

NEWBERG PLANNING COMMISSION MINUTES

October 10, 2019

PUBLIC LIBRARY (503 E HANCOCK STREET)

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

ROLL CALL

Members Present: Robert Ficker
Kriss Wright
Allyn Edwards
Sharon Capri
Jason Dale
Jeffrey Musall
Colin Bolek, Student Commissioner

Members Absent: John Wuitschick, excused

Staff Present: Doug Rux, Community Development Director
Keshia Owens, Assistant Planner
Sue Ryan, City Recorder
Kristin Svicarovich, Engineering

City Recorder Sue Ryan administered the Oath of Office to Colin Bolek.

PUBLIC COMMENTS: None

CONSENT CALENDAR:

1. Approval of the September 12, 2019 Planning Commission meeting minutes

MOTION: PC Wright/PC Musal moved to approve the September 12, 2019 Planning Commission Meeting Minutes.
Motion carried (6 Yes/ 0 No).

QUASI-JUDICIAL PUBLIC HEARING

1. Type III Comprehensive Plan Map Amendment & Zoning Map Amendment
File No. CPMA19-0001 / ZMA19-0001 Resolution 2019-350

CALL TO ORDER: Chair Edwards called the hearing to order at 7:03 p.m.

CALL FOR EX PARTE CONTACTS, CONFLICTS OF INTEREST, BIAS, ABSTENTIONS, AND OBJECTIONS TO JURISDICTION: None

Legal description read by Student PC Bolek.

STAFF REPORT:

Assistant Planner Keshia Owens presented the staff report. This was a request for a Comprehensive Plan Map and Zoning Map amendment for property located at 502 S St. Paul Highway. The Comprehensive Plan designation was proposed to be changed from medium density residential to industrial and the zoning would be changed from R-2 to M-2. No development was being proposed at this time. She described the subject site and how the applicant was requesting 1.11 acres of the site to be changed. She listed the applicable criteria. She then discussed the buildable residential lands in the City versus the needs. There were 129 needed medium density residential acres, and currently there were 83.17 acres in

the City. If this application was approved, there would be 82.07 acres which would be more of a deficit of medium density residential land. However, this proposal would be a balancing act because there was also a deficit of industrial land. There was a need for 80 acres of industrial land in the City, and there was only 47 acres. If this zone change was approved, there would be 48 acres. There would only be 80 average daily trips generated from the site which would be a small increase in traffic. She reviewed the applicable statewide planning goals and Newberg Comprehensive Plan goals and policies. Citizens had the opportunity to comment at the Planning Commission meeting tonight and at the City Council meeting in November. The site was not located near any agricultural or forested lands or the Willamette River Greenway and was surrounded by a majority of industrial uses. Any proposal for development of the site would need to go through a site and design review process. Public facilities and services were available to serve the site and the proposal would be an efficient use of the existing infrastructure. The proposed site was suitable for industrial use and would not have a significant impact on the existing transportation system or nearby residential land. Overall the application was consistent with the goals and policies. Staff recommended approval.

Community Development Director Rux said they had received correspondence from the Fair Housing Council of Oregon who was concerned about how the City would replace the medium density residential. The Riverfront Master Plan identified upzoning some commercial land to medium density residential which would replace the 1.11 acres in this application.

PUBLIC TESTIMONY:

Applicant/Proponents: Mimi Doukas, AKS Engineering, was representing the applicant. This was an expansion plan for the cabinetry shop and the applicant proposed to purchase the land from the church who was the current property owner. It had great access between two highways and was 1.11 acres. The next step was to do a property line adjustment so it would be a standalone parcel so that the applicant could purchase it and build the expansion. The current zoning was MDR and R-2. They planned to have a secondary access to share with the church. She discussed the criteria. Generally Newberg supported industry and small businesses and that was what they were trying to accomplish. This site was served by infrastructure already available and it would create a fewer number of trips than a medium density development would. The expansion would allow for additional employees, infill of a site that was landlocked, would not change the transportation impacts, and there was a shortage of both residential and industrial land and the switch would be policy neutral. This was a small site and was surrounded by industrial uses and a church. She did not think residential would fit very well on the site. Regarding the letter submitted by the Fair Housing Council of Oregon, they were aware there was a housing sensitivity across the region and it was understandable that they were trying to make sure that everyone was making smart policy decisions. However, in this case it was not realistic residential land and the City was looking for opportunities for additional housing in the City limits and future expansions. She thought the locational consideration was special in this case. This would be a benefit to the community and allow undeveloped land to be productive and create jobs in the area. They agreed with the staff report and requested approval.

PC Wright asked about an easement on the property. Ms. Doukas responded that would be the secondary access for the future woodworking shop and it would be a shared driveway with the church.

PC Wright was concerned that it would create a lot of noise during the day for the residential nearby. Ms. Doukas said the industrial traffic would continue to use the existing access and this would be a secondary access for circulation and emergency access.

PC Dale asked how many more jobs the expansion would provide. Rick Beaudry, applicant, responded that at this time they did not know, but thought it would be 15-20 jobs.

Opponents and Undecided: None

Applicant Rebuttal: None

CLOSE OF PUBLIC TESTIMONY: Chair Edwards closed the public testimony portion of the hearing at 7:25 p.m.

FINAL COMMENTS FROM STAFF AND RECOMMENDATION:

AP Owens said staff recommended approval.

PLANNING COMMISSION DELIBERATION:

PC Wright asked if the Riverfront Master Plan included vertical housing. CDD Rux responded they had identified medium density residential in some locations which could allow single family or multi-family homes. The high density areas would be multi-family and there was a mixed commercial use which would allow ground floor commercial and upper floor residential. There was a height limitation of three floors for high density.

PC Ficker said this was a great small business in the community, it was a small acreage, and would create more jobs. He was in support of the application.

PC Musal thought this was a good site for what was proposed and would fit with the surrounding area.

ACTION BY THE PLANNING COMMISSION:

MOTION: PC Ficker/PC Wright moved to approve Planning Commission Resolution 2019-350 as proposed. Motion carried (6 Yes/ 0 No).

LEGISLATIVE PUBLIC HEARING

1. Municipal Code Amendment Residential Parking Requirements in the C-3 Zoning district. File # DCA19-0002 Resolution 2019-349

Chair Edwards called the hearing to order at 7:29 p.m.

CDD Rux said staff was asking to continue the hearing until the next meeting on November 14, 2019 due to the lack of proper notification for the hearing.

ITEMS FROM STAFF:

1. CDD Rux gave the anticipated schedule of Planning Commission agenda items in November and December.

ITEMS FROM COMMISSIONERS:

Chair Edwards asked staff to set up an iPad training for the Commission.

The next Planning Commission meeting would be held on November 14, 2019.

ADJOURNMENT:

Chair Edwards adjourned the meeting at 7:36 p.m.

Approved by the Newberg Planning Commission this November 14, 2019.


Allyn Edwards, Planning Commission Chair
Bobbie Morgan, Office Assistant II