

A Regular Meeting
of the Planning Commission
7:30 PM, Thursday Newberg Public Library February 16, 1989
Subject to P.C. Approval at 3/16/89 P.C. Meeting

Members Present:

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

Staff Present:

James Reitz, Associate Planner
Bert Teitzel, Director of Public Works
Barb Mingay, Recording Secretary

Citizens Present:

23+ Citizens

Motion: Fendall-Hall to approve the minutes of the January 19, 1989 Planning Commission meeting. Motion carried unanimously.

Chairman Veatch announced that Public Hearing B, a conditional use permit request relating to a home for the aged, has been continued to next month's Planning Commission at the request of the applicants.

Public Hearing A:

Applicant: Kenneth & Theresa Leard
Request: Annexation of a .25+ acre parcel
Location: 918 S. Wynooski, across from Boston Square Apartments
Tax Lot: 3220-900
File No: ANX-1-89

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

Staff Report: Associate Planner Reitz identified the site and indicated that the property was only eligible for city services if annexed.

Proponent: Ken Leard, applicant, 521 W. Fifth, indicated he planned to move a house onto the property. He expressed a desire to complete the process as quickly as possible in order to connect the relocated house to city services.

Opponent: None

Public Agencies/Letters: None

Staff Recommendation: Planning Staff recommended approval of the requested annexation with the conditions identified within the staff report pertaining to right-of-way dedication and non-remonstrance for public improvements.

Hearing Closed.

In a brief discussion relating to the need for a 10 ft. ROW, Public Works Director Teitzel commented that this would eliminate the need for a future land purchase should the street require widening.

Motion: Fendall-Bernard to recommend that City Council approve the annexation of a .25 acre parcel, commonly known as 918 S. Wynooski, Yamhill County Tax Lot No. 3220-900, a zone change to a City R-2 (Medium Density Residential) zoning district, and withdrawal from the Newberg Rural Fire Protection District, based on Staff Report findings and conditions. Motion carried unanimously.

Chairman Veatch identified Subdivision hearing standards; he indicated the areas of review were primarily street alignment and lot sizes.

Public Hearing C:

Applicant: James Norris\Marc Willcuts
Request: Creation of Prospect Park, a subdivision of 5.84 acres into 25 lots
Location: West of Melody Lane, East of North Main Street
Tax Lot: 3218AB-100
File No: S-1-89

Chair Veatch abstained and seated himself in the audience. No other abstentions, or ex-parte contact were indicated. No objections to jurisdiction were raised. Vice-Chair Kriz resumed the hearing.

Staff Report: Associate Planner Reitz identified the history of this subdivision during the last 10 years. He discussed the Subdivision Ordinance standards for plat review.

Proponent: Marc Willcuts, Associate Broker with Coldwell Banker, represented the applicant, James Norris. He commented that the economy had a downturn since the original platting of the subdivision, and only recently has it been possible to consider renewal of the plat. He added that a shortage of building sites has developed; most of the subdivisions on the north side of Newberg are completely full. He indicated that lots, roads, etc. conform to City requirements. The 25 foot fire road was the only proposed change to the original plat. It was intended to provide fire access.

Proponent: Dick Brown, president of Parkwest Properties, Inc., Tigard, concurred there was a building site shortage for construction of affordable housing in the Newberg area.

Proponent: Roger Veatch, 2404 Willow Dr., Newberg, indicated he was in favor of approval. The site was properly zoned and in an area of similar subdivisions.

Proponent: Mike Herring, 309 Pinehurst, was in favor of the proposal.

Questions to Proponent: None

Opponent: Harry Schiebel, 613 Melody Lane, indicated that Melody Lane does not meet City standards; if approved, Prospect Park Subdivision would place additional traffic on this narrow, substandard street. He expressed concern

about the safety of area children as well as other pedestrian and vehicular traffic.

Opponent: Richard Donaldson, 2200 Prospect Drive, pointed out that the houses on the older portion of Melody Lane are very close to the road. He was concerned that there would not be adequate room for sidewalks between the existing houses and the street.

Questions to Opponent: Public Works Teitzel responded to questions about the sidewalk/street construction through the Melody Lane area. He indicated that an LID for a new water line is currently being processed; after line installation, the City will take over street maintenance. Although sidewalks are required, timing is at the discretion of the City; he stated that sidewalks through the older Melody Lane area would be a number of years away.

Public Agencies: None

Letters: Mr. & Mrs. Brian Murray, 304 Mountainview Court, were opposed to the subdivision, expressing concern about the number of lots, run-off, improvement expense, traffic congestion, impact of expansion on road system and depreciation of property values.

Proponent Rebuttal: Mr. Willcuts indicated the development was in compliance with City standards, was properly zoned, and has been pending for over 10 years.

Questions to Proponent: Pete Dalton, 2211 Prospect Drive asked if the City had plans to install any kind of traffic control devices within the subdivision.

Public Works Director Teitzel commented that none were currently anticipated but the Traffic Safety Committee could review and recommend stop signs as needed.

Opponent Rebuttal: None

Staff Recommendation: Planning Staff recommended approval of the subdivision if it were revised to increase the dimension of the proposed 25 foot fire road to a 60 foot ROW for construction of a standard City street. Hearing Closed.

It was indicated that such a revision could be approved without a new public hearing being required.

Hearing Closed.

Associate Planner Reitz pointed out the proposed right-of-way and indicated that it would connect to the south and west with Crestview, allowing adjoining parcels development access.

Mr. Teitzel indicated that the developers would be required to install culverting underground of an adequate size to drain the area.

Further discussion centered around the roadway layout and classifications within the northwestern portion of the City, sewer and water line locations, open space consideration and design compatibility.

Motion: Fendall-Post to grant preliminary plat approval of Prospect Park, a subdivision of 5.84 acres into 25 lots, located West of Melody Lane, East of North Main Street, on Yamhill County Tax Lot 3218AB-100 subject to staff report findings and conditions. Motion carried (7 Aye\0 Nay, 1 Abstention-Veatch, 1 Absent-Foster)

The audience was informed that the above decision becomes effective after 10 days subject to an appeal. The method for appealing the Planning Commission's decision was also identified.

Public Hearing D:

Applicant: Parkwest Properties, Inc.
Request: Creation of Quail Meadow, Phase 2, a subdivision of 6.27 acres into 28 lots
Location: College Street South of Anne's Addition and North of Quail Meadow-Phase I.
Tax Lot: 3207DB-100
File No: S-2-89

Chair Veatch continued to abstain. No other abstentions, or ex-parte contact were indicated. No objections to jurisdiction were raised.

Staff Report: Associate Planner Reitz reviewed the background for the requested subdivision, identified its location on a map and commented that a lot dimension discrepancy had been identified during staff review. The lot dimensions have since been corrected by the applicant but are now generally smaller in size than identified initially. Comments within the Staff Report relating to the extension of Sunset Drive, lot sizes, and pedestrian access points were highlighted. Lot sizes based on the new dimensions were discussed.

Proponent: Len Schelsky, Tualatin, representing Parkwest Properties apologized for the scriveners error which caused the apparent discrepancy in lot sizes. He indicated that the lots on the north side of the subdivision could be adjusted to contain around 7,000 square feet each and those on the south side could be averaged to give the highest square footage per lot possible.

Proponent: Dick Wolk, a registered traffic engineer with the State of Oregon, discussed traffic flow and safety hazards. He indicated that about half of the cars within the subdivision would exit in each direction. He indicated that splitting the access within the subdivision made it much safer. He commented that state access standards required 600 feet as a minimum between streets; approximately the amount of distance between Quail and Foothills. If Sunset were to be put through, it's close proximity to Quail and Foothills would not be considered safe or desirable.

Proponent: Dick Brown, applicant and owner, indicated that the subdivision still complied with the 4.45 units per acre standard approved by Council, even though a dimension error was found. He commented that the trend has been toward two-story homes on smaller lots; he added it was his desire to offer some alternative home sites. He noted that the street design was proposed to enhance safety and protect pedestrian access.

Proponent: Mike Herring, 309 Pinehurst, indicated he was in favor of the project.

Mr. Schelsky asked for a clarification of the sewer line installation requirements through Sunset Drive. Mr. Teitzel indicated that installation of lines was required to the subdivision's eastern boundary.

Opponent: Vern Klever, 401 E. Quail, indicated he was opposed to the project as drawn.

Opponent: Ken Currie, 408 Foothills, questioned the original plans for Sunset Drive. He was in favor of Sunset being put straight through as originally planned. He was concerned about traffic congestion with children.

Opponent: Carl Bryan, 103 Foothills, was opposed due to the location of the school bus stops and traffic impacts.

Mr. Teitzel was asked who was responsible for water problems if the lines were found to be undersized in the future. Mr. Teitzel indicated that the City Council has determined that lines shall be installed to accommodate a 10-year flood capacity; however, policy decisions do not place liability on the Council.

Public Agencies: None

Letters:

In Favor:

Mr. & Mrs. Edwin Browne, 609 Sunset Drive, citing safety reasons.

Mr. & Mrs. John Johnson, 612 Sunset Drive, citing safety reasons.

In Opposition:

Mr. & Mrs. Wright, 500 Foothills, citing increased crime, traffic congestion, speed, changing school policies.

Staff Recommendation: Planning Staff recommended preliminary plat approval of Quail Meadow, Phase 2, a subdivision of 6.27 acres into 28 lots, located off of College Street South of Anne's Addition and North of Quail Meadow-Phase I, on Yamhill County Tax Lot 3207DB-100. Compliance with the 4.45 units per acre overlay and City design standards would be required.

Hearing Closed.

Lot dimension was discussed at length. A member of the audience commented that many lots in surrounding communities were of a smaller lot size and were still adequate. The street layout and pedestrian way as well as traffic impacts on the neighborhood were also discussed. Mr. Teitzel indicated that the pedestrian accessway should be constructed at the time the development was improved so as to spread the cost over all of the lots, not just a few.

The consensus of the Commission was that a neighborhood atmosphere would be more likely to occur if the subdivision did not exit directly onto College.

Motion: Sullivan-Molzahn to grant preliminary plat approval of Quail Meadow, Phase 2, a subdivision of 6.27 acres into 28 lots, located off of College Street South of Anne's Addition and North of Quail Meadow-Phase I, on Yamhill County

Tax Lot 3207DB-100, based on Staff Report Findings 1-5, 7-9 and Conditions; and with a revision to Staff Report Finding 6 to read "Minimum lot size may not be less than 6300 square feet."

After a five minute recess, Commissioner Veatch resumed the Chair.

Old Business: Chair Veatch distributed recommendations from the Chamber relating to review procedures for the sign ordinance. Findings included selection of the sign ordinance committee made up of Chamber, City Council, Service Clubs and members from the general public; review of existing ordinances; rough draft creation; public hearing on draft sign ordinance; final draft submission to City Council and final approval by City Council. The Planning Commission concurred with the Chamber findings. Further contact with the Chamber will occur in the near future.

New Business: Staff encouraged the Commissioners to review the Springbrook District ordinance so that they would be well prepared when the Master Plan is presented in April.

Attendance at the Planning Commission Training Session in Tualatin was briefly discussed.

A Planning Commission Social was discussed; it will be tentatively scheduled for March 10 at 6:30 PM at 401 N. Howard.

There being no further business, the meeting was adjourned.