

A Regular Meeting
of the Planning Commission
Newberg Public Library

7:30 PM, Thursday
Subject to P.C. Approval at 4/20/89 P.C. Meeting

March 16, 1989

Members Present:

Scott Bernard	Rob Molzahn
Bryce Fendall	Mary Post
Sandy Foster	Kathleen Sullivan
Celine Hall	Roger Veatch

Staff Present:

James Reitz, Associate Planner
Bert Teitzel, Director of Public Works (Acting Planning Director)
Barb Mingay, Recording Secretary

Citizens Present:

80+ Citizens

Motion: Fendall-Sullivan to approve the minutes of the February 16, 1989 Planning Commission meeting. Motion carried unanimously.

Public Hearing A, Continued:

Applicant: Housing Alternatives Corporation
Request: A conditional use permit to allow construction of an assisted living care facility.
Location: West side of Villa Road, South of Crestview Drive
Tax Lot: 3217BC-600
File No: CUP-1-89

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

Staff Report: Associate Planner Reitz reviewed project diagrams and site plans, and reviewed the staff report.

Proponent: Don Halbrook, 1109 Sierra Vista, representing the Housing Alternatives Corporation indicated that the site plans meet City setback and parking requirements. He commented that assisted living care facilities are a new designation, intended for older people too frail to live at home but not so frail as to live in a nursing facility. The proposed facility will be state licensed. He added that although the state agency would prefer cooking facilities in each room, facility management agencies have found the liability issue to be a major drawback. No individual cooking facilities will be provided; however, microwave ovens may be selectively available. A fully staffed community kitchen will be provided. He indicated that a reduction in the parking requirement would allow the retention of much natural vegetation. This would provide a desirable buffer from surrounding properties and would be more attractive. He commented that additional parking could be provided at a later date if the need arose.

Responding to several questions, Mr. Halbrook indicated that the proposed driveway width was 24 ft. and there were several options for parking in order to

retain maximum vegetation. Outdoor lighting would be provided at exit doors; 8 ft. off ground lights would be provided for the parking areas. Cedar fencing would be provided around the perimeter of the site. An indirectly illuminated sign would be provided at the entrance to the site. Traffic impacts were also discussed. He indicated that 5 staff members and possibly 6-7 weekday visitors would access the site with some additional visitors on weekends.

Opponent: Gerald Wilson, 1701 Villa, indicated he had hoped that a single family residential development would be constructed on the site. He was concerned about the nature of the facility and its long term viability, as well as traffic impacts on Villa. He questioned what the facility would become if its intended use proved financially unfeasible. He supported the requested revision in parking to reduce the impacts on his residence on the south side of the site.

Opponent: Mark Okazaki, 1704 Villa, indicated he resided across Villa from the site. He concurred with the minimizing of the parking and stated his preference for something other than a parking lot directly across from his driveway.

Public Agencies: None

Letters: Stephen R. Jensen, 1500 Villa Road, expressed concern regarding street lighting and lack of sidewalks in the neighborhood; however, he had no objections to the project.

Proponent Rebuttal: Mr. Halbrook indicated that if the project became financially unprofitable, it could not be converted into a nursing home. It could only be used as a residential care facility or foster home, both of which require state licensing. He feels however that the project is very viable economically.

Staff Recommendation: Staff recommendation is to approve the conditional use permit, subject to the following conditions:

1. The applicant shall dedicate an additional 10 ft. of right-of-way along Villa Road.
2. The applicant shall be responsible for constructing a half-street improvement on Villa Road for the full length of the site, and any off-site storm drainage improvements that may be necessary.
3. A minimum of 18 off-street parking spaces shall be provided at initial construction, with further parking space review in one year. At that time, additional parking spaces shall be provided by the applicant if the City determines there is a need.
4. Perimeter fencing shall be installed around the site by the applicant.

Hearing Closed.

A brief discussion followed relating to the need for this type of facility. It was also noted that street lighting in the Villa Road/Crestview area would be addressed upon development of the Coppergold site.

Motion: Sullivan-Hall to approve the request for a conditional use permit to allow construction of a home for the aged in an R-1 zone, located on the west side of Villa Road, south of Crestview Drive, Yamhill County Tax Lot No. 3217BC-600, based on Staff Report findings and conditions.

Staff indicated that a minor partition was planned to separate the property; the southern portion could not be used for project expansion unless a new conditional use permit application were submitted. Development of Park Lane would not occur at this time; however, any future development would require dedication of the right-of-way.

Vote on Motion: Motion carried unanimously.

Associate Planner Reitz indicated there was a ten day appeal period, after which the CUP would become effective.

The Commission took a five minute recess.

Public Hearing B:

Applicant: Austin Industries
Request: Annexation of a 5 acre site identified as LDR (Low Density Residential) and IND (Industrial) and withdrawal from the Newberg Rural Fire Protection District. A zone change and comprehensive plan amendment are also requested on 25+ acres from County VLDR-1 (Very Low Density Residential-1 A. minimum), City R-1 (Low Density Residential), and R-2 (Medium Density Residential) to a City of Newberg C-2 (Community Commercial) zoning district.

This request is also for a planned unit development to restrict permitted use to an inn with associated uses, up to Medium Density Residential use, and office uses. The inn is planned at this time but specific residential and office plans have not been established.

Location: Immediately north of the Mountainview/Springbrook Road intersection.
Tax Lot: 3209CD-200, -300, -600, -700, -800, -1000, -3209-2600
File No: ANX-2/Z-1/CPA-1/PUD-1-89

Commissioner Bernard abstained because he is an employee of Adec. No other abstentions, or ex-parte contact were indicated. Objections to jurisdiction were raised.

Steve Scott, 1807 Leo Lane, objected to the review of this request, based upon the requirements of the Springbrook District enabling ordinance for completion of a Master Plan. He stated that consideration of this request was premature and out of order.

Bert Teitzel, Acting Planning Director, stated his opinion that the Planning Commission has the authority to review this request, even though the Springbrook District Master Plan has not been completed.

Considerable audience discussion occurred relating to the Planning Commission's ability to hear this request.

Acting Planning Director Teitzel recommended that the Planning Commission hear the matter and forward it to Council with a recommendation.

The Commission discussed the pros and cons relating to continuing this hearing. The Commission voted 5-2 (Nay-Sullivan, Veatch) to continue discussion and accept public testimony at this time.

Staff Report: Acting Planning Director Teitzel commented that he has attended numerous meetings as staff to review Austin Industries proposal. Some of the concerns expressed by the neighbors relate to the relocation of Mountainview and Springbrook Roads and concerns about what will be happening adjacent to their homes specifically. He added that the inn proposal would occur under a planned unit development, which would allow much stricter development controls, and that this proposal has been reduced to 18 acres and limited to an inn and associated uses.

Staff Report: Associate Planner Reitz identified the property on a map. He then reviewed the staff report, addressing annexation policies of the city, the location of the sites proposed for annexation, the zone change/comprehensive plan requirements, a list of possible uses and the Planned Unit Development overlay restrictions recommended by Staff. He indicated that a Planned Unit Development hearing with specific development location details would be reviewed at a later date through the public hearing process. He noted that the original request had been modified and that office and residential uses were no longer part of this proposal.

Proponent: Sonja Riihimaki, 1740 SW Westwood Drive, Portland, Austin Industries General Manager, indicated that the request, if approved would allow for the construction of a high quality country inn, benefitting the entire community. She indicated that Joan Austin, co-owner of Austin Industries, Gene Davis, General Manager of Adec, and Roger Superneau of Robert E. Meyer, Consultants, would be further addressing the request.

Proponent: Joan Austin, co-owner of Austin Industries, commented that great things are happening in Oregon, and the Newberg area has the potential for further development based on the wineries, Champoege and Ewing Young Park, and the Willamette River. These advantages would be enhanced by the proposed country inn. She commented that the development of the Springbrook District was initiated at the suggestion of previous staff members Clay Moorhead, Planning Director and Mike Warren, City Manager. The Springbrook District is now in operation and they are still working on the Master Plan; however, the need for the inn is immediate. It would serve visitors to the Rehab Center and Austin Industries, as well as a destination resort. The proposed development would be well landscaped, quiet, tranquil and away from highway noises. It would compare to structures such as the Heathman Hotel and Salishan. She would like our City to grow in a manner that would make us all proud.

Proponent: Gene Davis, General Manager of Adec, indicated that their facility was the largest dental company in the United States. In-house seminars and meetings drawing attendance from across the nation frequently occur. Housing is required for visitors and guests totalling up to 1000 room nights annually. The inn would provide the housing required and would benefit the area with year round jobs, and new cash flowing into the community.

Proponent: Roger Superneau, representing Robert E. Meyers, consultants for Austin Industries, commented that the Springbrook Inn was the best development the City has seen in many years. It was of high quality, an economic boost to the community, attracting tourists and visitors alike. According to Chamber of Commerce statistics, every tourist dollar coming into the community will turn over 7-11 times. This would vitalize the entire area. To achieve this goal in a timely manner, the request for a zone change has been presented prior to finalization of the Master Plan. Numerous meetings to discuss neighborhood concerns have occurred and will be continued, in order to develop a compatible design for the project. He reiterated that the request had been modified to reduce the area to 18 acres and limited to an inn and associated uses, with no office or residential uses proposed. The request complies with the annexation ordinance and comprehensive plan requirements and is in keeping with the public need. This is the best and only site to place such a project.

In addressing the need issue, he commented that a destination resort or inn would promote longer stays and attract group or conference meetings. The Springbrook Institute was the greatest motivator for this request at this location. The zone change request was necessary now because the Master Plan has been delayed so long and because the Institute needs visitors facilities. Commercially designated land currently available in Newberg is not of sufficient size or location to meet the needs of the proposed development. He presented a diagram showing the proposed development schedule of both the inn and the Master Plan.

In addressing the traffic issue, he commented that under current zoning, development could occur which could generate 1060 additional vehicle trips on a weekday basis. The proposed zoning and use would likely generate only 550 vehicle trips daily.

He indicated that specific design considerations have not been addressed because they have not yet been completed. He commented that the Springbrook District exists only as a potential zone, effective only when the Master Plan is in place. The Springbrook Zone, when completed, would supercede this request.

He concluded with a list of benefits to Newberg, including vitalization of the economy, creation of 40-60 new full-time jobs, 540 man-months of construction jobs, increasing the tax base, tourism draw and increased community visibility, conferences drawn to community, and enhancement of local business including the new Shilo Inn, and requested that the Commission approve the request. Photos and other visuals were made available for audience and Commission review.

Proponent: Mary Smith, 414 S. Edwards, discussed Newberg's growth potential. She commented that Adec Industrial Park had been very well designed and she was pleased to see Austin's continued interest in the community.

Proponent: Donna J. McDaniel, 2708 E. Roberts Lane, supported the project as a friendly neighbor. She indicated that an extended greenway buffer should be incorporated into the development plans and that very specific landscape plans are critical to the integrity of the project. She supported the requested zone change.

Proponent: Kent Neff, Springbrook Institute, indicated that the one draw-back the facility has is the lack of family accommodation. It is his intention that the Institute become the best program in the United States. Housing is necessary for the family members of participants in his program. He also

anticipates numerous patients returning to the community as visitors. He would like to refer them to a place within walking distance of the facility; Shilo Inn is not close enough. He has plans to expand his business and feels the construction of an inn will enable him to do so.

Proponent: Dennyce Wheeler, 3112 Crestview, supports the project but is concerned about the road proposal presented by the Austins. She suggested several alternative routes relating to the proposed revision of the Springbrook Road and Mountainview intersections. She feels the road system should be determined before the inn is approved.

Proponent: Dick Hoy, 14205 NE Quarry Road, has been acquainted with the Austins for many years and is confident that the quality of the project will be high and tastefully done. He indicated that Newberg has no facility for dining and housing out-of-town guests.

Proponent: Janet Ker, Chamber of Commerce Director, and a tourism professional, indicated that she has had a constant struggle to keep Newberg on the map. People are travelling more and making shorter trips, growth is going to happen in Newberg but quality growth is hard to find. This project is excellent - visitors come to see historic sites, water recreation activities and wine areas - all of which Newberg has. She encouraged working together as a community so that we can all grow.

Proponent: Jane Parisi-Mosher, 2716 E. Roberts Lane, indicated she was originally against the proposal but has changed her mind. The proposal has been reduced in size with the office spaces and housing removed; existing zoning could allow projects which would have a greater negative impact on surrounding sites. In addition, the staff report helped her decide - she feels this project is a litmus test for the overall Master Plan - a specific design will be reviewed and, if built as approved, will identify how the Austin's will comply with the requirements. She expressed concern that the inn would become a scapegoat for other issues, and she will support the opportunity to review an inn design at this location.

Proponent: Mark Meinert, 2713 E. Roberts Lane, is a proponent. The Austins' have been more than willing to discuss the design proposal. He expressed concern about the traffic flow, but feels the proposal is much more palatable than the present plan designation, and it would be an enhancement to his property value.

Proponent: William Coffield, 3104 N. Zimri, an abutting property owner, is not in opposition to the inn as described. He was concerned that the broader aspects of the project should be considered, especially as the zoning goes with the land not the owner. He was concerned about what would be sited on the property; he indicated that City water availability and transportation concerns were key issues. He feels that progress should be made but with care.

Proponent: Hal Medici, 28005 NE Bell Road, recalled that a gas station and grocery store previously were located at the intersection of Mountainview and Springbrook Road. He was originally an opponent but now has no adverse comments and is very pleased with the development plans.

Opponent: Dennis Farber, 1808 Leo Lane, stated the applicants are asking for a variance to the Comp Plan. Regarding the relocation of the Crestview arterial, he indicated that the applicant's desire for a quiet atmosphere was shared by the existing residents. Until planning for adequate industrial expansion occurs he was concerned about adequate protection from the increased traffic.

Opponent: Brian Murray, 304 Mountainview Court, stated that protection for existing homes should also be provided. He asked if the Planned Unit Development request wasn't just a hedge. He felt the Master Plan should be adhered to; perhaps the inn would be better located somewhere else within the Plan area. He indicated that careful planning should be done to preserve the bedroom community image Newberg has.

Opponent: Jeff Osborne, 3202 Crestview, Chairman of the Springbrook District Neighborhood Awareness Committee, indicated that the proposed location of the inn - with a high quality atmosphere, didn't seem to fit in the area of one major arterial intersecting with another. He questioned the relocation of Mountainview and felt any revisions should be tied to the Master Plan. He reviewed a letter submitted by Curt Walker (member-Springbrook District Neighborhood Awareness Committee) and indicated that support for the application was conditional only.

Opponent: Steve Scott, 1807 Leo Lane, indicated he did not question the integrity of the Austin's or their proposed development. He commended the Commission on their creation of the Springbrook District ordinance. He was concerned that the Acting Planning Director indicated the ordinance is not yet in place. He also expressed concern about the additional traffic on Springbrook Road and about the premature selection of an inn site. He felt that the Master Plan must be in place before any changes could occur. He questioned the legality of this hearing and suggested that the Planning Commission vote no on this proposal and wait to review the Master Plan.

City Attorney Terry Mahr indicated to the audience and Commission members that the Springbrook District ordinance did not change the zone, it is an enabling ordinance. He added that the Commission does have the ability to make a decision on this request and that this is a legal meeting.

Opponent: Rachel Kennedy, 1909 Springbrook Road, indicated she has counted over 300 cars within a 15 minute period on Springbrook Road. She feels the traffic needs to be relocated. A different road system in an out of the area should be developed. She was not opposed to the inn but feels the road issues should be dealt with first.

Opponent: Mike Mitchell, 29000 Benjamin Road, felt it would be very detrimental to close Springbrook Road down.

Opponent: Doug Whitman, 325 Peacock Court, stated that if he were landscaping his yard, he would want the driveway in before the landscaping. He was concerned that road plans were not being done before construction plans were being developed.

Opponent: Margaret Sulley, 29505 Benjamin Road, indicated that growth is inevitable but there have been no specifics for the project. She feels that the applicants should be willing to produce some.

Opponent: Judy Mitchell, 29000 Benjamin Road, expressed concern that 37 accidents and 2 deaths have occurred at the intersection of Springbrook and Benjamin Roads. She wants to know what will be done about the traffic.

Opponent: Karen Scott, 1807 Leo Lane, is very concerned with traffic. The applicant has been very vague about traffic. She questioned why the public wasn't being given specific information and why the applicants were buying up so much ground as a buffer area around the project site.

Opponent: Dennyece Wheeler asked the Planning Commission to investigate the need to vacate Springbrook Road and the relocation of roadways. She was still very supportive of the inn.

Motion: Sullivan-Hall to continue discussion to the next regular meeting of the Planning Commission, April 20, 1989, at which time additional testimony would be taken.

Prior to a vote on the motion Staff requested that the letters and phone messages received be entered into the record.

Letters: Curtis D. Walker, 1508 Hess Creek Court, Springbrook District Neighborhood Awareness Committee - in support of the inn; not in support of the arterial proposal; concerned about building heights and buffering.

Gary Hay, 1726 Elderberry Court - opponent, expressing concern about the lack of transportation planning and the need to complete the Master Plan before any changes occur on the property.

Messages: 3-16-89 - Art Kruger, Chair of Chamber Economic Development Committee - in support of the project.
3-16-89 - John Howieson, Veritas Vineyard, in support of the project.

The Planning Commission directed the Planning Staff and the applicants to research and report back on the following issues: Traffic, ancillary services, preliminary Master Plan information.

Vote on Motion: Motion carried (1 abstention - Bernard, 1 absent - Kriz)

Old Business: None

New Business: The Commission was informed that a member was needed to serve on the City Manager Selection Committee. Jack Kriz was unanimously nominated to serve in this capacity.

Next month's agenda items were identified by Staff.

The Planning Commissioner Training Program was briefly discussed. It will be rescheduled later this spring.

The Planning Commission Social was considered a success - it was suggested that a joint City/County Planning Commission Social be scheduled in the near future.

There being no further business, the meeting was adjourned.