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**City of Newberg
City Council
May 17, 2021**

Meeting held electronically due to COVID-19 pandemic

WORK SESSION – Meeting called to order at 6:00 p.m.

Councilors Present: Mayor Rick Rogers, Councilors: Denise Bacon, Stephanie Findley, Bryce Coefield, Elise Yarnell Hollamon, Julia Martinez Plancarte and Mike McBride.

Staff Present: City Manager Dan Weinheimer, City Attorney James Walker, City Recorder Sue Ryan,

PRESENTATIONS:

Portland General Electric – Resiliency and Emergency Planning:

PGE President and CEO Maria Pope discussed the increasing threats to resiliency and how strong, collaborative partnerships were key.

Senior Director of Transmission and Distribution Operations Tom Yost explained the impacts of the recent 40 year ice event and the restoration effort. He then discussed what they learned from the storm to strengthen resiliency.

Manager of Business Continuity and Emergency Management Jay Jewess reviewed the emerging threats that added to the complexity and how they were preparing for them. These included earthquake preparedness and response and wildfire prevention and response.

There was discussion on: Sustainability, Ransomware and Cybersecurity, reducing carbon emissions, automation/new technology and jobs, and disaster prevention.

Tualatin Valley Fire & Rescue [TVF&R] District State of the District:

Chief Kenny Frentess presented the annual State of the District including COVID-19 response, community support, vaccination effort, and wildfires. They had received 2,704 calls for service in Newberg. He discussed the new logistics service center, opening Fire Station 54, employee recruitment, burn restriction online tool, and upcoming bond measure in November 2021.

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BUSINESS SESSION:

Councilors Present: Mayor Rick Rogers, Councilors: Denise Bacon, Elise Yarnell Hollamon, Stephanie Findley, Bryce Coefield, Mike McBride and. Julia Martinez Plancarte

Staff Present: City Manager Dan Weinheimer, City Attorney James Walker, City Recorder Sue Ryan, Community Development Director Doug Rux, Planning Manager Patrick Davenport, and Associate Planner Keith Leonard.

Meeting called to order at 7:00 p.m.

PRESENTATIONS: Leslie Caldwell, Taste Newberg Director, presented the Quarter 3 report for January–March 2021. She reviewed their vision and purpose of the organization, and quarter accomplishments.

CITY MANAGER’S REPORT: City Manager Weinheimer reported on the COVID-19 vaccination rate & related city policies on masks, completion of Budget Committee process, ARPA funds guidance, RFP for strategic planning facilitation, and gas line incident by dispatch center.

PUBLIC COMMENTS: Robert Soppe, Newberg resident, submitted written testimony ahead of the meeting on Street Seating canopy safety concerns as impediments to pedestrians.

CONSENT CALENDAR

Action: To approve Resolution 2021-3743, A Resolution approving the annual evaluation of the City Manager completed on May 3, 2021.

Motion: Councilor Findley

Second: Councilor Coefield

Vote: 7 Yes 0 No

PUBLIC HEARINGS

Ordinance 2021-2875, Health Hazard Annexation on Camellia Drive:

Mayor Rogers opened the public hearing and read the hearing statement. He asked for any declarations of conflicts of interest, ex parte contacts, bias, abstentions, or objections to jurisdiction. There were none. City Attorney James Walker read the opening legal announcements.

Planning Manager Davenport presented the staff report. This was an annexation of a .41 acre parcel and 9,000 square foot segment of Camellia Drive right-of-way due to a health hazard. The zoning would change from County VLDR-1 (Very Low Density Residential – 1 Acre Minimum) to Newberg R-1 (Low Density Residential). The Planning Commission recommended approval of the request on April 8, 2021. He discussed the existing utilities, criteria for annexation, and proposed conditions of approval. Staff recommended approval.

Testimony: None

Mayor Rogers closed the public hearing.

City Attorney Walker asked the applicant if they wanted to waive the seven day period to submit final written arguments.
Attorney Jessica Cain, applicant representative, agreed to waive the seven days.
City Attorney Walker read the closing legal announcements.

Action: To waive the second reading of Ordinance 2021-2875

Motion: Councilor Findley
Second: Councilor McBride
Action: 7 Yes 0 No

Action: To approve Ordinance 2021-2875, An Ordinance approving a health hazard annexation of a 0.41 acre property, plus 9,000 square feet of area of the adjacent right-of-way, into the City of Newberg and change the zoning from Yamhill County VLDR-1 to Newberg R-1 (Low Density Residential) for property located at 700 NE Camellia Drive, Tax Lot R3207AA-00600 to be read by title only.

Motion: Councilor Findley
Second: Councilor Coefield
Action: 7 Yes 0 No

Ordinance 2021-2879, Vertical Housing Development Zone:

Mayor Rogers opened the public hearing and asked for any declarations of conflicts of interest or abstentions. There were none.

Associate Planner Leonard entered the staff report into the record. He explained how the Newberg Downtown Improvement Plan recommended establishing a Vertical Housing Development Zone (VHDZ) to encourage and incentivize mixed use developments within the downtown. He described what a VHDZ was, support for developing a VHDZ program, property tax abatement options available for market rate housing units, property tax abatement options available for affordable housing units, proposed VHDZ boundary, potential development opportunity sites, displacement analysis, Union Block model and assumptions, two and three story models, four and five story models, all taxing districts abatement for years 1-10, taxing districts opt-in/opt-out results, and findings in support of the zone. Staff recommended approval.

Public Testimony: None

Mayor Rogers closed the public hearing.

Discussion on Ordinance: Mayor Rogers asked how successful had this zone been in other communities. AP Leonard gave some examples of successes in the Portland Metro area. Newberg would be the first city in Yamhill County to have this program.

Councilor McBride asked about the project on 2nd Street. CDD Rux said that developer chose to move forward without any incentives. However, the City had changed the regulations so the building could be built. As constructed, that building would not qualify for this program.

The Construction Excise Tax and Urban Renewal District were other programs to help with these types of projects.

Action: To waive the second reading of Ordinance 2021-2879

Motion: Councilor Findley

Second: Councilor Bacon

Vote: 7 Yes 0 No

Action: To approve Ordinance 2021-2879, An Ordinance establishing a Vertical Housing Development Zone and creating Chapter 3.50 in the Newberg Municipal Code.

Motion: Councilor Findley

Second: Councilor Martinez Plancarte

Vote: 7 Yes 0 No

NEW BUSINESS Direction on Urban Growth Boundary [UGB]:

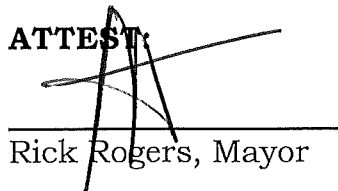
CDD Rux said the Housing Needs Analysis, Economic Opportunities Analysis, and Public/Semi-Public Land Needs Analysis had all been completed. These documents showed a surplus of low density residential land, deficiency in all other residential land, surplus of commercial land, and deficiency in industrial land. He explained barriers to expanding the UGB, and the process.

The Council discussed: Consultants and process, regional coordination on plans and what other cities were doing especially Dundee, infrastructure, and upzoning.

COUNCIL BUSINESS: LOC Webinar on new legislation regarding homelessness.

Meeting adjourned at 8:43 p.m.

ATTEST:


Rick Rogers, Mayor


Sue Ryan, City Recorder