

NEWBERG PLANNING COMMISSION MINUTES
January 11, 2018
PUBLIC SAFETY BUILDING (401 E. THIRD STREET)

Chair Jason Dale called the meeting to order at xxx p.m.

ROLL CALL

Members Present: Jason Dale, Chair
Philip Smith
Ron Wolfe
Gary Bliss
Allyn Edwards
Robert Ficker
Miranda Piros, student

Members Absent:

Staff Present: Doug Rux, Community Development Director
Brad Allen, Assistant Planner
Cheryl Caines, Associate Planner
Sue Ryan, City Recorder

OATH OF OFFICE: Mayor Andrews administered the oath of office to Robert Ficker.

ELECTION OF CHAIR AND VICE CHAIR: Phil Smith was named Chair and Ron Wolfe was named Vice Chair for 2018.

MOTION: PC Edwards/PC Bliss moved to appoint Phil Smith as Chair and Ron Wolfe as Vice Chair. The motion carried (6 Yes/ 0 No).

PUBLIC COMMENTS: None

CONSENT CALENDAR:

Approval of the December 14, 2017 Planning Commission meeting minutes.

MOTION: PC Bliss/PC Wolfe moved to approve the December 14, 2017 Planning Commission meeting minutes. The motion carried (6 Yes/ 0 No).

WORKSHOP: Accessory Dwelling Unit Regulations (SB 1051 and Housing Newberg)

Community Development Director Rux explained SB 1051. The bill required the City to issue a decision on an affordable housing application within 100 days of deeming the application complete. Accessory Dwelling Units would be allowed in residential where there was an existing single family home. Facilities of worship could also have affordable housing on their sites if the property was zoned for residential use, but the restriction was that the units would be affordable for 60 years. The Housing Newberg group had worked on affordable housing and had come up with a list of priorities that had been discussed by the Council. The Council had identified four of those priorities for staff to work on. One of those was Accessory Dwelling Units. The Affordable Housing Commission was also working on Accessory Dwelling Units. He explained the current criteria in the code for ADUs and how it needed to be changed to comply with SB 1051 by July 1, 2018. He asked for direction on crafting the needed

changes. He gave examples of ADUs that were currently in the City as well as vacation rentals and the issue of parking.

PC Edwards was against the proposed provision for no additional off-street parking and allowing ADUs as an outright permitted use in all zones. He thought it should remain a Conditional Use. He asked if the senate bill trumped local ordinance. CDD Rux said it depended upon the definition of allow. There was no definition of the term allow in the bill.

PC Smith thought they needed to get a clear definition from the state. CDD Rux could ask DLCD staff for their interpretation and the City Attorney could ask other city attorneys.

PC Wolfe agreed with PC Edwards. He was concerned about outright permitting ADUs with no additional off-street parking and what that would do to the look, flow, and access to neighborhoods. He thought ADUs should be a Conditional Use and require additional parking.

There was discussion on the different provisions of the bill, CC&Rs/HOAs overriding City restrictions and requirements, sewer and water connections, SDC charges, affordable housing, and Construction Excise Tax.

PC Edwards did not think they needed to run a separate sewer line to ADUs, especially when it was not required to run a separate water line.

There was discussion on the current code requirements for ADUs and the things to change, such as changing the requirement for privacy windows and position of the front door.

PC Edwards said there was a provision in SB 1051 that at least 50% of the residential units included in the development would be rented or sold as affordable housing. He asked how that would affect applications. CDD Rux said the bill also stated that they had to have those units continue to be affordable for 60 years, and if a developer did not agree to that, the provisions of the bill did not apply.

PC Edwards suggested the Construction Excise Tax could be used to underwrite a buy down of interest rates to make homes affordable for qualified individuals.

PC Wolfe discussed the financing issues for underwriting, especially due to the high costs of housing.

PC Bliss talked about allowing bonding of a project before filing the plat. A lot of communities allowed it and it would help with affordable housing. CDD Rux said currently the City did not allow bonding, but he would have to research why.

INFORMATION ITEMS:

a. Statement of Economic Interest

City Recorder Ryan said this was a reminder to turn in Statement of Economic Interest forms on time. She explained the staff support and training that was available for filling out the forms.

b. Hearings Officer

CDD Rux said the Council had discussed the possibility of using a hearings officer in certain situations, and he explained the options and the Planning Commission's role in the hearings officer process.

The Commission was skeptical of the benefits and cost of a hearings officer.

c. Newberg 2030

CDD Rux said the City applied and received a technical assistance grant for Phase 2 of the UGB expansion process. Staff was working with DLCD on the scope of work. The City had asked LCDC to work on technical fixes and LCDC would start that work this month and would be done by June.

d. Riverfront Master Plan Update

CDD Rux said staff was finalizing the statement of work for the Riverfront Master Plan. The Citizen Advisory Committee had been appointed. The contract paperwork should be done by the end of the month. The project would begin in February and would run for 18 months.

e. Joint City Council/Planning Commission Work Session April 2, 2018

CDD Rux said this Work Session would be a chance to discuss common interest topics and issues with the Council.

ITEMS FROM STAFF:

CDD Rux gave updates on the Council review of master plans, Housing Newberg proposal, and initiating Development Code and Comprehensive Plan amendments. He then reviewed upcoming agenda items.

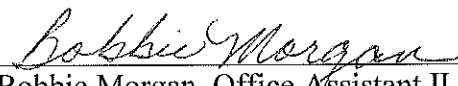
The next Planning Commission meeting was scheduled for February 8, 2018.

ITEMS FROM COMMISSIONERS:

Chair Philip Smith adjourned the meeting at 8:26 p.m.

Approved by the Newberg Planning Commission this February 8, 2018.


Philip Smith, Planning Commission Chair


Bobbie Morgan, Office Assistant II