director Clay Moorhead reviewed the staff report and identified the property on a map. He indicated that any of the C-2 (Community Commercial) uses could occur on the site if the property were rezoned. Supplemental material provided by the proponent was then distributed. He added that the applicant has not provided substantial arguments in written form to support a zone change at this time. A two room bed and breakfast use is permitted conditionally in the existing R-P zone; however, the C-2 zone could allow a greater number of rooms.

Proponent: Bob Swift, 210 1/2 S. College, attorney for the applicant, indicated that the site is historically significant. It does have an existing COMM (Commercial) comprehensive plan designation. This site could provide a bed and breakfast right in the downtown area and it is adjacent to a highly travelled street. An office use is appropriate to the R-P zone; however, an antique shop, bed and breakfast, deli, or a wine industry attraction could not be provided in the current zone. The C-2 zone would allow for these types of uses.

Proponent: Fred Casey, listing agent for Fred Casey Real Estate, indicated that there was no economic viability in only allowing a 2 room bed and breakfast in such a large house. The site contains a seven bedroom house with a three car garage. It would nicely accommodate a larger bed and breakfast than that allowed within the R-P zone. He added there is not a current applicant for a bed and breakfast at this location; however, many of the prospective buyers have shown great interest in such a project. He commented that the intent was not to sell the site and then tear the building down.

Undeclared Participant: Bruce Hanson, Rt. 5, Box 140 D, Sherwood, representing his wife who owns property near this site, indicated his concern about the potential commercial impacts on the residents of the neighborhood. He requested that the Commission carefully consider the adverse impacts on the residential sites.

Undeclared Participant: Dave Kelly, 215 N. River, likes the existing neighborhood and is concerned about the potential negative commercial impacts on the neighborhood and its gateway position to George Fox College. He would encourage expansion of the bed and breakfast ordinance to accommodate the expanded room use desired instead of authorization of a zone change.

Questions to Proponent:

Mr. Casey was asked if he had investigated the possibility of expanding the bed and breakfast ordinance to accommodate the larger use requirements of this site. He commented that most individuals were interested in retaining the existing house for such a use; however, staff commented that such an inquiry had not occurred.

Planning Director Moorhead commented that the Zoning Ordinance does have a SD (Special District) designation which may be appropriate to this site. He elaborated on the SD's possible application to this property. He added that staff could provide additional information on this option at their January Planning Commission meeting.

The proponents responded favorably to the suggestion of reviewing the Special District at the January meeting.

Motion: Sullivan-Post to continue the hearing to the January 19, 1988 meeting. Motion carried unanimously.

Staff identified that a one-half day Planning Commission training session was being organized to occur sometime in January to review the public hearing process and other appropriate material with the new planning commissioners.

Public Hearing C. Continued:

Applicant: City of Newberg
Request: Review of a proposed sign ordinance
File No: G-18-88

Planning Director Moorhead indicated that an extensive review has already occurred regarding signs. He requested that the Commissioners identify some of the types of signs they had concerns about. The quantity of signs per business, obsolete signs, flashing signs and temporary signs were primary items of concern.

The Planning Commission was then asked to thoroughly review Sections 7 and 8 of the proposed ordinance for comments at the next regular meeting of the Planning Commission.

Old Business: Planning Director Moorhead updated the Planning Commission on current economic development activities within the community.

New Business: Commissioner Kriz commented that the Bed and Breakfast Ordinance should be reviewed for revision of the 2 bedroom requirement. A consensus of the Commission indicated agreement.

Commissioner Sullivan indicated that a conflict resolution group was in the formative stages in Newberg and that the Commission was welcome to attend the first training session on January 20.

There being no further business, the meeting was then adjourned.