

PLANNING COMMISSION MINUTES

December 13, 2012

7:00 p.m. Regular Meeting

Newberg Public Safety Building

401 E. Third Street

I. CALL MEETING TO ORDER

Chair Thomas Barnes opened the meeting at 7:00 PM

II. ROLL CALL

Members Present: Thomas Barnes, Chair Gary Bliss Art Smith
Philip Smith Lon Wall

Members Absent: Cathy Stuhr, Vice Chair (excused) Allyn Edwards (excused)
Mayor Bob Andrews, Ex-Officio

Staff Present: Barton Brierley, Planning & Building Director
Jessica Nunley, Assistant Planner Steve Olson, Associate Planner
DawnKaren Bevill, Minutes Recorder

Others Present: Brian Bennett, Phil Griffin, Charlie Harris, Craig Hinrichs, Elise Hui, Robert Mawson,
Verne Martin, Jonia Pierce, Matthew Scheibe, Daniel Shepherd, Brian Sweeney, Tom
Sisul, Robert Soppe, Yanira Vera, and James Walker

III. CONSENT CALENDAR

Approval of the November 8, 2012, Planning Commission Meeting Minutes.

MOTION: Lon Wall/Art Smith to approve the Consent Calendar including the planning commission minutes for November 8, 2012. Motion carried (5 Yes/0 No/2 Absent [Edwards, Stuhr]).

IV. PUBLIC COMMENTS

No items were brought forward.

V. QUASI-JUDICIAL PUBLIC HEARING

APPLICANT/OWNER: Housing Authority of Yamhill County, represented by IDEA Architecture

REQUEST: Design review for a 56-unit apartment complex, historic review for renovation of a historic house and new construction on a historic site.

LOCATION: 1103 N. Meridian Street

TAX LOTS: 3218DA-2100

FILE NO.: DR2-12-001/HISD-12-005 **ORDER NO.:** 2012-07

CRITERIA: 15.220.050(B), 15.344.030

TIME – 7:03 PM

Chair Barnes opened the quasi-judicial public hearing by reading ORS 197.763 and calling for any abstentions, bias, ex-parte contact, or objections to jurisdiction. Commissioner Wall is a member of the Mayor's cabinet. During a recent cabinet meeting, a member of the traffic safety commission (TSC) spoke about the recent TSC hearing related to this topic but did not speak of any substance or opinions regarding the matter, only whether a TSC member should attend the planning commission meeting to address any questions. Also, Commissioner Wall has driven by the area. Commissioner Philip Smith travels by the property on foot several times weekly. Many of those concerned about the application are personal friends or acquaintances of his but none have approached him in regard to this matter. Chair Barnes drives by the site weekly to deliver for Meals on Wheels. Ms. Jessica Nunley, Assistant Planner, read the Newberg Graphic editorial dated December 8, 2012, that was not included in the official meeting packet and entered it into the record.

Ms. Jessica Nunley, Assistant Planner, presented the staff report accompanied by a PowerPoint presentation (see official meeting packet for full report).

Chair Barnes opened the public testimony starting with proponents.

TIME – 7: 31 PM

Ms. Elise Hui, Housing Authority of Yamhill County Executive Director, testified this site is near the center of town and near an existing bus route. Their mission is to provide the opportunity for decent, safe, and affordable housing to individuals and families in our community and give them opportunities to position themselves for success. There have been several neighborhood meetings and public hearings about this project dating from July 21, 2010, to August 14, 2012, as well as a letter dated December 13, 2011, in order to solicit and receive feedback from interested neighbors. The feedback was utilized regarding the plans for the site. Ms. Hui introduced the HAYC team members in attendance at the meeting.

Mr. Robert Mawson, Vice President of Heritage Consulting Group, reviewed the historic context of the property. The Newberg inventory identifies the house as “one of the finest examples of the Craftsman style in Newberg with some Queen Anne style embellishments such as the full-height bays and corbelled brick chimney.” The inventory form also identifies “Foundation Plantings. Large deciduous trees.” as “noteworthy landscape features.” The larger parcel does not hold any particular significance. The project will retain and rehabilitate the Todd House and rehabilitation plans are based on extensive architectural investigation.

Mr. James Walker, Project Architect, explained the design priorities of Deskins Commons are to utilize the historic house in the center of the site, calm vehicular circulation and distribute parking, to preserve the view corridor of the historic house from the street, re-purpose the promenade area, preserve the Oregon white oaks, ensure building orientation and street presence, buffer the site, ease density from the east to the west, and maintain building compatibility.

Mr. Brian Sweeney, Development Consultant, said the schematic drawings were just finished and made himself available for questions.

Mr. Tom Sisul, Civil Engineer of Sisul Engineering, made himself available for questions. Commissioner Bliss asked how loose silt can be avoided in the storm drain. Mr. Sisul replied there is a chance of silting, but all the catch basins will collect leaves and debris. Guards for down-spouts have been discussed and are an issue that will need maintenance. An operation-maintenance plan will be developed to manage the issues. The intent is to keep the detention system working even during a power outage. The water quality system will need to be pumped. There will be two overflow systems, the primary being at Meridian Street and the secondary on Evergreen Drive.

Charlie Harris stated he was a former member of the affordable housing committee and is proud of the follow-up by the planning commission and mayor that has occurred since then. He supports the project as it exceeds the design standards, and supports the housing authority as this is an opportunity to increase more housing rehabilitation in Newberg.

Undecided

TIME – 8:32 PM

Mr. Verne Martin lives directly adjacent to the property. He is concerned with the traffic on Meridian Street as well as this entire property being a historic site, not just the Todd house alone. Mr. Martin has done research and talked with many involved in the development of this project. There are many people concerned with this development as it will change the area. The concerns he brought forward are the increased traffic pressure which may be added by this development and especially the danger for children and bicyclists, the substantial seasonal standing water on the property, the location of the planned entrance to Deskins Commons, and having adequate fencing to help protect the properties of the adjacent neighbors.

Opponents

Daniel W. Shepherd testified the proponents answered his questions in regard to keeping and restoring the old historic home. The drainage issue is a concern as the swale comes through the back of his property. He asked how his home will be protected as construction will be going on during the summer months. As a member of the Newberg Citizen's Alliance, he is concerned with the parking and line of sight on Meridian Street. He is in support of a fence along his property.

Commissioner Bliss said there is a condition imposed by engineering and state law that any drainage across Mr. Shepherd's property cannot be stopped by a development downstream and a drain will be constructed to intercept and pull water away from the property line, per city code. There is a provision in the conditions for an annual report to the city and staff which will follow up on concerns. There is also code that requires mitigation during construction to alleviate dust. In regard to line of sight, the vision clearance triangle required at the entrance will allow adequate line of sight based on 25 mph traffic.

Mr. Robert Soppe raised the issue of historic compatibility requirements for new construction in terms of size, scale and material of the structure. He questioned if the requirements are met, particularly with building number two. The privacy screens on the new structures seem to be very distinctive and not compatible, as is the contrasting color scheme. There are some windows that are horizontal, making the windows stand out as different. It appears along the periphery of building two the only entrances are on the lower story and there are no staircases. If this is the case, the entrances for those units are on the inside in the courtyard, which violates the principle of parking spaces being near the front doors. Headlights striking adjacent properties, especially when traveling over speed bumps, can be a concern. He thanked Commissioner Wall for his service on the planning commission and said his presence will be missed.

Rebuttal

TIME – 9:10 PM

Mr. Brian Sweeney addressed comments regarding construction. The expectation of the construction company is to give the neighbors a 24-hour access number and discuss with the neighbors the various methods for keeping dirt off streets and dust off the neighbors, and encouraged feedback on the specific needs of the neighbors.

Mr. James Walker said regarding the wood screening element being compatible with the historic house, the home is only one thing they are relating to on the site, the other is the wooded nature of the site and the kind of light that goes through the trees when looking through the canopy. With relation to the repetitive nature of the windows, there are many vertical windows the same size, as well as horizontal windows that are not historic. Many have been changed over the years. They met with consultants early in the process in regard to compatibility and embracing the new structures around the historic home. Parking standards have been met and traffic recommendations have been followed. Mr. Walker explained the floor plan of building two in regard to entrance locations and primary parking spaces.

Mr. Tom Sisul addressed the drainage issues. He viewed the area from the fence to the sidewalk as saturated when he visited Mr. Shepherd's property last month. He would like to take the stormwater from that area and connect it directly to the outlet line. Mr. Sisul will discuss it with public works. He understands the concerns brought forward.

Chair Barnes closed the public testimony at 9:19 PM.

Ms. Jessica Nunley said the 2012 current bike route is on Meridian Street from Fulton Street. The 2013 route to be installed in the spring will include the rest of Meridian Street north to Crestview Drive. Ms. Nunley said she met with Mr. Martin and Mr. McDonough a few days prior and told them she will take the concerns of no parking zones at entrances to the multi-family developments on Meridian Street to the traffic safety commission for their consideration.

Chair Barnes called a seven-minute break.

The meeting reconvened at 9:30 PM.

MOTION #2: Philip Smith/Gary Bliss to adopt Order No. 2012-07 approving the requested project, with the findings in Exhibit "A" and the conditions of approval in Exhibit "B" and an additional condition for adequate screening to alleviate vehicular light intrusion on neighbors in the southwest corner of the project. Motion carried (5 Yes/0 No/2 Absent [Edwards, Stuhr]).

VI. ITEMS FROM STAFF:

TIME – 9: 48 PM

1. Update on Council items.

Mr. Brierley reported the south industrial urban growth boundary amendment went before the county commissioners and they asked the city to adopt the new County population forecast and recommended the city divide the proposal into two applications instead of one at a city council meeting in January, 2013.

The city council will consider the new planning commission appointments at their next meeting. The two planning commissioners are Mr. Gary Bliss and Mr. Jason Dale. Thomas Barnes will be appointed to the Newberg Urban Area Management Commission (NUAMC) and planning commission will need to appoint a NUAMC alternate.

2. Other reports, letters, or correspondence.

Mr. Barton Brierley appreciates Commissioner Lon Wall's service on the planning commission for the past several years.

3. The next Planning Commission Meeting is scheduled for Thursday, January 10, 2013.

The consensus of the planning commission was to hold their social gathering before the next scheduled meeting on January 10, 2013, at 6:15 PM.

VII. ITEMS FROM COMMISSIONERS

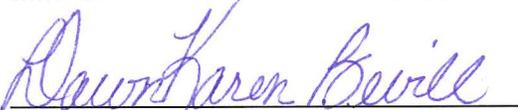
Commissioner Philip Smith referred to the letter from Mr. Ian McDonough from Spaulding Oaks, in regard to whether the public should be allowed more time to comment on the entire planning process, including the staff report, and asked Mr. Terry Mahr, City Attorney, if that is possible. Mr. Mahr replied the planning commission and staff bases their decisions on all the evidence, including public testimony. Staff has changed their recommendation in the past after hearing public testimony and evidence. He is unsure as to how that process could be changed.

VIII. ADJOURN

Chair Barnes adjourned the meeting at 10:00 PM

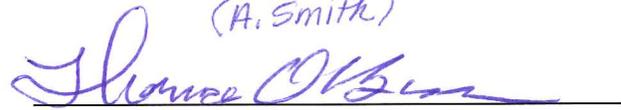
Approved by the Planning Commission on this 10th day of January, 2013.

AYES: 5 NO: 2



Planning Recording Secretary

ABSENT: 2 (Stuhr)
(A. Smith) ABSTAIN: 2



Planning Commission Chair