

## PLANNING COMMISSION MINUTES

May 8, 2008

7:00 p.m. Regular Meeting  
Newberg Public Safety Building  
401 E. Third Street

*TO BE APPROVED AT THE JUNE 12, 2008 PLANNING COMMISSION MEETING*

### I. ROLL CALL

Present: Thomas Barnes                      Derek Duff                      Matson Haug  
Philip Smith                      Nick Tri                      Lon Wall (Acting Chair)  
TeAnna Rice (Student Planning Commissioner)

Absent: Cathy Stuhr (Chair) (excused)

Staff Present: Barton Brierley, Planning and Building Director  
David Beam, Economic Development Coordinator/Planner  
Jessica Nunley, Assistant Planner  
Jennifer L. Nelson, Recording Secretary

Others Present: Andrew Tull, Joyce Howell, Rick Rogers, Elise Hui

### II. OPEN MEETING

Acting Chair Lon Wall called the meeting to order at 7:00 PM.

Norma Alley swore in new commissioner **Mr. Derek Duff**.

### III. CONSENT CALENDAR

1. Approval of minutes from April 10, 2008 regular meeting.

**Motion #1: Tri/Haug** to approve the Consent Calendar including the Minutes from April 10, 2008. (6 Yes/0 No/1 Absent [Stuhr]) Motion carried.

### IV. COMMUNICATIONS FROM THE FLOOR

Five citizens were present at the beginning of the meeting and they were offered the chance to speak on any issues not contained on the agenda. No additional items were brought forth.

### V. QUASI-JUDICIAL PUBLIC HEARINGS

1. **APPLICANT:** Douglas Cushing  
**REQUEST:** Annexation of 7.67 acres with zone change from County AF-10 to City R-1  
**LOCATION:** 3805 Terrace Drive

**TAX LOT:** 3207-00500  
**FILE NO.:** ANX-08-005  
**CRITERIA:** NDC § 151.262

**RESOLUTION NO.:** 2008-250

**Acting Chair Lon Wall** called for any abstentions, biases, conflicts of interests, or ex parte contact.

**Commissioner Derek Duff** mentioned a potential conflict of interest because he resides in this location and received notice of the annexation. He has no strong opinion on the issue either way and plans to participate.

**Acting Chair Wall** made required statements for quasi-judicial hearings.

**Staff Report:**

**Ms. Jessica Nunley, Assistant Planner**, presented the staff report and recommended adoption (please see official record for full report).

**Public testimony opened.**

**Proponents:**

**Ms. Joyce Howell** approached the commission as one of the executors of her mother's estate and offered her appreciation for the process and asked that the commissioners support the annexation.

**Mr. Andrew Tull, WRG Design**, represented the trustees of estate. He commended the staff report and stated he was available for questions if necessary. He asked for support in the bid for annexation of this property.

**Commissioner Phillip Smith** asked if there was a conceptual plan already in progress for the long-range use and development of the land.

**Mr. Tull** replied there was nothing formal, just a logical extension of existing roadway patterns.

**Closed public testimony.**

**Ms. Nunley** recommended the commission approve the resolution to recommend City Council approval.

**Deliberations:**

**Motion #2: Haug/Tri** to adopt **Resolution No. 2008-250** recommending City Council approval of the annexation of a 7.67 acre parcel with a zone change from County AF-10 to City R-1 located at 3805 Terrace Drive (Tax Lot: 3207-00500).

**Commissioner Smith** mentioned keeping in mind the official goal to encourage affordability in housing and noted he had questions for a later time in the process.

**Acting Chair Wall** agreed about the need for increased density and that the annexation falls within the projections of the plans for the City.

**Mr. Barton Brierley, Planning and Building Director**, replied this does fall into the City's projection for this area. Development over the last year and a half and the effects of the economy have created a higher inventory of property to develop.

**Commission Matson Haug** mentioned the sewer and water utility map and how it showed services being provided to some of the close-by parcels in the County and noted he would like to see a lot of that land come under the umbrella of the City jurisdiction since we are currently providing them with utility services.

**Commissioner Thomas Barnes** questioned the possibility of this being on the ballot for November and if grandfathering would occur for affordable housing requirements.

**Mr. Brierley** replied that based on the schedule there would not be any affordable housing requirements for annexation but there could be based on the development. It depends on how the policies are adopted.

<p><b>Vote #2:</b> To approve <b>Resolution No. 2008-250</b> recommending City Council approval. (6 yes/0 No/1 Absent [Stuhr]) Motion carried.</p>
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**Mr. Brierley** stated the hearing would be held on June 16, 2008 for City Council recommendation.

**Public hearing closed.**

#### **VI. WORKSHOP: Housing for Working Families - Residential Design Standards**

**Mr. David Beam, Economic Development Coordinator/Planner**, presented the staff report on the first of three main components to encourage affordable housing for working families, focusing on the residential design standards. The decisions tonight are only to decide whether to include the design standards; point values for each would be decided later.

**Commissioner Haug** asked for clarification for how a developer will accumulate and use the points.

**David Beam** replied that a certain amount of design points would be required to be met when a developer utilizes the proposed flexible development standards. It's a "give and take process". The developer gets cost savings though the flexible development standards, while the City gets closer to its target densities and housing with more livability.

**Commissioner Smith** suggested limiting how many points can be accumulated by a single design standard and then applied to the required total design points.

The Commission reviewed each residential design standard included on Attachment 1 to determine if the standard should be included as is, modified, or not included.

**Commissioner Haug** expressed safety concerns for the use of alleys for access. Staff stated that alleys can also eat up land space.

**Commissioner Smith** was unsure of the standard to provide additional on-street parking. Staff explained that when building at higher densities, there is less street space available for residents and guest parking.

**Commissioner Haug** thought it would be nice to tie in a condition to require some open space in relation to the suggested additional on-street or overflow parking areas.

**Student Planning Commissioner TeAnna Rice** stated she did not agree with more on-street parking because it made it difficult to maneuver around parked cars while driving.

**Mr. Beam** suggested that a new standard be added (for now, labeled Section 5.5) that awards design points for a development that provides overflow parking.

**Commissioner Smith** also recommended the use of a pavement like “grass-crete” as a design standard option.

**Commissioner Haug** spoke of his opinions on the use of antique style lighting. He noted that while attractive lighting is important, it is also important that they provide night sky protection.

**Commissioner Smith** agreed and felt points should be awarded for guarding against light pollution and even points taken away if developers lighting does not protect the night sky. Staff recommended combining the two elements, having a standard that awards points for antique style lighting that is night sky friendly.

**Mr. Rick Rogers, Habitat for Humanity**, questioned how these design standards are supposed to encourage the developer to create affordable housing. Staff explained that the goal is to strike a balance. The developer is allowed have some flexibility to development code standards. In exchange, the city would realize developments that are more affordable, more dense, and more livable (through the higher design standards).

**Ms. Elise Hui, Housing Authority of Yamhill County**, stated there are already design standards in place for higher density type housing. She added that higher density does not mean lower design and questioned if this was just for affordable housing. Staff replied there are currently design standards for multi-family developments, but not for single-family homes.

**Mr. Rogers** expressed concern for the tightening of the standards, potentially making it harder to get affordable housing built.

**Commissioner Haug** added that it was recommended to City Council that an ad hoc committee for affordable housing be created. He also suggested that design points should be subtracted if a developer destroyed existing large, healthy trees rather than preserving them.

**Acting Chair Wall** noted lot space can be lost due to not removing a tree, thereby driving up the housing cost.

**Commissioner Smith** disagreed with site design standard (B) (6), giving points for the installation of a uniform fence design in a development. He felt a multiplicity of fence designs was better than one large uniform fence that extends forever. He recommended keeping the fences “neighborly” but not uniform.

**Acting Chair Wall** and **Commissioner Haug** supported this amendment as long as “neighborly” was defined.

**Acting Chair Wall** disagreed with building design standard regarding the use entry features and accents as specified because this would increase costs. He also disagreed with standards regarding garage orientation. He felt this would be considered micromanaging and felt it pushed the idea that traditional design is not acceptable any longer.

**Commissioner Haug** stated he would like to see more visual examples of poor or undesired design standards during staff reports in addition to the desired examples.

**Mr. Rogers** suggested bonus points be awarded for the use of permeable materials for driveways and walkways. It was suggested this might fall under green standards of design. The Commission agreed that this would be a good option and staff added such a standard.

**Commissioner Haug** recommended adding language concerning unnecessary light pollution to the standard concerning outdoor lighting. Staff added that the outdoor lighting must also be night sky friendly.

Discussions followed about the use of roof pitches at a 6:12 ratio or greater. The commissioners eventually excluded this design standard. It was also noted that extra points should be awarded for building smaller houses. Staff noted that this was addressed in the affordable housing component of the proposal package. There were also discussions on the height changes between old and new neighborhoods and the affect it may have on the ability to create higher density in an upward direction. The encouragement of accessory dwellings or "grandmother units" was also discussed.

## VII. ITEMS FROM STAFF

### 1. Update on Council items

**Mr. Brierley** reported Council approval for the resolution to create a housing committee and discussed members who may want to be included from the Planning Commission. He said the large-scale commercial development item will be heard by City Council on June 2, 2008; the Urban Reserve Area was not adopted by the County because they did not wish to include the SE Transportation Plan for the City of Newberg into the County transportation plan. A joint meeting will be held. The next Planning Commission meeting will be in the library to hear an appeal of a denial of a variance for a circular driveway.

**Commissioner Haug** discussed his issue with animated signs not adhering to City ordinance and questioned how enforcement was being followed up on.

## VIII. ITEMS FROM COMMISSIONERS

None.

## IX. ADJOURN

**Motion #3: Tri/Barnes** to adjourn at 9:13 PM until the next Planning Commission meeting on May 22, 2008. (6 Yes/0 No/1 Absent [Stuhr]) Motion carried.

Approved by the Planning Commission this 10 day of June 2008.

AYES:

6


NO:

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ABSENT: 1 (HAUG)  
(List Name(s))

ABSENT: N/A  
(List Names(s))

  
\_\_\_\_\_  
Planning Recording Secretary

  
\_\_\_\_\_  
Planning Commission Chair

6/12/08  
Date