

**PLANNING COMMISSION MINUTES**  
**March 11, 2010**  
**7:00 p.m. Regular Meeting**  
**Newberg Public Safety Building, 401 E. 3<sup>rd</sup> Street**

***TO BE APPROVED AT THE APRIL 8, 2010 PLANNING COMMISSION MEETING***

## I. ROLL CALL:

Present:	Thomas Barnes	Derek Duff	Nick Tri, Chair
	Philip Smith, Vice Chair	Matson Haug	
	Lon Wall (arrived 7:15)		

Absent: Cathy Stuhr (excused)

Staff Present: Barton Brierley, Planning & Building Director  
David Beam, Economic Development Planner  
Steve Olson, Associate Planner  
Crystal Kelley, Recording Secretary

## II. OPENING:

Chair Tri opened the meeting at 7:00 pm and asked for roll call.

### III. CONSENT CALENDAR

Chair Tri entertained a motion to accept the minutes of the February 11, 2010 Planning Commission meeting

**Motion #1 Haug /Barnes** to approve the minutes from the Planning Commission meeting of February 11, 2010 (Yes 5 /NO 0, 2 absent [Stuhr, Wall]) Motion Carried.

#### IV. COMMUNICATIONS FROM THE FLOOR:

Chair Tri offered an opportunity for non-agenda items to be brought forth from the audience. None were stated.

## V. LEGISLATIVE PUBLIC HEARING:

1. **APPLICANT:** City of Newberg  
**REQUEST:** Design Standards (continued from 2/11/2010 at the point of deliberation) Consider changes to the Newberg Development Code to add design standards for all housing that promote the development of attractive, livable, and functional neighborhoods.  
**FILE NO.:** G-09-007 **RESOLUTION NO:** 2009-278

**Criteria: Newberg Development Code § 151.122(B)**

David Beam presented the staff report (see official meeting packet for full report)

**Opening of the hearing:**

Chair Tri opened the public hearing and asked the Commissioners for any abstentions, conflicts of interest, and objectives to jurisdiction. None were stated. There was no public testimony offered.

Commissioner Lon Wall stated he is going to vote against the resolution. The Affordable Housing Committee was asked to find ways to create affordable housing. With the design standards, he feels they did not do that, but wound up doing the exact opposite. The point system was intended to encourage people to build affordable housing, but he does not feel it provided the encouragement they needed. If the proposed standards do not have some sort of negative financial impact, why does it need to be put into code? He does not feel it is what the City should be doing right now if they are trying to make housing less expensive.

Commissioner Matson Haug stated that this effort started with Newberg's Future committee and one of the recommendations that they had was that higher density standards need to be adopted. His first response to that recommendation was increased densities requires more attention to the aesthetics. We already have a point system that appears to be working well with multifamily housing, but needs to be expanded. He feels they should do whatever they can to offer less expensive housing.

Commissioner Philip Smith agreed that we need to have higher densities in Newberg for many reasons. One important way to provide more affordable housing is to increase densities. The design standards provide a reasonable balance, and were supported by the developers on the committee. Most of the changes being proposed came out of the Affordable Housing Committee. He is going to vote for the resolution.

Commissioner Haug stated they are not going to be one-hundred percent correct on the plan up front. They are going to need to keep an eye on things along the way. Once things are in place, there is a lot of follow up that can be done to improve the effort.

Commissioner Wall asked if the standards would make housing more expensive or less expensive. It will have to make it at least slightly more expensive. The Commission has a limited amount of time and resources to accomplish things in a given year. They have not done anything to make housing less expensive in Newberg yet.

Commissioner Smith stated if you look at the resolution, it does nothing to increase housing costs. As for affordable housing, they need to look at it in terms of the bigger picture. For example, in order to promote affordable housing, you have to increase the densities in Newberg. You have to convince people they need to have a more dense community. The design standards are a necessary part of the comprehensive package.

Commissioner Haug stated the Commission is trying to represent the community. They are not proposing their own personal values. Newberg do not want to fall behind the standards of other cities.

Commissioner Derek Duff stated that almost all recent developments met the design standards. He does not feel the design standards will increase the cost of developments. They can show their plans to the City and prove they have done their due diligence. It will provide a safety net for the City.

Commissioner Wall stated it would be presumptuous to state that these are the standards of the community. What they are doing here is taking their own specific tastes regarding site and building design and they are choosing to impose it on everyone else. We are in a serious economic crisis. Unemployment in Yamhill County is higher than it has ever been. A great deal of the rest of the community is thinking that these are the issues we should be addressing. Those who are not feeling a financial pinch will agree with the standards because they want the community to be a certain way.

Commissioner Thomas Barnes stated they have heard the argument that you cannot build in Newberg because the land is too expensive. The overall affordable housing recommendations include reducing one of the primary costs of building, which is the cost of the land.

Commissioner Haug stated again that the Affordable Housing Committee and the Planning Commission are a representation of the community. They are looking out for the best interest of the community rather than their own personal interest. When the Committee was established, they intended for a diverse representation.

<b>Motion #2 Smith/Haug</b> moved to adopt Resolution NO: 2009-278 (Yes 5 /NO 1 [Wall], 1 absent [Stuhr])
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2. **APPLICANT: City of Newberg**  
**REQUEST: Affordable Housing Plan Implementation: Overall Recommendation (cont. from 2/11/2010) Make an overall recommendation to the City Council on a set of Development Code and Comprehensive Plan Amendments to support the development of affordable housing.**  
**FILE NO.: G-09-007 RESOLUTION NO: 2009-274**  
**Criteria: Newberg Development Code § 151.122(B)**

David Beam presented the staff report (see official meeting packet for full report)

Commissioner Haug asked staff if there is any other ways to make housing more affordable that has not been considered yet. Is there any additional work that can be done to make affordable housing more affordable? Mr. Beam stated that the City's effort to achieve more affordable housing is not done. There are other avenues they are working on.

Mr. Beam presented late correspondence in the form of a letter from Leonard Rydell, dated March 8, 2010. A copy of the letter was distributed for the committee to review and added to the official meeting packet. Mr. Beam read the letter out loud to the Commission.

### **Opening of the Public Hearing:**

Chair Tri opened the public hearing and asked the Commissioners for any abstentions, conflicts of interest, and objectives to jurisdiction. None were stated.

### **Proponents:**

Denise Bacon wanted to thank the commissioners for their work on this affordable housing project. She knows they will continue to work on this topic but she is grateful for the work that has been done.

Staff recommends the commissioners adopt the proposed resolution.

Commissioner Wall stated, in regard to the letter and street widths, if a fire truck is not able to get to a burning house, that is an issue. Also, he too looks out his own window and all the street parking is full of cars.

Commissioner Haug stated some streets are unnecessarily wide. There is some good value in the letter.

Commissioner Smith stated the City may never adopt all of the author's opinions, but we are moving in that direction. The City is going to take the time to think long and hard about this issue first. He predicted that most or all of the requested changes will come through eventually.

Commissioner Duff stated the letter's author should be encouraged to take part in more of the planning with regard to his concerns. It would benefit him as well as the City to have his viewpoint addressed in another setting.

<b>Motion #3 Smith/ Wall</b> moved to adopt resolution NO. 2009-274 (Yes 6 /NO 0, 1 absent [Stuhr])
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Chair Tri recessed for a five minute break at 8:05.

## **VI. WORKSHOP: FEE STRUCTURES DISCUSSION**

Barton Brierley presented the staff report (see official meeting packet for full report) and explained what the development fees are for. They do have one affordable housing subcommittee that is discussing where some fee changes can be made to promote affordable housing.

Commissioner Haug stated if you waive the fees, the cost has to go onto someone else. It often comes back on the public.

Commissioner Wall stated the fees may be high but it has been established the city is not making a profit off the fees. The fees are only intended to cover the expenses. If you waive or reduce any of the fees you will have to find a way to make up the cost. You wind up raising the fees for others in order to accommodate the loss. Many people are under the mistaken impression the City is making a profit off fees.

Commissioner Haug stated there has always been pressure to have the lowest possible rates. When recommendations for rate increases are made, they are often voted down. If you do not have enough revenue coming in from the rates to cover costs, you are going to have to borrow more money which would then cause you to have to raise the rates even more. The Citizen's Rate Review Committee (CRRC) meets every other year and can be called back by City Council when needed. The City will have to adopt some increases which will allow for the City to accumulate reserves to cover the needs. We are going to continue to see rates going up for awhile.

Commissioner Smith stated they need prudent leadership to ensure fees are set appropriately. If you have an emergency and have to borrow a large amount of money to fix the problem then you are at the mercy of what the markets are demanding at that time.

## **VII. ITEMS FROM STAFF:**

### **Update on Council items**

City Council adopted the floodplain ordinance the Planning Commission recommended. They are also discussing the CBS billboard appeal. The Planning Commissioners will be receiving their Statement of Economic Interest forms soon. They are due April 15<sup>th</sup>, and need to be returned even if there is nothing to report. Chair Tri asked staff if they will be doing them by email. Staff stated they will be mailed paper copies this week.

The next Planning Commission meeting: April 8, 2010.

## **VIII. ITEMS FROM COMMISSIONERS**

Commissioner Barnes asked if anyone has noticed the LED electronic sign heading into Salem. Salem does not seem to have any restrictions against these types of signs. Commissioner Wall stated it is within the city limits of Keizer. You cannot say an animated sign is not a distraction. Mr. Olson stated the current code limits the portion of the sign that can be animated rather than the size of the electronic sign. Commissioner Haug stated they could program the sign any way they want. Mr. Olson stated you can regulate many aspects of signs as long as you are not regulating the

content. Commissioner Wall stated signs have a purpose from a business standpoint. He thinks the City got too focused on details with the original sign ordinance.

**IX. ADJOURN:**

Chair Tri adjourned the meeting at 8:44.

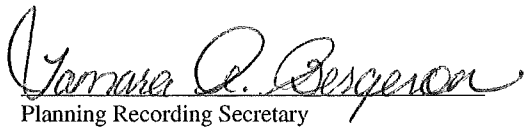
**Approved by the Planning Commission on this 8th day of April, 2010.**


**AYES:** 7

**NO:** Ø

**ABSENT:** Ø  
(List Name(s))

**ABSTAIN:** Ø  
(List Names(s))

  
Planning Recording Secretary

  
Planning Commission Chair