
**City of Newberg
City Council
July 19, 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, Elise Yarnell Hollamon, Stephanie Findley, Julia Martinez Plancarte, and Mike McBride.

Absent: Bryce Coefield

Staff Present: Assistant City Manager Kezia Wanner, City Attorney James Walker, City Recorder Sue Ryan, and Police Captain Cameron Ferguson.

PRESENTATIONS:

Mid Willamette Valley Council of Governments:

Scott Dadson, new MWVCOG Director, introduced himself. He discussed the history and structure of the COG, the programs and services they provided, and future challenges/ initiatives.

There was discussion regarding the services provided for a UGB expansion, services provided to School Districts, and makeup of the Board.

Fireworks Ban Discussion:

City Attorney Walker gave an update on the fireworks ban. The Council met in an emergency meeting on July 2 and passed a fireworks ban and declared a state of emergency in response to the high temperatures and dry conditions. The ban and declaration were ratified on July 6 by resolution. Police responded to calls about fireworks, but no citations were issued. The declaration was set to expire on August 1 and the ban to expire today. He asked how to proceed. Tualatin Valley Fire & Rescue District Chief Kennedy said there were no firework related fires in Newberg or the surrounding area. He thought the ban was successful. Police Captain Ferguson said calls were greatly reduced from previous years. Of the complaints they responded to, no one was aware of the ban and complied when asked to stop.

There was discussion on extending the state of emergency, excluding the Old Fashioned Festival fireworks done by a professional, and adding this to the Business Session agenda under New Business.

BUSINESS SESSION:

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

Absent: Bryce Coefield

Staff Present: Assistant City Manager Kezia Wanner, City Attorney James Walker, City Recorder Sue Ryan, City Engineer Kaaren Hofmann, Community Development Director Doug Rux

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

PRESENTATIONS:

Polly Peterson and Molly Olson, Newberg Downtown Coalition, presented a final report on the Downtown Enhancement – Community Support Grant. They discussed how downtown businesses had been helped through the pandemic. It was a critical time, and the grant allowed the Coalition to continue to exist. The three goals of the Coalition were: helping develop the Urban Renewal plan and building strong support for it, driving the economic development of Newberg through the Newberg Economic Development Strategy (NEDS) committee, and developing a diverse downtown business inventory. Other work included a parking study, and helping businesses survive during COVID-19.

Josh Duder, Chehalem Valley Chamber of Commerce, presented their Quarter 4 Visitor Center Report showing an uptick in visitors. He had submitted his resignation as interim director to give the Chamber a chance for a fresh start with a new director.

CITY MANAGER REPORT:

Assistant City Manager Wanner reported on library hours and events, Community Development activities, Human Resource recruitments, hiring a new Finance Manager, and Public Works activities. Mayor Rogers discussed the gas leak at Crestview Crossing and feedback from the community.

CONSENT CALENDAR

Action: To approve Resolution 2021-3758, A Resolution authorizing the purchase of property designated as Tax Lot 3229-2100 from WestRock Northwest, LLC and authorizing the City Manager to execute documents to complete the purchase.

Motion: Councilor Findley

Second: Councilor Bacon

Vote: 6 Yes 0 No 1 Absent [Coefield]

NEW BUSINESS DCA amendment initiation:

Community Development Director Rux said this was a request to initiate an amendment to the Development Code related to HB 2306.

Action: To approve Resolution 2021-3755, A Resolution initiating an amendment to the Newberg Municipal Code, Title 15 Development Code, 15.050 Definitions and 15.235 Land Divisions related to HB 2306 (2019) Substantial Completion

Motion: Councilor Bacon
Second: Councilor Martinez Plancarte
Abstain: Councilor Yarnell Hollamon
Vote: 5 Yes 0 No 1 Absent [Coefield]

Housing Strategy:

CDD Rux presented the June 2021 Housing Needs Analysis. He discussed past actions on the HNA, what had changed since February 2021, modification to capacity numbers, and re-accepting the Newberg Housing Strategy.

Action: To approve Resolution 2021-3752, A Resolution accepting the 2021 Newberg Housing Needs Analysis and 2021 Newberg Housing Strategy Reports (revised for HB 2001)

Motion: Councilor Findley
Second: Councilor Bacon
Vote: 6 Yes 0 No 1 Absent [Coefield]

Urban Growth Boundary Expansion:

CDD Rux presented on the Urban Growth Boundary expansion process. He showed inventory maps of the City, maps of the study areas, and vacant/redevelopment areas. He reviewed the Council's and Planning Commission's discussion and feedback on the expansion and efficiency measures.

There was discussion on:

- Land near hospital/bypass that could possibly be industrial
- Future health services node area anchored by Providence
- Efficiency measures to consider
- Affordable housing
- Evaluating and establishing minimum density standards
- Increasing structure height
- Using church land for residential use
- Efficiency Dwelling Units
- Cottage clusters
- Height adjacent to residential vs. commercial/downtown
- Need for studio apartments
- Options for short term rental regulations
- Road standards

Action: To direct staff to initiate the process to amend the Urban Growth Boundary and to prepare Comprehensive Plan and Development Code amendments to adopt the Housing Needs Analysis, Economic

Opportunities Analysis, and Public-Semi Public Land Needs Analysis.

Motion: Councilor Yarnell Hollamon
Second: Councilor Bacon
Vote: 6 Yes 0 No 1 Absent [Coefield]

Fireworks Ban:

There was discussion on what date to extend the ban and state of emergency.

Action: To extend the fireworks ban and state of emergency until November 1 with the exception of professional fireworks display.

Motion: Councilor Yarnell Hollamon
Second: Councilor Martinez Plancarte
Vote: 5 Yes 1 No [McBride] 1 Absent [Coefield]

EXECUTIVE SESSION ON Performance of a Public Official ORS 192.660 (2)(i)

Start: 8:18 p.m.

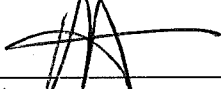
Stop: 8:35 p.m.

Councilors Present: Mayor Rick Rogers, Council President Stephanie Findley

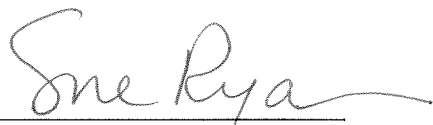
Staff Present: City Municipal Judge Larry Blake, Jr.

Meeting adjourned at 8:35 p.m.

ATTEST:



Rick Rogers, Mayor



Sue Ryan, City Recorder