

A Regular Meeting
of the Planning Commission
7:30 PM, Thursday Newberg Public Library December 15, 1988
Subject to P.C. Approval at 1/19/89 P.C. Meeting

Members Present:

Scott Bernard	Rob Molzahn
Bryce Fendall	Mary Post
Celine Hall	Roger Veatch
Jack Kriz	

Staff Present:

James Reitz, Associate Planner
Barb Mingay, Recording Secretary

Citizens Present:

4 Citizens

Motion: Bernard-Post to approve the minutes of the November 17, 1988 Planning Commission meeting. Motion carried unanimously.

Public Hearing A:

Applicant: Glen & Mary Post
Request: Establishment of a Bed and Breakfast Inn at 415 N. College
Location: 415 N. College
Tax Lot: 3218DD-11400
File No: CUP-2-88

Mary Post abstained due to a conflict of interest. No other abstentions, or ex-parte contact were indicated. No objections to jurisdiction were raised.

Staff Report: Associate Planner Reitz reviewed the Staff Report, identified the site on a map, and identified the types of surrounding uses.

Proponent: Mary Post, 415 N. College, indicated it had been her desire to open a bed and breakfast for several years. She added that Fire Department requirements would be met. A full breakfast and snacks would be provided to clients as well as access to a hot tub.

Proponent: Janet Ker, 311 Mountainview Court, Newberg Chamber of Commerce Director, stated that providing a second bed and breakfast in Newberg helped fulfill a need for tourist housing. She added that the location near the existing Littlefield House Bed and Breakfast would be beneficial to larger groups desiring housing. She supported approval of the Conditional Use Permit.

Opponent: Mel Sprecher, representing his mother Melinda Sprecher of 503 N. College, commented that she was primarily concerned about any additional traffic and parking on Franklin Street. Residents of her apartment complex frequently use the street for parking. She felt that a bed and breakfast would cause an additional traffic load on Franklin which may cause a traffic control problem, street parking concerns, and which could infringe on her income.

Mr. Sprecher responded to questions about vehicle parking at the complex. He indicated that there are three off-street parking spaces available but most tenants park on the street.

Public Agencies: No comments received other than those identified within the staff report.

Letters: Letters were received from Janet Ker, Chamber of Commerce Director and from Ed Stevens, president of George Fox College. Both were in support of the proposal.

Proponent Rebuttal: Mary Post indicated that off-street parking is available at her home for two extra cars with four total parking spaces available off-street. She felt that adequate parking would be available for the proposed bed and breakfast.

Existing on and off-street parking availability was briefly discussed.

Opponent Rebuttal: Mr. Sprecher indicated that his mother was only concerned about a possible parking problem.

Staff Recommendation: Staff recommends approval of the request for a conditional use permit to operate a bed and breakfast based on the findings and conditions stated within the Staff Report.

Public Hearing Closed.

Associate Planner Reitz commented that parking impacts could be reviewed again in the future if any problems develop.

Motion: Fendall-Molzahn to recommend approval of the request for a conditional use permit for establishment of a Bed and Breakfast Inn on property commonly known as 415 N. College, based on Staff Report findings and conditions. Motion carried (Aye-6, Nay-0, Abstain-1/Post).

Mr. Sprecher was advised that this was a final decision of the Planning Commission, with an opportunity to appeal within 10 days of the hearing.

Commissioner Post resumed her seat.

Public Hearing B:

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

This hearing has been continued.

Old Business: None

New Business: Commissioner Kriz requested that the water billing rate structure and supplemental material be provided to the Commission at the next meeting.

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Janet Ker indicated that the Chamber Board would be providing additional input relating to the proposed sign ordinance.

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