

A REGULAR MEETING
OF THE PLANNING COMMISSION
RESCHEDULED FROM FEBRUARY 15, 1990
Newberg Public Library
Newberg, Oregon

Thursday, 7:30 PM

February 21, 1990

Subject to P.C. Approval at 3/15/90 P.C. Meeting

I. ROLL CALL

Present:

Celine Hall
Jack Kriz
Mary Post
Kathleen Sullivan
Roger Veatch

Staff Present: Dennis Egner, Planning Director
Barb Mingay, Recording Secretary

Others Present: Approx. 20 citizens

II. OPEN MEETING

The meeting was called to order by Chairman Roger Veatch.

III. APPROVAL OF MINUTES

Motion: Sullivan-Post to approve the minutes of the Jan. 18, 1990 Planning Commission meeting. Motion carried unanimously.

IV. CPA-1/CUP-1-90 - PUBLIC HEARING:

Applicant: Assisted Living Facilities, Inc./Ed Dobbs
Owner: Bertha Newton/Linda Swartout
Request: Comprehensive Plan Amendment to remove the PP Proposed Park designation from the site. A conditional use permit is also requested to allow construction and operation of an assisted living facility for 25 residents.
Location: 1407 N. College; North of Jaquith Park and West of North College
Tax Lot: 3218AD-7400, 3218AD-7500
File No: CPA-1/CUP-1-90
Zoning: R-1 Single Family Residential
Plan Designation: PP Proposed Park

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

Staff Report: Planning Director Dennis Egner summarized the staff report, highlighting Comprehensive Plan Amendment and Conditional Use Permit criteria, facts associated with the site, and the location of the proposed development. Referrals to City staff, Chehalem Park & Rec. District and the State Highway

Department were noted. Their concerns primarily related to parking and highway access. He noted that all criteria have been adequately addressed. He added that new types of senior housing needs should be addressed in a future revision of the Zoning Ordinance.

Proponent: Ed Dobbs, 5207 SE 80th, Portland, stated he was representing Assisted Living Facilities, Inc. (ALF, Inc.), and that they were willing to comply with City requirements. He indicated that this facility was intended to have a residential character instead of an institutional look. He presented a site plan of the proposed development and indicated that the North College frontage for the assisted living facility was 360 feet of the total site frontage. He added that a portion of the 1.8 acre ALF, Inc. site is undeveloped to allow for future expansion of the project.

Questions to Proponent: Mr. Dobbs was asked if ALF, Inc. had another facility and he responded they had a facility in Canby due to open April 1.

Proponent: Dr. Michael DeChane, 8445 SE Lafayette, Portland, indicated that the type of service proposed at this facility is between that provided at Creekside, and an intermediate care facility. He indicated that some medical assistance will be offered, meals will be provided in a community kitchen, and rooms will have hot plates, small refrigerators, and space for a microwave oven. He added that cost of the units will range from \$950 - \$1,700 monthly depending on which of the five levels of service are desired; this is not a buy-in program.

Proponent: Ed Dobbs indicated that one of the basic philosophies of the ALF program will be to stress aging in place - moving up to a higher level of service as needed.

Proponent: Dr. DeChane indicated that this type of facility provides freedom and individuality with service availability. His experience has shown that few residents drive vehicles. He added that the facility is barrier free.

Questions to Proponent: Sandy Alex, 500 Pinehurst asked if the row of poplar trees between her residence and the site were intended to remain. Mr. Dobbs indicated that they would remain and that fencing would be installed to retain the natural atmosphere and prevent the appearance of a secure compound. Mrs. Alex said she felt the project would be a good neighbor, but would like to assure that the fence would be located to avoid destruction of the trees. She also requested that the fencing be constructed prior to the facility construction to protect the neighborhood children from the construction site. Mr. Dobbs indicated his willingness to work with the neighborhood.

Roger Currier, 504 Pinehurst, felt this was an excellent use of the land but he was in favor of some type of fence. He indicated that it would also act as a sound barrier between the residential area and the ALF, Inc. facility. He also expressed concern about drainage problems in the area. Mr. Dobbs indicated that a 30 foot wide landscape area would be provided. He commented that the drainage would be directed toward the existing park drainage. Mr. Dobbs indicated that developers of the remaining portion of the site may possibly contract with ALF, Inc. to provide some care service to residents of the proposed housing development.

Jean Harris asked if the facility provides terminal care and Mr. Dobbs indicated it would.

Opponent: None.

Public Agencies: A letter from Chehalem Park and Recreation District was identified. The Park Board acknowledged no interest in the land at this time, but requested that if ALF, Inc. doesn't purchase the land, the PP designation be retained. No additional public agencies commented except as identified within the Staff Report.

Letters: None.

Staff Recommendation: The Planning Director recommended that the conditional use permit and comprehensive plan amendment be approved. He recommended the following conditions be attached to the Conditional Use approval.

- A. A copy of a survey for the lot line adjustment must be submitted to the Engineering Department;
- B. A letter from the Oregon State Highway Division allowing access to the parcel to the south is required;
- C. A grading plan will be required to assure that the parking lot will drain to the ditch along College Street;
- D. One handicapped parking stall is required;
- E. One fire hydrant is required in the complex;
- F. The existing 30 foot pine tree at the proposed entrance must be retained; and
- G. The Comprehensive Plan Amendment attached to this request must be approved by the City Council;

Chair Veatch closed the public hearing.

Discussion:

Access onto College was discussed briefly. It was noted that sidewalks would be required as part of the site development. Concern was expressed relating to the parking requirements. Dr. DeChane indicated that this facility was not intended for individuals who drove regularly. The consensus of the Commission was that the parking area indicated by the applicants was adequate for the project.

Motion: Post-Sullivan that the Planning Commission recommend to the City Council that they approve a Comprehensive Plan Amendment to change the existing PP Proposed Park designation on Yamhill County tax lots 3218AD-7400 and 3218AD-7500 to LDR Low Density Residential. In addition, the Planning Commission approves a Conditional Use Permit for an assisted living facility at 1407 North College, Yamhill County tax lots 3218AD-7400 and 3218AD-7500, subject to conditions A-G of the Staff Report with the addition of the following two conditions:

H. A fence shall be installed prior to construction.

I. The poplar trees along the north boundary of the site shall be retained.

This recommendation and approval is based on the Staff Report, Conclusionary Findings, and testimony.

Vote on Motion: Aye--Hall, Kriz, Post, Sullivan, Veatch; Nay--None. Motion carried unanimously by those present.

Planning Director Egner indicated that the Comprehensive Plan Amendment would be heard at the March 5 Council meeting. He indicated that the Conditional Use Permit approval was a final decision and subject to a 10 day appeal period.

V. CUP-2-90 - Public Hearing:

Applicant: William Jackson
Contact: Newberg Human Resources
Request: Operation of a homeless shelter by Newberg Human Resources Center
Location: 615 N. College
Tax Lot: 3218DD-2900
File No: CUP-2-90
Zoning: M-2 Light Industrial

Chair Veatch indicated that on a previous occasion one of the real estate agents working for his company had contact and discussion with individuals relating to this site. He indicated it would not interfere with his review of this proposal. No abstentions or additional ex-parte contact were identified. No objections to jurisdiction were identified.

Staff Report: Planning Director Dennis Egner reviewed the City Council decision relating to NHRC's block grant application for the homeless shelter. He indicated that the grant application needs to be submitted by March 2, 1990. He added that this request is only relating to a specific location for the shelter, not the grant itself. He summarized the staff report and noted the applicable conditional use criteria. He indicated that the City staff concerns primarily related to parking and storm drainage requirements. He added that all conditional use permit criteria have been adequately met. In addition, he noted that the City will be the ultimate owner of the site.

Proponent: Charlie Harris 19400 NE Jaquith Road, Newberg, Director of CASA, indicated he was helping NHRC and the City of Newberg complete the grant application. He noted that approval of a conditional use permit for this site would become part of the grant application. He felt that the Council's expression of approval for this particular project should weigh heavily in the Planning Commission's decision. He added that this project was a community wide concern and the request should be approved.

Proponent: Margie Taylor, 2830 McDonald Lane, McMinnville, Director of NHRC, presented numerous statistics documenting the need for a homeless shelter in Newberg. She added that most families in the Newberg area have children established within the school system. She commented that many of the homeless

are working families who average under \$10,000 a year; over half of this income would normally be required for rent alone. She indicated that housing is hard to obtain in Newberg and that she gets many referrals from community service agencies, the Police Department and the Chamber of Commerce. She indicated that the criteria that were used to select this site included consideration of the size of the house and lot, compatibility with the neighborhood, adequate off-street parking, a central location, within walking distance of NHRC, and nearness to a public transportation route. She noted that this site met all of the criteria. She requested approval of the request as well as waiver of the \$200 conditional use permit fee.

Questions to Proponent: Margie Taylor was asked how many individuals or families were expected to reside at the shelter at any time. She indicated that up to 15 people could be accommodated; this would consist of an average 3-4 individuals per family. She was asked what educational qualifications are required of the site manager. She indicated that there would be a volunteer training program as well as specific minimum requirements. She was asked what other types of similar facilities are available in the community. She responded that the Henderson House in McMinnville is being successfully operated with a maximum capacity of 14 people for a 6 day maximum stay; the Chehalem House in Newberg has 8-10 residents and has operated over 10 years with success.

Opponents: None

Public Agencies: No additional public agency comments were received in addition to those expressed in the Staff Report.

Letters: Adrienne Weber, 22090 NE Highway 240, Newberg, commented on the possible negative effect this type of facility could have on the community.

Staff Recommendation: Staff recommends approval of the request with the following conditions:

- A. A minimum ten foot wide landscaping buffer shall be provided between the new parking area and the property line to the west of the site. The landscape buffer should retain or replace the existing plant material on the site;
- B. The new parking area, in combination with the existing driveway, should be no greater than 40 feet in width. The remaining front yard area should remain in landscaping; and
- C. Final landscaping and parking plans should be submitted to City staff for review and approval.

Chairman Veatch closed the public hearing.

The Commission discussed the parking issue briefly. It was noted that public transportation is available to the site and will be the most frequent mode of transportation for the residents.

Motion: Sullivan-Hall that the Planning Commission approve the Conditional Use Permit for a homeless shelter at 615 North College, Yamhill County tax lot 3218DD-2900 based on the Staff Report, Conclusionary Findings, Conditions, and testimony; and to recommend that the City Council refund the \$200 conditional use permit fee.

Vote on Motion: Aye--Hall, Kriz, Post, Sullivan, Veatch; Nay--None. Motion carried unanimously by those present.

The 10 day appeal process was then noted.

VI. OLD BUSINESS: None.

VII. NEW BUSINESS:

Item A. Hearing Procedure

Council concerns relating to the hearing procedure were discussed. An alternative was reviewed and Planning Commission revisions were noted. The Planning Commission revisions will be forwarded to the City Attorney for review.

Item B. Transportation Hearing Update

Planning Director Egner briefly reviewed the State Highway Department transportation hearing of February 20.

Item C. Associate Planner Update

Planning Director Egner indicated that Michael Unger has been selected as the new Associate Planner and he will begin work March 5.

Item D. Miscellaneous

Commissioner Kriz requested more complete maps relating to surrounding properties for future hearings.

VIII. ADJOURNMENT

There being no further business, the meeting was adjourned.