

NEWBERG PLANNING COMMISSION MINUTES
October 25, 2018
PUBLIC SAFETY BUILDING (401 E. THIRD STREET)

Vice Chair Allyn Edwards called the meeting to order at 7:01 p.m.

ROLL CALL

Members Present: Allyn Edwards
Jason Dale
Robert Ficker
Zach Pelz
Gary Bliss
Capri Wheaton, Student

Members Absent: Philip Smith, Chair
John Wuitschick, excused

Staff Present: Doug Rux, Community Development Director
Keith Leonard, Associate Planner
Cheryl Caines, Senior Planner
Brett Musick, Senior Engineer

PUBLIC COMMENTS: None

QUASI-JUDICIAL PUBLIC HEARING (complete registration form to give testimony - 5-minute maximum per person except for principals, unless otherwise set by majority motion of the Planning Commission).

Conditional Use, Variance and Design Review - WCCCA Tower 401 E Third Street
To construct an unstaffed Public Safety Communication Services facility (Telecommunications Facility) consisting of a 250' self-supporting lattice tower with multiple omni antennas extending to 264.5' and three microwave dishes. A pre-fabricated concrete equipment shelter; a 40 KW emergency propane generator and a 1,000-gallon propane tank are proposed within a new 43' by 69' paved privacy-slatted fenced compound with perimeter landscaping. The entire facility would be within the existing fenced Public Works Department maintenance facility.

APPLICANT: City of Newberg

LOCATION: 414 E First Street

TAX LOTS: R3219BD 01000

FILE NO.: CUP18-0005 / VAR18-0006 / DR218-0007 ORDER: 2018-11

CRITERIA: Newberg Development Code Sections: 15.225.060, 15.220.050(B) and 15.215.040

CALL TO ORDER:

Vice Chair Edwards called the hearing to order at 7:05 p.m.

CALL FOR ABSTENTIONS, BIAS, AND EX PARTE CONTACT, AND OBJECTIONS TO JURISDICTION: None

LEGAL ANNOUNCEMENT: Read by Student Capri Wheaton

STAFF REPORT:

The staff report presentation was given by Associate Planner Leonard. The request was for a Conditional Use Permit, design review, and variance to construct an emergency telecommunications tower and ground equipment on E. Third Street. The property was 4.4 acres and there was an existing industrial building on the property that was used for storage for the City's Public Works Department. He reviewed the site plan for the tower. The Conditional Use was for a telecommunications tower within the M-2 zone and for a tower within 2,000 feet of an existing tower. The proposed tower was as short as it could be and still meet the radio coverage requirements of WCCCA. There was screening from the forested area, existing buildings, and proposed landscaping. The tower would be galvanized gray and would blend with the sky and the surrounding area. It would not remove any parking. There would be landscaping to mitigate the tower as well. They had contacted the owners of the existing towers, but the towers did not meet the minimum requirements for WCCCA. The proposed tower was designed to accommodate additional antennas if needed, however they would need to be government type uses. The ODA and FAA were requiring lighting on the tower and the FCC had no objections. The application included an engineer's report that evaluated the tower and its ability to withstand winds and ice. This was the most suitable site for the tower. The required setback was equivalent to the height of the tower which would be approximately 265 feet from the residential uses. There was also an 80 foot setback to the railroad tracks. The applicant had picked the most inconspicuous spot on the site. The tower would provide needed improvements to emergency communications for citizens of Newberg and Dundee. There were two conditions of approval, one for the applicant to obtain an erosion and sedimentation control permit and the other was if there was a potential lease on the tower, to provide a letter of intent to be recorded at the County.

PUBLIC TESTIMONY

Applicant:

Allen Skip Greene, WCCCA representative, explained the tower was for emergency communications for public agencies, and it would continue to be only for public agencies even if there was a lease. It was not intended for private cell phone installations. They had no problem with the proposed conditions of approval.

PC Pelz appreciated the amount of work that was put into the alternative site analysis.

Proponents:

Ron Polluconi, Washington County 911 representative, said they were the service provider for Newberg's emergency communications. They had helped decide the best location for the tower, which was as close to town as possible. The fundamental focus was to get in-building penetration to the highest degree possible. This was one of many towers that would be installed to improve emergency communications in their service area.

Ken Seymour, Consulting Engineer, was there to answer any questions.

Vice Chair Edwards asked if it was the height of the tower that determined the reception. Mr. Seymour responded height helped with that and with coverage distance. The in-building coverage depended on how close it was to the tower and the types of antennas that were used. The maximum signal range for the proposed tower was 10-12 miles. Dundee was also in the target area. The signal strength in Newberg would be improved dramatically. He explained how the power and maintenance for the tower would work.

Mr. Polluconi said in case of a power outage or emergency, the back-up generator would work for four weeks.

Opponents and Undecided: None

CLOSE OF PUBLIC TESTIMONY:

Vice Chair Edwards closed the public hearing at 7:27 p.m.

FINAL COMMENTS FROM STAFF AND RECOMMENDATION:

AP Leonard said staff's recommendation was to approve the application with conditions.

PLANNING COMMISSION DELIBERATION AND ACTION:

MOTION: PC Dale/PC Ficker moved to approve CUP18-0005 / VAR18-0006 / DR18-0007. Motion carried (5 Yes/0 No).

WORKSHOP: Newberg 2030 – Land Need Estimates

Senior Planner Caines explained they were working on Phase 2 of the Newberg 2030 process. There were technical fixes to the administrative rules that needed to be done by LCDC in order to do the land need estimates for the City.

Community Development Director Rux gave a background on the Newberg 2030 process and needed technical fixes. There was a shortage of residential and industrial land in the City.

There was discussion regarding the reasons the City's last attempt to expand the Urban Growth Boundary failed.

Vice Chair Edwards asked about coming up with new zoning for churches, parks, and City owned properties to be excluded from the land need estimates. CDD Rux said that had been discussed, however property owners would have to go through the process of a Comprehensive Plan amendment and zone change. Council had decided they wanted to continue with the new Division 38 process and work with the state on the technical fixes instead of going back to the Division 24 process.

SP Caines continued with the presentation. Tonight's focus was on land need and how it was calculated. Staff wanted to make sure the assumptions in the calculations reflected what the community thought. The first assumption was there would be 5-7% mixed use and redevelopment in the next 14 years. Another was there would be 1% Accessory Dwelling Unit development. The housing mix was recommended to be 62% low density residential, 22% medium density, and 15% high density. The current target density was 4.4 units per acre for low density, 9 units per acre for medium density, and 16.5 units per acre for high density. The recommendation was 6 units per acre for low density, 10 units per acre for medium density, and 15-20 units for high density.

PC Pelz did not think this change would be a major shift in the character of the zoning districts.

PC Dale asked if the new numbers would change the minimum lot sizes in the zones. CDD Rux did not think the lot sizes would need to be reduced.

CDD Rux summarized the feedback from the Citizen Advisory Committee on these changes, which was a recommendation to use the lower end numbers.

PC Dale agreed with the conservative numbers for units needed and mixed use and redevelopment should be around 5%. He suggested changing the setbacks for high density rather than change the lot sizes. CDD Rux said another option would be to increase structure height.

Vice Chair Edwards asked what other communities did for height. PC Bliss responded it was generally 2-3 stories, nothing over 3 stories.

PC Bliss commented that Newberg was an aging community, and stairs were difficult for the elderly. He thought more single level developments were needed. CDD Rux explained ways the City had tried to accommodate that type of housing with recently proposed developments.

SP Caines discussed how population and job forecast numbers would also be used in the calculations for land need. The employment density recommendation was 3-5%.

There was consensus to stay on the conservative end for employment density.

There was discussion regarding the costs to developers for increasing the height to four stories, requirements for an elevator with four stories, the grant and timeline for the housing needs analysis, the conservative approach they were taking, and 1,000 Friend's reaction to this process.

WORKSHOP: Riverfront Master Plan – Plan Alternatives

SP Caines gave a background on the Riverfront Master Plan and the reasons for the Plan update. Part of the update would increase the area to 460 acres which included the WestRock Mill site. Staff had been working with a citizen advisory committee and a technical advisory committee and she gave an overview of their input. They had also developed a vision statement. She discussed the existing conditions and types of uses in the area, and how most of the land was single family residential and parks. She also discussed areas where there could be development or redevelopment in the riverfront district, condition of the current infrastructure and needed improvements, where Newberg was in the Willamette River system and how people would use the river, walkable destinations in the district, public outreach, and input received which included more trails, river access, and more activities as well as concern about preserving affordable housing. She reviewed the three plan alternatives. Alternative A was similar to the existing 2002 Master Plan. It introduced some commercial nodes at the end of College Street and River Street, but not a lot of other changes. All three alternatives assumed that all the single and multi family uses north of the Bypass would stay the same. All three also had a park along the river and better access to the river for different types of uses. There was also a concept for a park under the Bypass and staff had been working with ODOT on that as well. Alternative A assumed the WestRock Mill site would remain industrial. Alternative B would transition the industrial WestRock site to more commercial and mixed use employment and add more connectivity. Alternative C kept the WestRock site mostly industrial, but added mixed use employment elements and affordable housing. She asked for feedback on each alternative.

PC Flicker asked what mixed use employment was. SP Caines responded offices or campus development, potentially with residential above. CDD Rux added it would be flexible to allow many types of uses including entertainment activities or supportive commercial/office uses.

PC Bliss asked about the status of the WestRock property. CDD Rux replied they were evaluating all of their options in regard to the sale of the site.

PC Bliss preferred Alternative A as B and C decimated the greenspace. CDD Rux discussed the possible road systems into this site and railroad use.

PC Dale thought the City needed to offer destination commercial uses and preferred Alternative B. He asked if there was a way to construct anything in the flood plain. CDD Rux answered it was a no-build zone due to the regulations to protect fish. He discussed the different mixed commercial uses that could come in this area.

PC Dale did not think the affordable housing on the waterfront in Alternative C was realistic.

Student PC Wheaton asked if they had considered keeping the mill buildings and putting in restaurants and shops. It preserved the history of the area and was a unique commercial space. CDD Rux responded yes that had been considered, and he explained how some buildings might be able to be repurposed. It would be the decision of the property owner, however.

PC Pelz preferred Alternative C because it preserved the large lot industrial land on the WestRock site and provided a good mix of residential and commercial. He thought there should be improved access to the river and destinations for people who would be arriving by boat.

PC Ficker discussed what Salem had done on their riverfront including carousels and splash pads, ball fields, areas for tradeshow and festivals, paddle boats, and not a lot of shops. He was concerned that there would not be enough car parking. He preferred Alternative A as he did not want the riverfront to be over-commercialized.

Vice Chair Edwards recommended the City reach out to WestRock and present incentives to sell the land so it could be developed. He suggested combining Alternatives B and C. He thought high density residential, such as four story condos, would be attractive to what they were trying to achieve. He agreed there should be better access to the riverfront and there also needed to be public parking.

CDD Rux said there would be another community open house in December. The feedback would be taken to the consultants and the committees for further refinement. The goal was to choose one preferred alternative.

ITEMS FROM STAFF

CDD Rux said the next Planning Commission meeting would be held on November 8, 2018 and he discussed the items on the agenda.

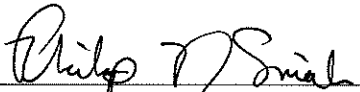
ITEMS FROM COMMISSIONERS

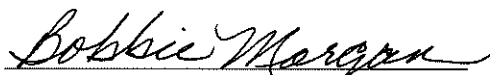
PC Ficker commented he would not be at the November 8 meeting.

ADJOURNMENT

Vice Chair Edwards adjourned the meeting at 9:23 p.m.

Approved by the Newberg Planning Commission this December 13, 2018.


PC Philip Smith, Planning Commission Chair


Bobbie Morgan, Office Assistant II