

MINUTES OF THE PLANNING COMMISSION
Newberg Public Library
Newberg, Oregon

Thursday, 7:30 PM

May 16, 1991

Subject to P.C. Approval at 6/20/91 P.C. Meeting

I. OPEN MEETING

Present:

Jack Kriz
Rob Molzahn
Mary Post
Carol Ring
Steve Roberts
Wally Russell
Donald Thomas
Roger Veatch

Staff Present:

Dennis Egner, Planning Director
Mike Unger, Associate Planner
Barb Mingay, Recording Secretary
Terry Mahr, City Attorney

Citizens: 14

II. APPROVAL OF MINUTES

Motion: Roberts-Thomas to approve the minutes of the April 17, 1991 Planning Commission.
Motion carried unanimously.

III. PUBLIC HEARING

APPLICANT: Sam & Sherrie Sherrill/Jim Fisher

REQUEST: Approval of a Comprehensive Plan Amendment from IND (Industrial) to MDR (Medium Density Residential) and a Zone Change from M-2 Light Industrial to R-2 Medium Density Residential and approval of a 6 lot residential subdivision on a one acre lot

LOCATION: 1017 N. Meridian

TAX LOT: 3218DA-2700

FILE NO: CPA-1-91/Z-1-91/S-2-91

CRITERIA: Newberg Ordinance 1967, Section 4; Newberg Zoning Ordinance, Section 600; and Newberg Subdivision Ordinance, Section 24

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

Staff Report: Planning Director Egner reviewed comprehensive plan, zone change, subdivision and modification criteria and presented a slide show identifying the site. He reviewed staff report findings. He noted that periodic review information indicates a surplus of land designated R-2 in the UGB. He noted comments have been received from the Fire Department, Engineering Department, Newberg Garbage Service, and Newberg School District. The change in this location would provide additional affordable housing as well as a buffer. He noted that although there is other vacant R-2 land, most of it is not available for development at this time. He added that utility service is available to the site. Subdivision site modification criteria have also been adequately addressed.

Questions to Staff: Commissioner Roberts asked if vehicles could be parked on one or both sides of the proposed 24 ft. wide street if the traffic lanes were two-way. Mr. Egner noted that the proposal is for a 20 ft. wide private drive. This would allow one travel lane with parking on one side or two travel lanes with no parking.

Proponent: Jim Fisher, 1100 W. Sheridan, applicant, indicated there are four on-site parking spaces at this time.

Opponent: Cindy Zigenbein, 1018 N. College, abutting neighbor, expressed her concern about duplexes, apartments, and fencing. She didn't want a large development area, or children from the development playing in her yard. She identified her property on a map as abutting the subject property at the rear. She expressed concern about this development infringing on her property. She noted that there are only berry bushes dividing her property from his and she was concerned about separating the sites.

Proponent Rebuttal:

Jim Fisher responded that he has discussed plans to provide a fence around the property with the City staff. He further noted that his development will be only single family homes, not duplexes.

Questions to Proponent: Commissioners questioned the need for an R-2 zone. Mr. Egner noted that the request for R-2 zoning was primarily to take advantage of the 5,000 sq. ft. lot size.

Commissioners asked if manufactured housing was allowed in an R-2 zone based on the recently adopted manufactured housing infill ordinance. Mr. Egner noted that manufactured homes would be permitted subject to specific standards in an R-2 zone; however, since this site would be within 200 ft. of an inventoried historic home, manufactured housing would not be allowed.

Public Agencies/Letters: Letter from Kenneth James, 1017 N. Meridian, in opposition. based on possible duplex construction and the desire for fencing on the project.

Staff Recommendation: Planning Director Egner noted that the Fire Department requested a fire hydrant be provided on N. Meridian; however, there is a hydrant across the street from the development. He then recommended approval of the request subject to conditions within the Staff Report excluding condition A.

Hearing Closed.

Commissioner Discussion:

Commissioner Roberts expressed concern about the driveway access. He felt it was too dense and the services are minimal for the density proposed. He didn't feel reducing the industrial lands inventory was warranted at this time. He commented that the project is out of character with the relatively open land within this area.

Commissioner Kriz asked if the Planning Department had an industrial inventory available for immediate review.

Director Egner indicated one was not immediately available; however, he noted that most requests for industrial land are for sites greater than 1 acre. Mr. Egner noted that this site would probably not have been designated Industrial if it had not been located adjacent to the railroad tracks. He added that it is not particularly good industrial land because of access difficulties. He added that 5,000 sq. ft. is a very common lot size and there is a lot of interest and demand for lots of this size in the metro area. He noted that developers are trying to find a way to make lots more affordable and developing more R-2 sized properties is one way to do it.

Commissioner Roberts questioned whether this request was appropriate at this time and for this location. He was concerned about the zone change for this particular area. Planning Director Egner noted that adjacent land is Industrial and R-3. He noted that this development makes a logical transition from industrial uses to lower density uses.

Commissioner Russell asked Mr. Fisher if there will be driveways for each lot. Mr. Fisher responded that each lot would have a driveway. Commissioner Russell asked what other uses could apply to the subject site. He felt the parcel was better suited to the type of housing development proposed.

Commissioner Kriz asked Staff what the property to the south contained. Planning Director Egner indicated the site appeared to be vacant but did house Duracraft at one time.

Commissioner Thomas asked if the Fire Department had any concerns about the project. Planning Director Egner indicated that the Fire Department concern only related to the fire hydrant. The Fire Department has not commented about the width of the proposed street.

Commissioners briefly discussed emergency service availability to the site.

Chairman Veatch asked if a requirement could be made that there be parking only on one side of the street. Planning Director Egner noted that such a requirement, if adopted, should be placed on the plat.

Commissioners Thomas and Post expressed concern about a parking restriction and who would enforce it. Planning Director Egner noted enforcement was a problem in this type of situation. He noted that a homeowners association could request vehicles to be towed but the City would not enforce the restriction.

Commissioner Molzahn asked if the homes would have driveways and garages. Mr. Fisher indicated that there would be driveways and garages. Mr. Fisher also noted that lots 6 and 1 would have a driveway directly onto Meridian. The main driveway would serve the back four properties. The length of the hammerhead driveway was noted as 92 feet.

Chairman Veatch felt the request was appropriate and would provide a good buffer. He felt the 20 ft. access concerns could be resolved.

Motion: Thomas-Molzahn to recommend that the City Council approve the Comprehensive Plan Amendment from IND (Industrial) to MDR (Medium Density Residential) and Zone Change from M-2 Light Industrial to R-2 Medium Density Residential and that the Planning Commission approve the 6 lot residential subdivision based on the staff report findings and the following conditions:

- A. The private drive must be at least 20 feet wide and designed by an engineer. The private drive must have a commercial driveway cut onto Meridian Street.
- B. Sidewalks must be constructed along the North Meridian Street frontage.
- C. A final utility plan must be submitted to the Engineering Department for approval.
- D. Street lights must be installed at the entrance and the end of the private drive.
- E. All lots must have positive drainage to a storm sewer collection system.
- F. The sanitary sewer must be a public sewer built to City standards.

- G. A four inch water line with a blow off is required. It must be a public water line built to City standards.
- H. A copy of the home owners agreement which includes provisions for street maintenance must be submitted and approved by the Planning Department.
- I. The subdivision approval is subject to successful completion of the Comprehensive Plan Amendment and Zone Change.

Vote on Motion: Aye-Molzahn, Ring, Russell, Thomas, Veatch; Nay--Kriz, Post, Roberts.
Motion carried (5-3).

Planning Director Egner noted that the Comprehensive Plan Amendment and Zone Change would be heard by the City Council at the June 3 Council meeting.

IV. PUBLIC HEARING:

APPLICANT: Barry Cogut/FDIC

REQUEST: Approval of a Comprehensive Plan Amendment from MDR (Medium Density Residential) to COMM (Commercial) and a Zone Change from R-2 Medium Density Residential to R-P Residential Professional

LOCATION: 1530 E. First

TAX LOT: 3220BA-2200

FILE NO: CPA-2/Z-2-91

CRITERIA: Newberg Ordinance 1967, Section 4 and Newberg Zoning Ordinance, Section 600

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

Staff Report: Associate Planner Michael Unger reviewed comprehensive plan and zone change criteria and presented a slide show identifying the site. He reviewed staff report findings. He noted that comments have been received from the Engineering Department. He commented that the R-P district would not remove residential land from the inventory, but would increase development options for this site. He noted that adequate off-street parking could be provided on the site and the request would legitimize the historic use of the site. By rezoning the site, a transition is created from general commercial uses to residential uses south of the site. The R-P zone is consistent with uses to the east and west of the site.

Proponent: Barry Cogut, applicant, noted that the site address is 1530 E. First Street, not 1508 E. First. He commented that the site has historically been used as an office building, but has been vacant for the last several years. He anticipates renovating the structure and leasing it out. Changing the zone to R-P would legitimize the use and redevelopment will improve the area and the community by offering this type of office space.

Questions to Proponent:

Mr. Cogut was asked about the alley behind the site. He indicated that the alley is accessed across his site. He noted that Mr. Johnson, owner of Newberg Care Home, had contacted him regarding his rights to access the alley over Mr. Cogut's site. Mr. Cogut noted that the alley issue has not yet been resolved.

Opponent: None

Public Agencies/Letters: Letter from Gary A. Rueter, Haugeberg, Rueter, Stone, Gowell, & Fredricks, P.C. representing Newberg Care Home and Jesse Johnson in favor subject to approval of an access easement to the alley.

Proponent Rebuttal to Letter: Mr. Cogut expressed concern about the easement requirement without verification of the existence of an easement. He felt the easement situation was a separate issue and should not bear on the decision to grant a zone change.

Staff Recommendation: Associate Planner Unger recommended approval of the request based on findings within the Staff Report.

Hearing Closed.

Commissioner Discussion:

Commissioner Russell expressed concern about the copy quality of the site map within the staff report.

Commissioners concurred that the easement issue should not be considered as part of the hearing process.

Motion: Kriz-Post to recommend that the City Council approve the Comprehensive Plan Amendment from MDR (Medium Density Residential) to COMM (Commercial) and a Zone Change from R-2 Medium Density Residential to R-P Residential Professional based on the staff report findings.

Vote on Motion: Motion carried unanimously.

Planning Director Egner noted that the Comprehensive Plan Amendment and Zone Change would be heard by the City Council at the June 3 Council meeting.

V. PUBLIC HEARING:

APPLICANT: Cypress Ventures, Inc.
REQUEST: Approval of a Comprehensive Plan Amendment from LDR (Low Density Residential) to MDR (Medium Density Residential) and a Zone Change from R-1 Low Density Residential to R-2 PD Medium Density Residential and a 43 lot residential Planned Unit Development/Subdivision
LOCATION: North of Jaquith Park, East of North College
TAX LOT: 3218AD-7400, -7600, part of -7500
FILE NO: CPA-3-91/Z-3-91/PUD-1-91
CRITERIA: Newberg Ordinance 1967, Section 4; Newberg Zoning Ordinance, Section 458(7) and Section 600; and Newberg Subdivision Ordinance Section 24

No objections to jurisdiction, abstentions or ex-parte contact were indicated. Commissioner Roberts and Thomas noted that they have previously visited the site.

Staff Report: Planning Director Egner distributed a supplemental staff report and presented a slide show identifying the site. He reviewed comprehensive plan, zone change, planned unit development and subdivision modification criteria. He then reviewed staff report findings. He noted that the project is actually for a 43 lot development due to some lot adjustments prior to the hearing. He indicated that the original proposal provided 19 lots designated for seniors and 23 for the general public. There is a current surplus of Medium Density Residential land; however there is a greater surplus of Low Density Residential land. The Planned Unit Development section of the Zoning Ordinance has provisions to assign density points which under R-1 zoning could authorize more than 43 units on the site. Under R-2 zoning without a Planned Unit Development, 62 units could be placed on the site. He noted the comments from the Building, Fire and Engineering Departments, TCI, PGE, and the Department of Transportation. He noted that based on ODOT requirements, access for the proposed PUD has been combined with the entrance to the ALF project. He noted there is a shortage of immediately developable R-2 land, public facilities are available to the site, and there is a public need for this land. This site abuts Jaquith Park on two sides, as well as a proposed higher density care facility and residential development. He noted that the development complies with the Comprehensive Plan policies, and would be compatible with the single family homes in the area. He indicated that the design of the project would limit the lot sizes to less than 7500 sq. ft. He noted that R-2 zoning requires 7,500 sq. ft. per duplex lot. The proposed lots would be developed as single family homes based on this density requirement. Planned Unit Development requirements do not allow manufactured housing unless specifically approved. He noted that a modification to street and sidewalk standards has also been requested. The application complies with all density standards. There are some mature trees on the site and to compensate for the loss of these trees, staff has proposed that street trees be required. There are adequate provisions for on-site utilities and service. Because a loop street system is proposed, emergency access can readily be provided. The Engineering Department

requests further discussion of the street width with the applicant prior to plat approval. The proposal would provide easy foot access to Jaquith Park to the south. This proposal fully develops the site. All lots meet the 5,000 lot size minimum for the requested zone. If curbside sidewalks are provided, a 4 ft. width is requested based on the typical usage of the neighborhood walks. If a full 50-60 ft. right-of-way were provided, the property could not be developed with lot uniformity. The reduced street widths would reduce traffic speeds and would enhance the residential character of the development.

Questions to Staff:

Staff was asked if the School District has responded to this request. Staff noted that no referral was returned from the school district on this project.

Proponent: John Reimann, 7155 SW Varns Street, Suite 201, Portland, Oregon 97223, project engineer and Ed Dobbs, applicant, presented the proposed project using visual aids. Ed Dobbs indicated that he was a proponent for the Assisted Living Facility and he thanked the Commission for their approval of that project. He noted that this type of project has been developed in Canby with a great deal of success. One of the benefits of an adjoining residential area is to augment and provide users of ALF with alternative housing. He noted that smaller lots would be located nearer the ALF facility with larger lots located closer to the park. He reviewed the Canby 75 unit project. He noted that the initial marketing of that facility is 70% pre-sold. In doing a new development, he noted that the neighborhood may have gotten used to the existing landscape. In exchange for the existing landscaping, the new building sites and street tree landscaping would enhance the surrounding area. The intent is to take advantage of the ALF facilities relating to yard maintenance, housekeeping, medical services, laundry, nutrition services, meals and a 24 hour security and emergency system. The development will only have one entrance with security and on-site circulation. Elderly residents would have a greater sense of security. An asphalt paving project at the Jaquith Park could possibly be combined with the Cypress paving project to save some expenses for both projects. The proposed walkways would connect with the park walkways. There is only one facility such as ALF in the community. The proposal is for 20 lots for seniors and 23 lots for general residential. He reviewed a typical plan for an individual home.

John Reiman apologized for a postage due mailing that was sent to the Commission. He then noted that he has talked with John Hicks, ODOT Engineer, relating to site access. After discussion with Mr. Hicks, he noted that project plans had been redrawn to finalize a joint street access with the ALF project.

Questions to Proponent:

Staff was asked to calculate the unit density per acre. Planning Director Egner indicated the proposal would provide approximately 6 units per acre.

Mr. Dobbs was asked if all the homes would be similarly sized. He responded that small homes such as these have nearly all sold out in the Canby project.

Mr. Dobbs was asked why a pedestrian access was not provided into Jaquith Park. He responded that such an access was reviewed; however, because of the open storm ditch and traffic through the park from the neighborhood, this access was not deemed appropriate.

Mr. Dobbs was asked if there were other floor plans proposed for housing. He indicated there are about 20 plans available and that the intent of the drawing he presented was to show the floor plan layout, not just the location of the property line. He added that setbacks would be complied with.

Mr. Dobbs was asked if he has contacted the Park District about the park walkway access shown on the site plan. Mr. Dobbs indicated that the Park District has agreed that the access is appropriate and they are amenable to the project.

Opponent: Roger Currier, 504 Pinehurst, property owner directly north of the project asked if the facility was a rental facility, or would be individually owned. He indicated he was not opposed to building something on the site; however he felt that 32 units would be more appropriate under the existing R-1 zone. He didn't think it was necessary to increase the number of units to 42 or 43. He entered into the record a letter he received from project proponents which indicated that no two story homes would be constructed on the site. He indicated that mobiles are not allowed in R-1 zones and he doesn't feel an R-2 zone is needed. He didn't understand how 40 units could be constructed under the R-1 zoning designation. He noted that North College is a heavily trafficked street. He expressed concern about the additional traffic impact. He was concerned about congestion created by the ALF project, especially in regard to a joint access. He expressed concern that a fence constructed for the ALF project should be extended the length of the PUD project as well. He requested that no two story structures be located on the north side of the project and he was concerned that information distributed by the applicants to the neighbors appeared to be contradictory. He was also concerned about building setbacks. He noted that the existing neighborhood had large backyards and he felt that the additional 10 houses would benefit the project developers but not the neighborhood. He was also concerned about the sales turnover of the sites. He indicated concern about the vandalism already existing in Jaquith Park and felt that security is unlikely to prevent the existing mischief from taking place in the neighborhood. He was concerned about the private drive and he requested that 32 lots be approved, not 42, and that larger lots should be provided.

Public Agencies/Letters: None other than those noted in the Staff Report.

Roger Courier presented a letter to the Commissioners which had been delivered to the neighborhood by Ed Dobbs.

Proponent Rebuttal: Ed Dobbs noted that as part of the proposed development a letter was distributed to the neighbors together with a project map. No adverse comments by the people he spoke with were received. Near the hearing time a hand delivered letter was delivered to the neighbors addressing rumors and concerns that had arisen. The two story structure issue was addressed by assuring the neighborhood that there will not be any two story structures along the northern property line. It was also noted that high quality single family homes, not mobile homes, duplexes or multi-family housing were planned. He indicated that one 7600+ lot was reduced in size, which allowed the increase in lots from 42 to 43. He apologized for the mistake in the letter regarding manufactured homes. The intent of the letter was only to address neighborhood concerns.

Roger Courier asked a statement by Mr. Dobbs in which he said units would be "rented up".

Dobbs noted there will be no rental units.

Roger Courier indicated that the neighbors were all concerned that mobiles would be placed on the site and because of that the neighbors agreed that anything else would be better than that.

Mr. Dobbs stressed the fact that there would be no rentals and the lot sizes were designed to meet the demand of the market.

Staff Recommendation: Planning Director Egner noted that he had spoken with Mr. Courier about a building plan he had seen which he thought to be a two story home. The drawing presented at the meeting was a one story and it appeared to be same plan which he discussed with Mr. Courier. He noted there are a number of different density calculation methods. He indicated that 32 units per acre of R-1 could be developed and 62 units per acre of R-2 could be developed. Through a PUD procedure, the applicant has the ability to do some density adjustments. They are based on the number of bedrooms per unit. 175 density points per acre for R-1 zones based on 2 bedrooms per unit allow 60 units, and 3 bedrooms per unit allow 45 units. The number of proposed units did not seem to be a major factor. He then recommended approval of the request subject to conditions within the Staff Report with modifications to the street width and sidewalk requirements. He added the following conditions: Interior yard setbacks for garages may be 3 ft. and fencing shall be provided along College.

Hearing Closed.

Commissioner Discussion:

Staff was asked if a mobile home park could be allowed in an R-1 zone. Planning Director Egner stated that was an incorrect statement on the part of the applicant. Under R-1 zoning

Staff was asked if a mobile home park could be allowed in an R-1 zone. Planning Director Egner stated that was an incorrect statement on the part of the applicant. Under R-1 zoning development sites would be required to be 7,500 sq. ft. Manufactured homes would be permitted in an R-2 zone without a planned unit development overlay. An R-2 zone with a planned unit development overlay would not allow manufactured home.

Staff was asked how many trips per day per house could be expected. Planning Director Egner responded that roughly 10 trips per unit or 430 trips per day could be expected in addition to any trips to the ALF project. He indicated that the staff would prefer to have those trips limited to one highway access. The Highway Department has reviewed the project and has not asked for any additional studies relating to traffic.

The applicant indicated they are primarily going to be marketing to those individuals related to the ALF facility. It is likely that about half of the subdivision will be seniors and half as general development.

Staff was asked if there are only sidewalks on one side or all the way around the project. Planning Director Egner stated that sidewalks would be required throughout the development and that the Engineering Department has requested that sidewalks be left as a technical issue to be resolved as part of the final PUD approval.

Commissioner Post expressed concern that the road was narrow. Planning Director Egner indicated the minimum standard in the Subdivision Ordinance is 24 ft. Associate Planner Unger stated that Third Street among others are that width, and he noted that the 24 ft. width causes the traffic to slow in the neighborhood.

Commissioner Ring expressed concern about the loop street having so many homes on it with only one narrow entrance and exit. She addressed the 400 foot length standard for cul-de-sacs. Planning Director Egner noted there were no other standards which govern the number of units on a one way drive. He felt there would not be enough traffic on this street that it will cause any kind of problem. The limits are there to encourage situations which provide continuing street service thorough a neighborhood. This site has no other options for development and access. The Highway Department would not allow multiple access points so close together. The existing site development alternatives are limited by the previous surrounding developments.

Chairman Veatch noted there is a 24 ft. street width but a 28 ft. street entrance with no parking.

Commissioner Roberts felt the development was too dense. He felt that manufactured housing should be specifically prohibited, and that street tree landscaping should be provided

Planning Director Egner noted that the State Highway Department has to issue access permits for the single development/ALF access. Wally Russell indicated that it appeared ODOT had no conflict with the single access. Planning Director Egner indicated that readjustment of the access modified the negative impacts and it appeared the Highway Department would approve the access.

Commissioner Russell indicated that there are existing 24 ft. streets throughout Newberg.

Planning Director Egner noted parking restrictions could be placed on the street; however, the development will be of a more traditional nature with slower traffic. There is no reason for a 34 ft. street width unless it is a major through street.

Staff was asked how the private street would be maintained. Planning Director Egner indicated it would be maintained by the homeowners association who would enforce maintenance.

Staff was asked how the ALF project relates to this project and if the ALF project will again be reviewed by the Planning Commission. Planning Director Egner indicated that since the ALF project requested a lesser number of units after the CUP was permitted, he felt it was a minor change to the development and administratively approved the request.

Commissioner Kriz felt he was not ready to make a decision tonight and felt continuation might be appropriate.

Motion: Roberts-Thomas to continue deliberation of this hearing to the next regular meeting.

Vote on Motion: Aye--Kriz, Molzahn, Post, Ring, Roberts, Thomas; Nay-Russell, Veatch.
Motion carried (6-2).

A brief recess was called and the meeting was then reconvened.

VI. PUBLIC HEARING:

APPLICANT: Newberg Community Hospital

REQUEST: Approval of a Conditional Use Permit to allow the conversion of a residence to office space for Newberg Community Hospital together with approval of a variance to the 25 ft. setback requirement for institutional use

LOCATION: 1419 E. North

TAX LOT: 3217CD-5000

FILE NO: CUP-3-91/V-2-91

CRITERIA: Newberg Zoning Ordinance, Section 638 and 678

Chairman Veatch noted he has been working with the hospital in acquiring property and, although he has received no remuneration from them, he stepped down from the hearing. Vice-Chair Kriz assumed the chair. No other abstentions, objections to jurisdiction or ex-parte contact were indicated.

Staff Report: Associate Planner Mike Unger distributed photos and a supplemental staff report relating to the project. He reviewed conditional use permit and variance criteria and identified the site on a map. He reviewed staff report and supplemental staff report findings, conclusions and conditions. He noted that comments have been received from Engineering relating to access and future street improvements. He noted that all parking will occur on the existing hospital parking lot. The house will retain its residential appearance and won't be generating any additional parking. The project will allow the relocation of functions not pertaining to patient care outside the hospital facilities. The 25 ft. setback requirement would require that the house be demolished and a smaller house constructed in its place. The intent of the institutional setback was to protect surrounding property owners from adverse impacts. The use will not be changing the appearance of the site. Other properties in the same zoning district have setbacks the same as that proposed for the project site. The house will retain its residential character. He noted that a significant dedication of right-of-way would be required to bring North Street up to a standard street width. A new walkway is being created to the site from the hospital lot. Paving of North Street would reduce the dust on north street but as there will be no additional traffic generated, paving it to a substandard width could set a precedent.

Questions to Staff: Staff was asked if the existing house currently meets applicable Zoning requirements. Planning Director Egner indicated the house is currently in compliance.

Proponent: Linda Miller, Director of Marketing for Newberg Community Hospital, 991 SW Red Hills Drive, Dundee expressed the Hospital's desire to transfer data processing, business office and personnel out of needed hospital space. She added that the hospital does not desire to change the appearance of the house with the exception that a handicap access will be necessary. A plan is proposed to provide parking for employees and visitors across the street in the hospital lot for the site. The traffic will be limited to the site. New applicants and employees would use the walkway from the hospital lot.

Questions to Proponent: Ms. Miller was asked how many applicants could be expected in a typical week. She indicated that there are currently four positions being advertised and that there were typically 2-3 applicants per day. Data processing does not involve visits by the general public and only employees would be at the site. Primary users will access the site primarily from the hospital parking lot via foot traffic.

Ms. Miller was asked what other properties the hospital owns. She identified them on a site map.

Opponent: Lois Rudman, 617 N. Villa asked that the hearing be continued to a later date due to the lateness of the hour.

The Commissioners chose to continue the hearing by consensus.

Opponent: John Lyda, 607 Villa, indicated he was opposed to the project if he would be negatively impacted by things such as the cost for street improvements, parking or turning around on their property, a noisy night time heating/cooling system, and others. If approved, he requested that the property corner stakes be made visible, no noisy heating/cooling system be installed, and no cost be incurred to them for street improvements.

Opponent: Bonnie Neuman, 517 Villa Road, indicated she was opposed based on safety for children. North street is dead-end with a school bus stop on corner. There is already a traffic problem at this location. The outreach center users and ambulance drivers use this access. It is unrealistic that new applicants will use the ambulance entrance to enter the hospital parking lot. It would be more realistic for applicants to use North street and park in front of the building than to use the hospital lot. This issue was addressed by the Council in 1983 when Dr. Manka desired to purchase lots to create a medical office. Traffic impacts and impacts on the residential character of the neighborhood would be great. In 1983 the hospital gave the neighbors a comprehensive plan. The hospital plan was to have newer buildings in that area north of the hospital and now we see the hospital using homes. The image of the hospital in the community would look better to have newer buildings than to have this patchwork approach of using existing houses. We laugh at the old days when Newberg hospital was operated out of a house and now we are going back to the old days.

Opponent: Lois Rudman, indicated she was not completely opposed but was concerned. She would like to know about the future of the area to see what the overall plan the City and the hospital has for the area. She asked whether this use could be located in other hospital owned properties accessing Villa. She wanted to know what the current plans were for enlarging the house.

Associate Planner Unger indicated the hospital is not proposing to change the structure; any change in the intensity of the use would constitute a change in the conditional use.

The City in its Comprehensive Plan has designated the area behind the hospital as Medium Density Residential. Planning Director Egner noted that the Residential-Professional zone on Villa Road hospital sites would allow the hospital use outright. He noted that the R-2 zone requires a CUP for hospital use.

Ms. Rudman expressed concern about the impact on property values. She asked what restrictions might apply to her property because she is located next to a medical facility. She

asked if possible uses such as a bed and breakfast, an art gallery, or produce sales would be restricted on her property.

Associate Planner Unger noted that this CUP would not affect the land use regulations on Ms. Rudman's property. It wouldn't change the requirements already applicable to her property because of its zoning. Planning Director Egner added that without having an appraiser go out to the site, the City couldn't respond to the financial impacts. Financial impacts would not be addressed as part of a conditional use; livability and compatibility could be addressed.

Ms. Rudman asked if additional unsightly utility poles, extra noise from air conditioning, and additional signage could be expected as part of the project. She also requested that a survey be completed in order to identify property lines on the site.

Opponent: John Lyda, 607 Villa, questioned the 20 ft. east setback on the site. He felt it was less than that. He also questioned the comment relating to removal of houses to widen North street. He noted that only one house would need demolition to widen the street.

Public Agencies/Letters: None other than those noted in the Staff Report.

Proponent Rebuttal: Ms. Miller indicated there is a \$1.5 million remodelling project going on to upgrade patient services and traffic flow as well as direct patient activities. There will be no direct patient care in the houses themselves. The square footage necessary to relocate the three departments is sufficient. One of the Villa road properties owned by the hospital is too small. She noted that most of the job applicants will be coming in the main hospital door and will then be directed to the employment office. Hospitals in the metro area are using houses to relocate services such as human resources, data processing and business offices and these are low impact kinds of use. Building hospital facilities is very expensive at over \$200 per sq. ft. It is an economical choice and the hospital is concerned about the safety and comfort of the area residents, as well as with the livability of the neighborhood. She added that the hospital is not planning to add on to the house. The hospital plans to only do what's necessary to make the site useable in the most cost effective way.

Staff Recommendation: Associate Planner Unger noted that the largest sign allowed in a residential area is 12 sq. ft. He added that the City of Newberg does own the hospital. He then recommended approval of the request subject to the following conditions:

- A. Because there is no expected impact attributable to the development, North Street improvements are not required with this approval. Future hospital development along North Street will require right-of-way dedication and the need to participate in improvements.

- B. Except for one handicapped parking space as required under the building code, all parking for the proposed development must occur at the main hospital parking lot.

Hearing Closed.

Commissioner Discussion:

Commissioner Russell asked why paving North Street is required. Planning Director Egner noted that the revised conditions required no paving.

Commissioners expressed concern that "no parking" signs should be placed on North Street. Planning Director Egner indicated that the signing issue could be referred to the Traffic Safety Commission.

Commissioner Ring thanked the audience for staying to complete the hearing.

Commissioner Molzahn asked if there would be any additional electrical requirements for data entry.

Commissioner Roberts asked if the air conditioner noise could be alleviated. Planning Director Egner indicated a stipulation could be made that noise be limited to that of a typical house after certain hours.

Commissioner Kriz asked if it was feasible to require a survey of the site. Planning Director Egner indicated it was possible to have a survey done, but he was not sure it was necessary.

Staff was asked if City already owns the property. City Attorney Mahr indicated that the City does own the property and that he will talk to the City Engineer about property boundary concerns. He noted that if there are any Engineering concerns, the City could have the property surveyed. Planning Director Egner indicated it could be done by the Engineering crew.

Commissioner Kriz asked if the Conditional Use Permit was only for the requested use. Associate Planner Unger indicated that any change would require review by the Planning Commission.

Commissioner Russell indicated that the noise concern is legitimate.

Motion: Roberts-Post to approve the Conditional Use Permit to allow the conversion of a residence to office space for Newberg Community Hospital together with approval of a variance to the 25 ft. setback requirement for institutional use based on staff report and supplemental staff report findings and the following conditions:

- A. Because there is no expected impact attributable to the development, North Street improvements are not required with this approval. Future hospital development along North Street will require right-of-way dedication and the need to participate in improvements.
- B. Except for one handicapped parking space as required under the building code, all parking for the proposed development must occur at the main hospital parking lot.
- C. Adequate signage shall be provided to indicate that parking shall be located at the main hospital with access via the footpath.
- D. There will be no significant exterior alteration to the structure.
- E. The noise level shall not exceed normal residential levels.

Vote on Motion: Aye--Kriz, Molzahn, Post, Ring, Roberts, Russell, Thomas; 1 abstention - Veatch. Motion Carried (7-0).

Chairman Veatch resumed the chair.

VII. OLD BUSINESS:

A. Council Update

Planning Director Egner noted that the Periodic Review order is before the Council at their May 21, 1991 meeting.

City Attorney Mahr indicated that the historic preservation issue is in committee at the State Legislature. The bill states that property owner consent is required to place a home on the landmark list. The Newberg City Council made a finding that we don't need a mandatory ordinance. Planning Director Egner indicated that under the City Ordinance the property owner would have to apply for historic preservation protection.

It was noted that Councilor Young has resigned from the Newberg City Council. Interested applicants were advised to contact City Hall for application information. It was noted that next Tuesday, May 21, the City Council will review applications for vacant seat. Qualifications include a 1 year residency and voter registration requirement. There are another 1-1/2 years left in the term.

B. Site Visits

City Attorney Mahr updated the site visit information, noting that if a Commissioner did a site visit, that fact should be identified.

VIII. NEW BUSINESS:

A. Building Permits

Planning Director Egner indicated that a Planning monthly report similar to the Building Department permit report will be included in future packets.

B. Other Business

The Channel 8 film interview of Mr. Egner last week was briefly discussed.

City Attorney Mahr noted that the Chamber passed a resolution presented to the City Council to direct staff to facilitate the Crestview road alignment issue. The Council responded by requesting a master plan from the Austins. No response has been received from the Austins.

Commissioner Kriz requested that a response be requested from the Newberg School District relating to shutting down of housing because of lack of school space. Commissioners briefly discussed the school versus housing issue. Planning Director Egner indicate that the Newberg School District could stop these developments because of a lack of public facilities.

The Commission requested that the School District send a representative to the Planning Commission meeting to identify school issues.

Commissioner Roberts asked the status of the tree ordinance. Planning Director Egner indicated that the issue is currently on hold.

Commissioner Roberts asked about the issue of infill in the City. Planning Director Egner responded that there has been more infill in the last year than in the last 10 years. He indicated that the reason we are seeing infill developments is because property owners are deferring the cost of improvements through non-remonstrance agreements.

There being no further business, the meeting was adjourned.