



**NEWBERG AFFORDABLE HOUSING
AD HOC COMMITTEE**

Thursday, April 2, 2009

7 p.m. to 9 p.m.

Newberg City Hall

Permit Center Conference Room

414 E. First Street, Newberg, OR

I. OPEN MEETING: Chair Smith opened the meeting at 7:00 p.m.

II. ROLL CALL:

Present:	Philip Smith	Denise Bacon	Joel Perez
	Charles Harris	Kevin Winbush	
	Mike Gougler	Bob Ficker	
	Bob Ficker	Rick Rogers	

Absent: Dennis Russell Mike Willcuts

Staff Present: David Beam, Economic Development Coordinator/Planner
Barton Brierley, Planning Director
Crystal Dawn Kelley, Recording Secretary

Others Present Ian McLeod

III. MEETING MINUTES:

MOTION #1 Mike Gougler moved to approve the February 19, 2009, March 5, 2009, and March 19, 2009 meeting minutes. **2nd** by **Rick Rogers**. Motion passed by voice vote.

IV. MAXIMUM LOT SIZES/MINIMUM DENSITIES:

Chair Smith opened the discussion on maximum lot sizes and minimum densities. He stated that in certain areas of the city we should have minimum densities as a policy matter for the City. He recommended the committee bring to the City Council a proposal for minimum densities. Chair asked that the committee have a good general discussion on this issue first before any motion is made.

David Beam referred to the memorandum dated March 26th which was intended to provide a framework for the discussion. He explained the memo and state that he intent of using maximum lot sizes will lead us closer to reaching our target densities.

Chair Smith questioned the maximum lot size of 2500 sq. feet in the R-3 zone, which was smaller than the minimum lot size. David Beam agreed that was an error and recommended the committee ignore that figure.

Barton Brierley explained what minimum densities should be. Charles Harris asked for an explanation from David Beam as to how he arrived at the numbers? David Beam provided the committee with his explanation.

Chair Smith asked if it is possible to get the target density of 16.5 units in R3? Barton Brierley explained the details to the committee. Mike Gougler asked why they are spending time on the R-3 zone with this issue if it does not allow single-family housing. Chair Smith agreed he should not be spending time on R-3.

Chair Smith explained the proposed numbers for R-2 minimum densities. Chair Smith asked the committee if something like this would be a good idea. He requested feedback from several members of the committee. David Beam clarified again that these numbers are just a starting point for the discussion. Mike Gougler asked if anyone is meeting the target densities. Charles Harris shared if we are planning the community growth on the figures, we should provide standards that allow those targets to be met. Rick Rogers stated we are currently not meeting the densities. Chair Smith asked why we are not meeting the densities now.

Mike Gougler again asked if anyone is meeting the target densities. Barton Brierley said that some developers are meeting them. Mike asked Barton who is meeting them. Barton Brierley thought Orchards Lair and Sunnycrest meet the density targets. Mike Gougler is hesitant to establishing maximum lot size that won't work. Mike Gougler is concerned that we could move to a one size fits all density standard that would be independent of market needs. He does not want us to put standards in place that would make it impossible to develop a variety of housing products.

Chair Smith asked Barton Brierley if that if the City is planning future growth on target densities that aren't being met with the current standards, is the City undermining its own case for growth planning? Barton Brierley replied that this may be true.

Rick Rogers that there is a good faith effort going on to work towards target densities and that this shows the City is aware of the problem. David Beam asked Mr. Brierley how we are doing in hitting our target densities in R-2. Barton Brierley answered that we are meeting about 60% of the target density for that zone. Chair Smith asked what would people in R2 do with a minimum of 3000. Mike Gougler stated he does not object to higher density developments. He reminded the committee that the market for these types of developments is low now and financing for them difficult. Chair Smith asked Mike Gougler to predict if we set a maximum lot size, will this prevent R-2 developments? Mike Gougler answered he gets concerned about setting new standards when we are not sure about its full affects on other aspects of the development.

Charles Harris asked to hear from others before a proposal is made. Chair Smith proposed that we could permit developers to over the maximum lot size on some lots, as long the entire

development's lot size average doesn't exceed the maximum lot size. Barton Brierley stated that the Committee has proposed the same concept of lot size averaging for minimum lot sizes.

Chair Smith suggested that a proposal not be voted on tonight. Staff should come up with a proposal in light of tonight's discussion and bring it to the next meeting for consideration.

Chair Smith asked if a developer could get credit towards the density determination if he proposes some public amenity (e.g. a park). The Committee thought this type of land could be taken out of the density equation. The question was raised if a provision should be made to allow a developer to exceed the maximum lot size. Chair Smith felt that this would be OK, but there should be some sort of penalty for such an action. He followed by saying that perhaps they could support affordable housing in a different way. Rick Rogers stated he does not know how they would write it into the code. David Beam suggested they could put a certain amount of money into the affordable housing trust fund.

Chair Smith asked if the City adopts a 9,500 sq. ft. maximum lot size for the R-1 zone, would a developer need to ask for a variance to exceed that standard? Barton Brierley stated yes.

Rick Rogers asked what we have to do to get smaller lots. He followed by asking how small can a lot be to put a single family home for 1200 sq. feet? Barton Brierley answered 5000 sq. ft. Rick asked how small a lot could be. Barton stated 2,600-2,700 sq feet lots. Mike Gougler stated that lot coverage standards have a big effect on minimum lot sizes.

Chair Smith suggested that staff develop a proposal on this issue in light of the discussion tonight. Barton Brierley asked if a developer could use the proposed flexible development process if they wanted to exceed the maximum lot sizes. Mike Gougler stated he does not think it will be a problem for the builders as long as they understand the guidelines.

V. FINAL REVIEW OF ACTION PLAN:

Chair Smith brought the committee's attention to the action prioritization handout. He described the prioritization process of the Committee members and the process results. He stated that he got responses from seven out of 10.

Chair Smith asked about #5 stating the numbers are not adding up in his mind. He asked how the numbers on the next page can be different. David Beam stated it is the way it was formulated. He explained how the numbers were tallied and that it is done on a weighted system. Chair Smith stated the rating represents the things the group has identified as most important action items for staff to work on first.

Charles Harris asked if the hand out is supposed to indicate to the City Council the sequential order to work on actions in the plan. Chair Smith suggested that when the Committee approves the action plan, it should not include a prioritization of the actions. Staff will use the prioritization list as a guide as the action plan goes to the implementation stage.

VI. HOUSING FAIR PREPARATIONS:

Chair Smith asked Ian how we are doing on preparation. Ian McLoed stated he is trying to decide what organizations need to be at the fair. He is thinking he will send a letter out to potential organizations and accept them on a first-come, first-served basis. He requested the committee share their thoughts.

Charles Harris asked the location of the event and it was made clear that it will be at the George Fox University (GFU) gym. Chair Smith stated he thought the idea of limiting the categories of vendors is a good one. He stated he would like to see a fair with balanced offerings. David Beam proposed to have an organizational meeting for the fair. He asked for other volunteers from the committee to take part. Denise Bacon stated she could help. She pointed out that she has some experience in this type of activity. Chair Smith shared that the City should be able to provide for fliers and publicity needs. He stated he will make sure the right people know they are coming. Joel Perez provided another contact that will also need to be informed. Mike Gougler asked if there was a prerequisite for educating/counseling residents on housing issues for Habitat for Humanity participants. Rick Rogers stated they do counseling for those accepted into the program. He went on to say that the Housing Authority of Yamhill County also offers a first time buyer program. Charles Harris stated YCAP also provides aide in this area. Chair Smith stated they need to try to get YCAP here for the event.

VII. OTHER BUSINESS:

David Beam shared that federal affordable housing rehab money given to the City many years ago has been put into the City's Economic Development Revolving Loan Fund (EDRLF). Recently, that money was used to help buy the land where the FUFIL project was built on Springbrook Road. He stated he thinks there is about \$600,000 available for loan in the EDRLF at this time for small business loans.

Barton Brierley provided a new hand out regarding the potential effect of each action in the plan, if implemented. He explained that it is a work in progress and admitted that much projected results are just his best guess. Chair Smith stated that Barton Brierley would try to make reasonable assumptions. Barton Brierley stated he is working on it but he is not real secure with the numbers yet. He would get back to the Committee at a later date with a more refined, finished product.

Chair Smith stated he hoped that the Committee could on the final proposed action plan at the next meeting and then present it to the City Council in May. David Beam referred the Committee to the draft handout with all the strategies and actions. He stated he is hoping that it is now 95-100% correct and should cover all the work they have done so far. He expected have a complete draft of the entire action plan to the committee by the next meeting for their review. He stated that his goal tonight was to have the Committee approve the strategies/action part on the Plan. Chair Smith stated the pieces will have been voted on one at a time. Joel Perez asked what the target date is to complete the Plan. Chair Smith stated the Committee previously discussed that it would be best to first have a work session with the City Council. The

committee discussed the date and time to meet with the City Council for a work session. The date was agreed upon for April 20th for the work session. Chair Smith reminded the group they should plan on spending the 20th with City Council at 7:00 pm. He stated the workshop may start earlier. Charles shared his concern that there is only one more Committee meeting before they meet with the City Council. Chair Smith reminded the committee he is not asking for a vote on the entire plan tonight, but is asking the committee to take one more look at the draft and prepare to make the vote at the next meeting. Chair Smith asked if they would prefer to meet in May with the Council instead which will allow more time for the committee to talk through the draft. Barton Brierley stated that he was planning to have the work session with Council at the May 4 meeting.

David Beam brought attention to the group to page 11 of the proposal draft plan handout. He wanted to discuss the other standards affected by the proposed reduction in minimum lot sizes. Barton stated that the current minimum lot width of 50 feet will need to be reduced. Also, he stated that the code does not do a very good job of saying why we have lot coverage standards. Mike Gougler stated that historically the standard was used to deal with rain runoff. Now, most rain runoff is dealt with through sub surface storm drains. Barton concluded the purpose of the standard today is more to ensure that there is livable outdoor living space on the lot. Chair Smith asked what Barton would recommend for a narrower width. Barton stated 30 feet. Chair Smith stated you may be restricting the house size with such a standard and lot coverage should be increased to He asked Barton if he is stating they do not need to increase lot coverage in R-2 to 40%. Barton stated that through the current lot coverage standard, you are preventing the building of larger homes. Mike Gougler stated you are restricting the kind of housing, but not effecting affordability. Charles Harris recommends changes to the minimum lots sizes. Chair Smith is now in favor of making lot coverage of 50% on R-2 and R-3. It was pointed out that lot coverage in R-3 is already 50%. Mike Gougler also recommended they allow for increased lot coverage. Chair Smith stated that in terms of the goal of achieving affordable housing, we are moving in the right direction. He stated he can go for 50% for R-2. Rick clarified what 50% would look like in regards to the lot size. Chair Smith stated that a decision needs to be made.

Mike Gougler shared his thoughts in regards to page 13 of the draft plan handout. Mike Gougler proposed a change to the maximum size of the ADU. Chair Smith asked Barton if there are many units that are under 1,000 sq. feet. Barton replied there are some. Mike Gougler stated that as a general rule, it is normally not new construction but older homes that apply for ADUs. Chair Smith recommended an incremental change be made.

Motion #2

Chair Smith motioned to recommend a reduction of the lot width standard in residential zones to 30 feet width and allow lots these lots to exceed the lot width/depth ratio. Also, allow an increase of the lot coverage standard in the R-2 and R-P zone to 50% maximum coverage. Second by Mike Gougler. Motion approved unanimously.

Motion #3

Mike Gougler moved to modify maximum size of the ADU from 800 to 1000 sq. feet. Second by Joel Perez. Motion approved unanimously.

The goal for next meeting is review/approve draft plan and prepare for meeting with City Council on May 4th

Next meeting is scheduled for April 16th, 2009

VIII. ADJOURN: Chair Smith adjourned the meeting at 8:57 p.m.

Approved by the Ad Hoc Committee this 16th day April 2009.

AYES: 8

NO: 0

ABSTAIN: 0
(list names)

ABSENT: 2 Smith & Harris



Ad Hoc Committee Recording Secretary

 2/16/10

Ad Hoc Committee Chair Date