

NEWBERG PLANNING COMMISSION MINUTES
December 13, 2018
PUBLIC SAFETY BUILDING (401 E. THIRD STREET)

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

ROLL CALL

Members Present: Philip Smith, Chair
Gary Bliss
John Wuitschick
Zach Pelz
Allyn Edwards
Robert Ficker
Capri Wheaton, Student

Members Absent: Jason Dale, excused

Staff Present: Doug Rux, Community Development Director
Cheryl Caines, Senior Planner
Kristin Svcarovich, Engineering

PUBLIC COMMENTS: None

CONSENT CALENDAR

1. Approval of the October 25, 2018 and November 8, 2018 Planning Commission meeting minutes.

MOTION: PC Ficker/PCWuitschick moved to approve the October 25, 2018 and November 8, 2018 PC Meeting Minutes. Motion carried (6 Yes/0 No).

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).

Comprehensive Plan Map Amendment – Riverlands - Consider a proposal to amend the Comprehensive Plan Map designation for the property at 1303 S River Street from COM/RD (Commercial/Riverfront District) to MDR/RD (Medium Density Residential/Riverfront District).

APPLICANT: Del Boca Vista LLC

FILE NO.: CPMA18-0006

RESOLUTION: 2018-346

CRITERIA: Newberg Development Code Section: 15.302.030(A)(3)

CALL TO ORDER:

Chair Smith called the hearing to order at 7:02 p.m.

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

LEGAL ANNOUNCEMENT: Read by student Capri Wheaton.

STAFF REPORT:

Staff report presentation given by Senior Planner Cheryl Caines. This was a request for a Comprehensive Plan map amendment for the designation of the property at 1303 S River Street to go from COM/RD (Commercial/Riverfront District) to MDR/RD (Medium Density Residential/Riverfront District). She described the subject site and utilities. The applicant was requesting a concurrent annexation and if this amendment was approved, the applicable zoning would be R-2 Riverfront District. No development was being proposed at this time, but the applicant submitted a conceptual site plan for 16 single family home lots. She then reviewed the approval criteria. The applicant analyzed and updated the need and supply analysis in the Springbrook Master Plan that was done in 2007. They found that there was a small surplus of commercial land of 1.95 acres. This application would provide a diversity of housing and the parcel had access to commercial services and open spaces. It would bring medium density residential housing in and adjacent to the Riverfront District. There was a deficit of residential land in the City and with this proposed change there would still be a deficit of medium density residential land. All utilities were available except storm, which would need to be extended to the site. S River Street was a major collector and improvements to the street would be required with future development. S River Street was connected to many other collectors in the neighborhood and to 99W. The traffic analysis showed that the proposal met the Transportation Planning Rule. Going from commercial to residential would create less trips and it would not degrade the performance of any of the streets. The proposal met the need for medium density residential land and was suitable for MDR land. There was not as much of a deficiency of commercial land as there was residential. The proposal complied with statewide planning goals and Newberg Comprehensive Plan goals and policies. Public infrastructure was available or could reasonably be made available and it complied with the Transportation Planning Rule. Staff recommended approval of the application.

Chair Smith asked about the small section of commercial land next to this parcel.

Community Development Director Rux explained it was owned by ODOT for future Bypass expansion.

PC Wuitschick asked about the River Street upgrades. SP Caines clarified the upgrades would be done by the applicant when they developed the site.

PUBLIC TESTIMONY

Applicant:

Jessica Cain, Del Boca Vista, concurred with the staff report and asked if there were any questions.

PC Pelz asked why a planned unit development would be required for this site. SP Caines did not know yet if it would be required. The applicant said they were planning to submit a planned unit development.

Proponents: None

Opponents and Undecided: None

CLOSE OF PUBLIC TESTIMONY:

Chair Smith closed the hearing at 7:21 p.m.

FINAL COMMENTS FROM STAFF AND RECOMMENDATION:

SP Caines said staff recommended approval.

PLANNING COMMISSION DELIBERATION AND ACTION:

Chair Smith stated the City needed more commercial and residential land. There was slightly more need for medium density residential than commercial. Moving from one deficit category to another deficit category was not significant. The change would produce slightly less traffic on River Street.

PC Bliss commented that this change met the future plan for the Riverfront area.

MOTION: PC Bliss/PC Edwards moved to approve Resolution No. 2018-346. Motion carried (6 Yes/0 No).

2. **Annexation – Riverlands** – Consider an annexation application for a property located at 1303 S River Street (1.56 acres). The zoning will change from AF-10 (County) to R-2/RD (City Medium Density Residential/Riverfront District). This matches the city Comprehensive Plan of CPMA18-0006 is approved.

APPLICANT: Del Boca Vista, LLC

FILE NO.: ANX18-0001

RESOLUTION: 2018-347

CRITERIA: Newberg Development Code Section: 15.250.030.

CALL TO ORDER:

Chair Smith called the hearing to order at 7:24 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 SP Caines. This was a request for annexation of 1.56 acres located at 1303 S River Street. The zoning would change from AF-10 (County) to R-2/RD (City Medium Density Residential/Riverfront District. She described the subject site and how it was located within the Urban Growth Boundary and was contiguous on its northern boundary to the City limits. The adjacent right-of-way of River Street would be included in the annexation. The zoning of R-2 was consistent with the proposed MDR Comprehensive Plan designation. There was an adequate level of services available. They had received comments from the Fire Department regarding future development standards and the Police Department regarding concern about staffing levels as the City continued to grow. Staff recommended approval of the application.

PC Wuitschick asked if it was typical not to receive feedback from the School District. SP Caines responded they often did not receive comments from the School District. The School District was aware of the potential growth in this area.

PUBLIC TESTIMONY

Applicant:

Jessica Cain, Del Boca Vista, concurred with the staff report and recommended approval.

Proponents: None

Opponents and Undecided: None

CLOSE OF PUBLIC TESTIMONY:

Chair Smith closed the hearing at 7:33 p.m.

FINAL COMMENTS FROM STAFF AND RECOMMENDATION:

SP Caines said staff recommended approval.

PLANNING COMMISSION DELIBERATION AND ACTION:

MOTION: PC Wuitschick/ PC Bliss moved to approve Resolution No. 2018-347. Motion carried (6 Yes/0 No).

ITEMS FROM STAFF

1. Update on Council items given by CDD Rux including the initiation of a Development Code amendment for small cell sites, Newberg 2030 process, Riverfront Master Plan open house and public input, housing needs analysis and buildable lands inventory, Rulemaking Advisory Committee for the simplified UGB process and technical fixes, and community visioning program.
2. Anticipated schedule of Planning Commission activities included a Community Forum for rent burdened households that would be held next Tuesday.

PC Wuitschick thought there was a fight coming between MHN, More Housing Now, and CAT, Community Alliance of Tenants, regarding affordable housing.

PC Pelz stated the majority of residents commuted outside of the City for jobs and one component to help reducing housing costs would be to provide more local jobs.

PC Bliss expressed appreciation to the Mayor for allowing him to serve on the Commission for the past 8 years.

3. Next Planning Commission meeting: January 10, 2019

VI. ITEMS FROM COMMISSIONERS

PC Pelz, Wuitschick, and Edwards thanked Commissioners Smith and Bliss for their service. There would be a party for them on January 17, 2019.

Chair Smith agreed employment was an important factor to rent burdened households. The lack of industrial land was harming the City as growing businesses had to leave because there was no land for them.

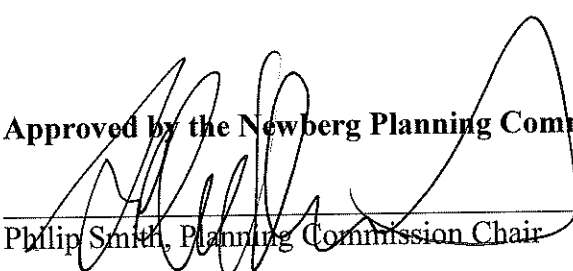
There was discussion regarding the percentages of available industrial land in Newberg.

CDD Rux thanked PC Bliss and Chair Smith for their service.

II. ADJOURNMENT

Chair Smith adjourned meeting at 8:09 p.m.

Approved by the Newberg Planning Commission this January 10, 2019.


Philip Smith, Planning Commission Chair


Bobbie Morgan, Office Assistant II