

**JOINT CITY COUNCIL AND PLANNING COMMISSION  
MEETING MINUTES  
July 21, 2005 at 7:00 p.m.  
Newberg Public Safety Building  
401 E. Third Street**

*TO BE APPROVED AT THE AUGUST 11, 2005 PLANNING COMMISSION MEETING*

**I. Opening:**

Mayor Stewart opened the meeting at 7:02 pm.

**II. ROLL CALL:**

CITY COUNCIL:	Bob Stewart, Mayor Roger Currier Robert Soppe	Bob Andrews Donna Nelson	Mike Boyes Mike McBride, arrived late
PLANNING COMMISSION:	Chair Smith Louis Larson Nick Tri	Daniel Foster, arrived late Devorah Overbay, arrived late	Matson Haug Cathy Stuhr
AD HOC COMMITTEE:	Sam Farmer, Chair John Bridges Rick Rogers	Cathy Stuhr, Vice Chair Sonja Haugen, arrived late	Calvin Beralas Barry Horn

Joyce Vergets, absent Mike Willcuts, absent

Staff Present:

Jim Bennet, City Manager  
Barton Brierley, Planning and Building Director  
Elaine Taylor, Associate Planner  
Terry Mahr, City Attorney  
David King, Recording Secretary

**III. REPORT BY AD HOC COMMITTEE:**

**Chair Farmer** expressed his appreciation for the opportunity to serve on the Committee and for the dedicated committee members. He also praised the work of city planning department staff, as well as some members of the community that came faithfully to the meetings.

Chair Farmer reviewed the Committee's assignment from City Council. He explained that the Committee's work involved more than drawing a couple of circles on the city map, and stressed the complexity that went into the report. The Committee started its work with the Chahalem Future Focus reports from a few years ago and the existing City Comprehensive Plan policies. It also held open houses to get community input. Other components included community input, vision and need; population forecasts; housing needs based on demographics and the population forecast; commercial and industrial land needs; institutional land needs;

buildable land inventory; and evaluation of various study areas where the City might be able to grow. Finally, the report was drafted and went through various revisions, and the Executive Summary was condensed into a seven page handout available at the meeting. This is a smaller part of a larger 90+ page report.

Cathy Stuhr presented a Power Point summary of the Committee's findings and recommendations (see hand-out, attached).

## **A. Key Assumptions and Input Parameters**

Key assumptions and input parameters include the amount and type of population growth, preferred densities, and how the

- Commercial land need is based on a medium population growth forecast and a high employment growth forecast. There is no desire, however, for a large regional shopping center.
- Industrial land need is based on high employment growth, and a need to accommodate large industrial users..
- Residential land need is based on future population expectations for Newberg. The committee used the figure of 38,352 by 2025, requiring 6,704 housing units. And by 2040 the population growth could be at 54,097 requiring another 6,420 housing units.

With these figures in hand, the Committee considered housing density in units per acre. The committee is proposing a planned density of 4.4 units/acre in single family areas, 9 units/acre in medium density multi-family areas, and 16.5 units/acre in high density multi-family areas, for an overall average density of 8.3 units/acre. This compares with the present overall average density of 6.8 units/acre. Applying the planned density to the need for each housing type gives an estimate of the acres of land that will be needed as the population grows.

The supply of buildable land was then studied. The land available was adjusted to subtract land needed for the Bypass, account for serviceability issues, allow for proposed zoning changes, and adjust for lands that have recently been developed. The Committee used these assumptions and inputs, as well as the values, vision and policy statements, in answering the City Council's three questions.

## **B. Recommendations**

### **1. How Should the City Plan for Future Land Use Needs?**

The overall recommendation is "a reasonable and well-planned level of growth that encourages community excellence and preserves our uniqueness." On a residential level, the recommendation is for a variety of residential housing, and encouraging development to occur as much as possible within the current UGB. In the future the UGB will need to be expanded.

For commercial land use need, the committee recommendation is to expand the downtown core area, avoid a regional shopping center, and consider building a commercial area across from the new hospital, as well as at north Springbrook and the railroad crossing.

Key industrial recommendations include maintaining a supply of appropriately sized industrial parcels, including some large parcels, and expanding the industrial area along Hwy 219 south of Wynooski and the proposed Bypass interchange.

For institutional planning, the committee recommendation is to provide land for schools close to the residential areas, and provide for parks throughout Newberg and surrounding areas for easy accessibility..

## **2. Should the City change the UGB and URA?**

The Committee recommends an expanded UGB to make up for a current shortage of 429 acres (reference Table ES-1 in the Executive Summary).

(At this point in the presentation the projector quit working, and Mayor Stewart allowed for a five minute recess).

**Vice Chair Stuhr**, again referencing Table ES-1, said that the apparent current deficit in institutional land would presumably be made up by the surplus of residential land, since often institutional land (parks, schools, churches) is acquired from the residential supply.

Next in the presentation was a map showing the expanded UGB. Vice Chair Stuhr made a distinct point that a large scale transportation plan would be needed on the east side of town, since Corral Creek and Fernwood Roads could not currently handle an increased traffic load.

Table ES-2 was presented to show the acreage needed for 2040. This was followed by another map that presented visually the UGB and URA expansion recommendations. The expansion plans kept the future Bypass in mind.

## **3. Should the City change the comprehensive plan and zoning in the UGB?**

The committee recommends plan and zone changes. Vice Chair Stuhr used a laser pointer to point out proposed zone changes on the color Recommendation Map (ES-1, page 8 of the report).

The presentation went back to Chair Farmer to discuss “Next Steps”. The Committee recommended that the City Council hold hearings to consider adopting the Committee’s proposed population projections and comprehensive plan policies; hold neighborhood meetings followed by hearing to consider adopting the Committee’s recommended zoning changes; hold neighborhood meetings on recommended additions to the UGB to define specific boundaries, followed by a hearings process to create a new UGB, and similar process to create a new Urban Reserve area; consider amending the development code to implement the Committee’s recommendations, including those dealing with quality of life and preferred density; hold hearings to consider industrial code amendments to assure that land suitable for industry (including large lots) is available for that purpose; consider incentives to encourage affordable housing in R-2 and R-3.

Chair Farmer opened up the floor for questions.

## **Questions/Answers**

**Roger Currier** asked for a typo clarification on p. 3. He then questioned the figures in Table ES-3. Vice Chair Stuhr pointed out that the chart states 5.8 units/acre for medium density, even though a range of figures was mentioned during the presentation. Mr. Currier also brought up a concern about building by the proposed Bypass, and whether that includes so much development that then it becomes so crowded that it

defeats the purpose of the Bypass. Chair Farmer said that the Committee believes that Newberg has to grow in that direction so hopefully it can be done correctly.

**Bob Andrews** asked for clarity about the mixing of industry and residential. He also asked from page 4 about the rationalization for expanding land usage west of the airport. The presence of a creek inhibits certain further industrial development in the area because of the creek.

**Donna Nelson** asked if high density is capped at three story structures by the airport. Flight standards require a limited height. Three story buildings allow for outdoor parking, and many citizens expressed they were not in favor of this aspect to growth.

**Robert Soppe** asked if the Executive Summary presented at tonight's meeting was the same as what is in the three-ring binder received a week ago. Elaine Taylor said that they are pretty much the same, with a memo on the inside cover of the binder explaining the differences.

**Mr. Soppe** also asked why the committee chose the medium population projection. **John Bridges** tried to explain succinctly that of the two projection models considered, the Committee felt that the cohort component model was the most appropriate for Newberg, as well as very defensible for future discussions with appropriate agencies.

**Mr. Soppe** then asked for an explanation for the lot size averaging that is used within the report. His concern was how a developer will use the ability in the future. Barton Brierly explained how topography of a subdivision, for example, might require a smaller lot due to the land, but the developer will then have to develop a larger lot somewhere else in the development for a certain average.

**Mr. Soppe** then brought up a point from page 12 in the three-ring binder. He was concerned why the last bullet point discussed moving away from industrial usage. Elaine Taylor cautioned him about the exact wording, and encouraged him to look at the overall scope of the report. Cathy Stuhr added that it is important to remember that the definition of industrial includes a broad spectrum of uses. Mrs. Haugen pointed out that a company like ADEC wouldn't even locate in Newberg today. It would rather locate closer to interstate highways.

**Matt Haug** was concerned that it was too early to eliminate architecture features, especially if there is a will of the people to keep a very livable feature of Newberg. He mentioned the tree ordinance will come with a cost, and livability will require a cost. John Bridges mentioned that underground parking was not favored by the community input received by the committee. Mr. Haug asked that underground parking not be ruled out if in fact it would help livability.

**Louis Larson** asked about the recommendation of not including a regional shopping center. A shopping center like Bridgeport would be a real plus for Newberg. Sam Farmer responded that regional shopping centers require at least 30 acres (i.e., Washington Square). The responses from community input was almost always negative for large shopping centers. The committee therefore would like to encourage smaller shopping areas around town.

**Mr. Larson** also asked about up-zoning, going from R-1 to R-3, for example. He stated that a essence of planning is letting purchasers of land know that the community around their purchase will not change. He

points out that residents are never please when up-zoning takes place. He is concerned that public confidence will be eroded if this is allowed to take place.

**Donna Nelson** observed that many people that she has visited with want to keep the small town feel to Newberg. She believes that this represents most of the citizens, but that the committee admittedly did not hear from everyone.

**Mike McBride** asked about how many people are figured to live in each house. The answer given him was 2.76 people per house. He also asked about the definition for affordable housing. **Rick Rogers** said that it should be around 30% of income. He then asked how long the hearing process could take. **Barton Brierly** thought that it could be done in about two years.

**Devorah Overbay** asked what was meant by "positive incentives." **Cathy Stuhr** responded that lot-size averaging was one example. She also wanted to know what was meant by the "Sherwood problem." It was explained as very quick growth with disconnected developments. It was pointed out by **Mayor Stewart** that Newberg wants to remain a whole community, very connected, and not divided by the Bypass. Chair Farmer added that the market will dictate some of what happens, but the City Council and Planning Commission need to consider the committee's recommendations and work with what the future market dictates.

**Mrs. Overbay** also questioned what prompted the institutional recommendations, especially in regards to schools. She believes that connectivity for a town is having a school in close walking distance. Roger Currier pointed out that City Council and the School Board have consistently tried to work together.

**Bob Andrews** motioned to accept the Ad Hoc Committee report. Donna Nelson seconded, and the council voted unanimously to accept.

#### IV. AD HOC COMMITTEE APPRECIATION:

**Mayor Stewart** thanked the Committee for their hard work and the presented them each member with a certificate of appreciation and an engraved pair of binoculars.

#### V. ADJOURN:

**Mayor Stewart** adjourned the meeting at 9:07 PM.

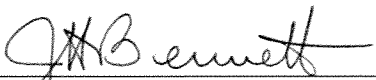
Approved by the Planning Commission this 11 day of AUGUST, 2005.

AYES: 5 NO: 0 ABSENT: Foster ABSTAIN: 0  
(List Name) Haug (List Name)


  
Planning Recording Secretary

DAVID B. KING, JR 11 AUG 05  
Print Name Date

**ADOPTED** by the Newberg City Council this 6<sup>th</sup> day of September, 2005.

  
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James H. Bennett, City Recorder

**ATTEST** by the Mayor this 8<sup>th</sup> day of September, 2005.

  
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Bob Stewart, Mayor