

**NEWBERG PLANNING COMMISSION MINUTES**  
**June 11, 2015, 7:00 PM**  
**PUBLIC SAFETY BUILDING (401 E. THIRD STREET)**

Chair Gary Bliss called the meeting to order at 7:00 p.m.

**ROLL CALL**

Members Present:	Gary Bliss, Chair	Philip Smith	Jason Dale
	Matthew Fortner	Allyn Edwards	Cathy Stuhr
		Luis Saavedra/student	

Members Absent: Art Smith excused

Staff Present: Steve Olson, Associate Planner  
Doug Rux, Community Development Director  
Bobbie Morgan, Planning Secretary  
Kaaren Hoffman, City Engineer

**PUBLIC COMMENTS:** None.

**CONSENT CALENDAR:** PC Philip Smith said there was an error in last month's meeting minutes on page 3. The comments he made were attributed to Commissioner Art Smith and should be corrected to his name.

**MOTION:** Commissioner Philip Smith moved to adopt the meeting minutes for May 14, 2015, as amended. Seconded by Commissioner Cathy Stuhr and passed 6-0.

**QUASI-JUDICIAL HEARING:**

**APPLICANT:** DJ2 Holdings, LLC

**REQUEST:** Comprehensive Plan map amendment from LDR (low density residential) to HDR (high density residential), with corresponding Zoning map amendment from R-1 to R-3.

**LOCATION:** 1317 Villa Road

**TAX LOT:** 3217BC-800 **FILE NO.:** CPA-15-001/ZMA3-15-001

**RESOLUTION NO.:** 2015-307

**CRITERIA:** Newberg Development Code 15.302.030(A) (3), applicable Comprehensive Plan goals and policies

Chair Gary Bliss reopened the hearing at 7:05 p.m. He asked if any Commissioner had ex parte contact to declare since the last hearing. There was none.

The public testimony portion of the hearing was closed at the meeting on May 14, 2015, and the hearing would be continued at the point of deliberation.

**Final Comments from Staff and recommendation:**

AP Steve Olson commented the resolution was updated with the current date, but the contents were the same. Staff recommended adoption of the resolution which included the findings that stated the proposal met the Development Code criteria and applicable Comprehensive Plan Goals and Policies.

PC Cathy Stuhr asked for clarification on page 466 & 467 of the packet regarding the State Transportation Planning Rule. She questioned if the application met Criteria C as it worsened the performance of an intersection, but the report said it would not significantly affect the transportation system.

AP Steve Olson replied ODOT's analysis said it was at acceptable levels and did not significantly affect the transportation system. They were relying on ODOT's interpretation and analysis, and agreed with it.

Chair Gary Bliss asked about the City's project on Villa Road. The design of the half street in front of this project might put a height differential in the southbound and northbound lanes. Was there adequate room for the road and sidewalks?

CE Kaaren Hoffman explained construction would begin in 2016. The design was not done yet to know what the differential would be, or how it would be addressed. There would be bicycle and pedestrian connectivity, but she did not know if they would be on both sides of the road or only one side.

**Planning Commission Deliberation including discussion of criteria with findings of fact:**

**MOTION:** Commissioner Philip Smith moved to adopt Resolution No. 2015-307 as prepared by staff. Commissioner Allyn Edwards seconded the motion.

PC Phillip Smith said the proposal was to rezone from R-1 to R-3. Improvements were needed and the developer would have to pay for the improvements. There was a need for R-3 land. The location was good and fit the City's adopted plan to spread R-3 through the City and not concentrate it in one area. The owner of the land wanted to develop this way to meet the City's needs. It did bring change to the neighborhood and the Code protected what could be put on the property. The neighbors were concerned that R-3 would be too much, but design review would get into the details which was not this current stage. There was also concern about safety, especially regarding traffic and pedestrian access on Villa Road. The main complaint was due to the train trestle, hill, and curve on Villa Road and testimony stated it presented an unsolvable problem. He did not agree that it was unsolvable, as good engineering could significantly improve the road. He especially wanted to see a street design that addressed pedestrian, vehicle, and bicycle safety. He planned to vote in favor of the zone change.

PC Cathy Stuhr agreed traffic was the most important issue and there was a need for higher density land. They heard loud and clear that traffic was already a bad situation and this project would likely worsen it. It would also make it worse around George Fox. She questioned if the application met the State Transportation Planning Rule and she thought it was possible to interpret that it did not. She was concerned about the issues of parking and speeding that to date had not been solved. She was also concerned that there was adequate infrastructure to serve the site. It was not efficient to put the highest possible density in an area that already had significant pedestrian and bike traffic issues and unique characteristics. There were significant challenges to remedy the existing conflicts that would be exacerbated by this project.

PC Allyn Edwards commented it had been determined that there was a need for high density housing. The type of housing could be controlled through the design review process. The type of housing could also reduce the concerns of traffic, such as condominiums or permanent housing that catered to families. He asked if the sidewalks could be built around the trestle rather than through it.

City Engineer Kaaren Hoffman answered it was a possibility. The design would be completed in the fall/winter of 2015.

PC Allyn Edwards thought there was a need and it was a matter of how the design review would be presented.

Student Luis Saavedra said it all depended on how it was designed.

PC Matthew Fortner was most concerned about safety. If they disregarded the warnings, it could be a problem in the future. It was originally zoned R-1 for a reason. There were other properties in the City that could be converted to R-3.

PC Phillip Smith discussed the definition of “significantly affect” and agreed with Commissioner Stuhr that this project significantly affected the transportation system and needed to be mitigated. The real problem with Villa Road was not this project but the larger development that would happen in the future on the north side of Mountain View. He thought it met the definition and they could ask for mitigation. He did not think it could be denied on that basis since it met City goals, served City interest, and was what the owner of the property wanted to do.

Chair Gary Bliss had looked over the criteria for the zone change. There was a shortage of high density residential. It provided diversity in housing. Public services could reasonably be made available. The sewer issue could be addressed during design review. The City was going to make improvements to Villa Road. Approving the rezoning was not approving the development. Conditions could be made on the development if needed. He thought it was in compliance with the State Transportation Planning Rule, it met the objective of the City’s Comprehensive Plan and Development Code, there was a public need, it was adjacent to a major collector, and it provided an adequate supply of rental properties. The City and developer needed to work together to come up with a plan where it could be done concurrently. He was ready to vote in favor of the motion.

PC Cathy Stuhr asked if they were comfortable with the findings to support the decision. There had been many comments made that the future road plan was going to address all of the concerns that had been raised.

AP Steve Olson said they did not have any more information to add, as the Villa road improvement design was not complete.

Chair Gary Bliss said in order to make a right in, right out work on Villa Road they needed a median as people ignored signs. There needed to be a barrier.

PC Jason Dale thought whether this was developed as R-1 or R-3, the roadway would be designed the same. The only difference was the volume of the traffic based upon the extra residents, but he did not think it was a significant difference. He thought it should be approved.

Motion passed 5-1-1 with PC Cathy Stuhr opposed and PC Art Smith absent.

AP Steve Olson said the next step in the process was sending the recommendation to the City Council which was scheduled for July 6.

#### **ITEMS FROM STAFF:**

CD Doug Rux reviewed the staff report he presented to the Council at the last Council meeting and stated the Affordable Housing Commission had developed a set of recommendations on the Affordable Housing Trust Fund that would go to the Council on June 15. Staff was continuing to have discussions regarding the Crestview Crossing project.

#### **ITEMS FROM COMMISSIONERS:**

PC Allyn Edwards commented on staff's proactive role with the community.

CD Doug Rux said he, the City Manager, and staff were discussing meeting with people who had done developments in Newberg in the past to get their perspective for what the issues were and what needed to be adjusted. They were also looking at improving internal processes and staff reports to make things more user friendly and transparent.

PC Allyn Edwards thanked him for the efforts being made.

Chair Gary Bliss adjourned the meeting at 7:55 p.m.

**Approved by the Newberg Planning Commission this 13 day of August, 2015.**

  
Bobbie Morgan, Planning Secretary

  
Gary Bliss, Planning Commission Chair