

NEWBERG PLANNING COMMISSION MINUTES
April 11, 2019
PUBLIC SAFETY BUILDING (401 E. THIRD STREET)

Vice Chair Dale called meeting to order at 7:05 p.m.

ROLL CALL

Members Present: Jason Dale
John Wuitschick
Sharon Capri
Jeffrey Musall
Robert Ficker

Members Absent: Zach Pelz, excused
Allyn Edwards,
Capri Wheaton

Staff Present: Doug Rux, Community Development Director
Keshia Owens, Assistant Planner

PUBLIC COMMENTS: None

CONSENT CALENDAR:

1. Approval of the March 14, 2019 Planning Commission meeting minutes.

MOTION: PC Wuitschick/PC Capri moved to approve the March 14, 2019 PC Meeting Minutes. Motion carried (5 Yes/0 No).

WORKSHOP:

1. Riverfront Master Plan Update

PowerPoint presentation by Community Development Director Rux on the Riverfront Master Plan update. He explained the study area which included about 460 acres of land. The project began in April 2018 and two public events had been held as well as Citizens Advisory Committee and Technical Advisory Committee meetings. He explained what the consultants were working on now, including a Transportation Planning Rule analysis. He read the vision statement that had been created and explained the mix of vacant, developed, and infill properties as well as parking, bicycle, and pedestrian infrastructure needs. He then described the feedback from the public meetings and the three design concepts that had been developed to make this a destination location. Staff had been having discussions with WestRock about their preferences as well and compared them with the community's desires and two other concepts had been created.

CDD Rux then explained the number of acres that were zoned residential, commercial, industrial, and open space and compared the concept alternatives for total number of residential units. He also reviewed implementation strategies, new land use regulations, new roadways, utilities, and trails, and funding options. There would be one more Citizens Advisory Committee meeting and one more Technical Advisory Committee meeting in June where each group would look at the Master Plan concept, Development Code amendments, infrastructure, and costs. They would then make a

recommendation to the Planning Commission and City Council. There would also be a joint Work Session with the Planning Commission and Council in June. It would then be a public hearing at a Planning Commission meeting, and the Commission would make a recommendation to the Council. The Council would also hold a public hearing and make a final decision on the Master Plan. Once approved, Comprehensive Plan and zone changes would need to take place. They did not plan to advance anything on the WestRock property at this time as WestRock wanted to keep that property as it was.

PC Ficker asked about the road and trail that was supposed to go on the WestRock property. CDD Rux clarified a Master Plan allowed for subsequent steps to implement. They would have to amend the Transportation System Plan, Water Master Plan, Wastewater Master Plan, and Stormwater Master Plan to incorporate the Master Plan. WestRock wanted to hold their real estate assets because they might reopen the mill in the future. Staff had been working with their representatives over the last three years to sell the mill property, and it was not until recently that they wanted to hold their asset. The Master Plan was for 20 years or more, and WestRock could change their mind and if the property was sold and developed, it would have to follow the Master Plan.

PC Ficker asked if WestRock was still paying their taxes and if there was any incentive for them to do something on that property. CDD Rux responded they did get taxed annually, and were taking issues with the amount of taxes they were being charged because a lot of the equipment had been removed. There was only 8 acres of the property in the City limits.

CDD Rux continued the presentation and discussed how staff would come back in the fall for Comprehensive Plan and zone changes except for the West Rock property.

PC Dale clarified Concept E was the preferred alternative. He asked for feedback on this concept.

PC Capri asked about bringing trolleys and trains through the City to the future park. CDD Rux commented they had been having ongoing conversations about the opportunity to run the trolley along the riverfront and downtown. There was a trolley stop planned for this area. There could also be freight traffic on the tracks as well. The track was owned by WestRock, and the City had told them they would like to keep the track on the property. There would also be a pedestrian trail that paralleled the Bypass.

PC Wuitschick asked about the Bypass being 4 lanes in the future. He thought there was an absence of access from the south. CDD Rux responded that there is no access to the Bypass. Land had been acquired to accommodate 4 lanes.

PC Musall asked about the definition of Gateway. CDD Rux responded they had special design features to denote people were entering a certain area.

PC Dale asked about the funding for road improvements through Urban Renewal. CDD Rux responded an Urban Renewal District could include some of this area on S. Blaine Street and S. River Street for improvements. He then explained how an Urban Renewal District worked to fund projects.

PC Capri loved the idea of cottage clusters and thought there were places where it would fit beautifully. She thought it should be pedestrian and community oriented. CDD Rux responded they were still working with a potential developer on what that would look like. There was no cottage cluster ordinance, but they were trying to work in the PUD regulations for smaller homes.

There was consensus that staff was going in the right direction.

PC Dale thought a mixed employment zone was important for this area as well as connectivity to downtown.

2. Newberg Housing Needs Analysis Update

Presentation by Assistant Planner Owens on the Newberg Housing Needs Analysis. She explained the purpose of the analysis, meetings that had been held, public input received, and how the work would be completed by the end of June.

PC Capri asked about schools being built to meet the increase in population. CDD Rux responded the School District looked at the demographics and found the student population would be relatively flat as some would be graduating and others coming in. Birth rates were trending downward as well. They had looked at upgrades and small expansions of current facilities, but not new facilities. He then discussed the mix of housing types and the 60/40 split recommended where 60% would be single family and 40% would be multi-family.

PC Wuitschick said there was data on migratory populations and where people were moving. He thought they could anticipate needing modules for overpopulation in schools.

CDD Rux said the School District had a representative on the Project Advisory Committee and knew this information. He referred to page 150 about the mix of housing.

PC Dale asked how this work tied into the UGB expansion. CDD Rux responded the technical fixes to the Division 38 process had taken place and after running through the numbers, it showed that Newberg had enough land over the next 14 years and there was no need for an expansion. There were problems with the methodology that was used and when they compared the Housing Needs Analysis buildable lands inventory with the Division 38 buildable lands inventory it showed a different result. The Division 38 process was skewed because it used the assessor's data and did not take into account what was currently being developed with real time data. He did not think Division 38 would work for the City and was recommending the traditional Division 24 process.

CDD Rux commented on the policies referred to on page 162 regarding residential development and housing affordability.

PC Dale commented that the issue of density was a difficult one, especially for the public.

PC Capri asked what was meant by small and tiny homes. CDD Rux responded it could be both homes on wheels and homes with foundations. Currently tiny home regulations were not part of his work program.

There was discussion regarding regulations for tiny homes and how Accessory Dwelling Units could be built currently.

PC Musall discussed usability of lots and how houses were currently being built out to the lot size. CDD Rux stated in 2010 the City's regulations changed and lot sizes were reduced for R-1 and R-2. Lot width and coverage issues were not addressed at that time. The trend was maximizing the lot sizes in the code with the footprint of the house. Yards were getting smaller.

PC Dale thought it was a consequence of density. Instead of yards, people were going for more communal space.

CDD Rux thought it was the way developers made a profit. It would be a challenge to put a house and an ADU on a 5,000 square foot lot, but it could be done on the older lots. Only three ADUs had been built in the last 8 years.

3. Duplexes & Triplexes in Single Family Residential – Development Code Amendments

Presentation by AP Owens on code amendments to allow duplexes and triplexes in single family residential. Housing Newberg had submitted priority activities to help with the housing issues in the City, and one was addressing missing middle housing through the allowance of duplexes and triplexes in R-1. In comparing Newberg's regulations with other jurisdictions, many allowed duplexes as a Conditional Use or on corner lots that met the minimum lot size requirement. Most did not allow triplexes in any single family residential. If HB 2001 passed, Newberg might be required to allow missing middle level housing types in land zoned for single family residential by December 31, 2020. This information was presented to the City Council and the Council initiated an amendment to the Development Code. She was asking for feedback on this proposed change.

CDD Rux commented on previous community survey work and how people liked the idea of mixed housing types in their neighborhoods. He did not know what the legislature would end up with as far as regulations, and they were looking for comments or concerns from the Commission.

PC Ficker asked about HOAs that would prohibit duplexes and triplexes, would this circumvent that. CDD Rux responded the HOA would override any new regulations.

PC Capri commented that there were areas in Portland that had large homes as well as duplexes and they fit in together.

PC Dale asked why other cities did not allow duplexes and triplexes. CDD Rux responded it was a community value as a lot communities did not want duplexes in single family residential. Duplexes were allowed in R-1 in Newberg, but it required a 10,000 square foot lot. Developers could divide a 10,000 square foot lot and build two single family detached houses and make a better profit.

PC Dale clarified the minimum lot size for R-1 was 5,000 square feet, and to make money developers would put 2,000 to 3,000 square foot homes on the lot. But to drive down costs, they should put in 3,000 square foot duplexes. The question was should they facilitate that. If they allowed triplexes on those lots, they would almost be like apartments. Did the infrastructure and parking support that?

PC Ficker said that would mean vertical structures and they might not be compatible with the surrounding neighborhood.

CDD Rux said there were height limitations in R-1. The question was if it was economical for developers to do. They would also need to make sure the design was compatible.

PC Dale said the only way to drive down the price of housing was to make it economical for the developers.

PC Capri discussed common wall developments and how they were different from duplexes. Duplexes were shared spaces, and common walls were separate.

PC Wuitschick talked about a program called buy-right where cities designated an area for developers and to cut the costs for developers they laid out a scenario ahead of time of the criteria they had to follow and they also expedited the process.

PC Ficker asked how serious the State was about passing HB 2001. CDD Rux did not know.

PC Dale did not think these changes would be a problem in a new subdivision in terms of compatibility. CDD Rux said the City had 36 undeveloped single family lots in R-1. Not many of them were in older subdivisions and he did not think it would occur. This was more for new subdivisions.

PC Wuitschick commented their job was to make sure applications met the Development Code. They would have to modify their code to fit with the State. He thought they might be putting the cart before the horse. CDD Rux responded they needed to have a conversation about these issues. It probably would not be until fall before they brought back a proposal.

ITEMS FROM STAFF:

1. Update on Council items given by CDD Rux including initiating code amendments for institutional overlay regulations, MOU for Crestview Drive, Housing Needs Analysis update, CDBG grant for manufactured home repair, and Community Visioning program.
2. Anticipated schedule of Planning Commission activities was reviewed. Commissioner Pelz would be stepping down from the Planning Commission as he was moving.
3. Next Planning Commission meeting: May 9, 2019

VI. ITEMS FROM COMMISSIONERS

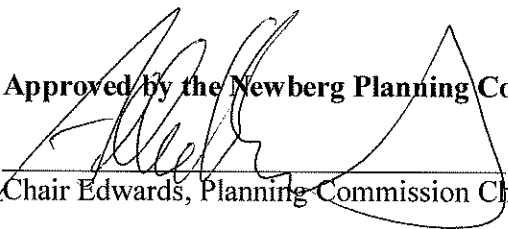
PC Wuitschick might be gone for the June meeting.

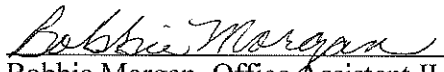
CDD Rux handed out a letter received from a citizen. It was directed to the Planning Commission, but it was a Code Enforcement issue.

II. ADJOURNMENT

Vice Chair Dale adjourned meeting at 9:22 p.m.

Approved by the Newberg Planning Commission this May 9, 2019.


Chair Edwards, Planning Commission Chair


Bobbie Morgan, Office Assistant II