

NEWBERG PLANNING COMMISSION MINUTES

July 11, 2019

PUBLIC SAFETY BUILDING (401 E. THIRD STREET)

Vice Chair Jason Dale called meeting to order at 7:00 p.m.

ROLL CALL

Members Present: Jason Dale
Sharon Capri
Jeffrey Musall
John Wuitschick
Kriss Wright
Robert Ficker
Colin Bolek, Student PC

Members Absent: Allyn Edwards

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

PUBLIC COMMENTS: None

CONSENT CALENDAR:

1. Approval of the May 9, 2019 and June 13, 2019 Planning Commission meeting minutes

MOTION: PC Ficker/PC Musal moved to approve the May 9 and June 13, 2019 Planning Commission meeting minutes.
Motion carried (6 Yes/0 No).

Chair Dale asked the new members to introduce themselves.

PC Kriss Wright and Student PC Colen Bolek introduced themselves.

LEGISLATIVE PUBLIC HEARING

1. Allow Original Art Murals on Public Buildings in Residential Zones
File Number DCA19-0007, Resolution No. 2019-05, Request to Amend the Newberg Municipal Code to allow original art murals on public buildings in residential zones.

CALL TO ORDER: Vice Chair Dale called the hearing to order at 7:07 p.m.

STAFF REPORT: Presented by Assistant Planner Keshia Owens. This was a code amendment to allow original art murals on public buildings in residential zones. In March 2019, Library Director Leah Griffith submitted a letter requesting this amendment and in April the Council voted in favor to initiate the process. Planning staff posted the required notices for this hearing. Currently the code allowed murals for assembly and school uses in residential zones. The proposed amendment would allow murals on public buildings in residential zones. There were 25 public buildings in residential zones with 8 being schools. She explained what the new code language would state and gave examples of murals on public buildings. Staff recommended approval of the application.

PUBLIC TESTIMONY: None

CLOSE OF PUBLIC TESTIMONY: Vice Chair Dale closed the public testimony portion of the hearing at 7:17 p.m.

FINAL COMMENTS FROM STAFF AND RECOMMENDATION:

AP Owens recommended approval of File Number DCA19-0007, Resolution No. 2019-05, Request to Amend the Newberg Municipal Code to allow original art murals on public buildings in residential zones

PLANNING COMMISSION DELIBERATION:

ACTION BY THE PLANNING COMMISSION:

MOTION: PC Ficker/PC Wright moved to approve Resolution No. 2019-05. Motion carried (6 Yes/0 No).

NEW BUSINESS:

1. Housing Needs Analysis Project Acceptance, Resolution No. 2019-06 File No. GRNT18-0008

CALL TO ORDER: Vice Chair Dale called the item to order at 7:23 p.m.

STAFF REPORT: Presented by AP Owens. The Housing Needs Analysis addressed the need for various housing types at all income levels and listed strategies and action plans to implement policies to meet Newberg's housing needs. It was a guiding document for updates to the housing element of the Comprehensive Plan and would be essential to future planning efforts. If approved, it would serve as a roadmap for addressing the housing needs of current and future residents of Newberg. The City began the process in August 2018 and a 15 member Public Advisory Committee was appointed as well as public workshops that were held in March and April 2019. She gave an overview of the Housing Needs Analysis and the factors that had been used. Also included in the analysis were a Buildable Lands Inventory, a 2020-2040 needed housing mix, and a 2020-2040 redevelopment assumption. The Buildable Land Inventory showed a land deficit of 107 acres, the needed housing mix was 60% detached single family homes, 8% attached single family homes, and 32% multi-family units, and the redevelopment assumption was 100 units with an additional 20 Accessory Dwelling Units. The analysis also included a Housing Strategy which created manageable steps to achieve housing goals in the future. The strategies were: ensure an adequate supply of land that was available and serviceable, provide opportunities for a wider variety of housing types, and develop mandates and incentives that supported affordable housing. There were a number of action items for how to achieve each strategy. Staff recommended the Planning Commission recommend acceptance of the Housing Needs Analysis to the City Council. If approved, the HNA would be taken to the Council in August.

PC Wright had comments and questions, she asked how does the HNA address housing by income levels? AP Owens responded they looked at a number of income levels ranging from people who made below \$40,000 a year and people who made above \$100,000 per year and determined what these groups could afford based on that income.

PUBLIC TESTIMONY:

Charlie Harris, Newberg resident, had been on the Public Advisory Committee. This issue had plagued the City for a number of years and this document would be a roadmap for the future. It had gone through a lot of meetings and he thought it was a good document. HB 2001, which just passed in the legislature, allowed for the development of small plexes in residential zones and he hoped the Planning Commission would approve the Housing Strategy which allowed these units.

PC Capri asked what plexes included? Mr. Harris responded it included single family attached dwellings, such as townhomes.

PC Wright had a question on low income housing, Mr. Harris responded the document did recommend the vertical housing strategy for low income housing and a possible vertical tax exemption.

Vice Chair Dale closed the public testimony at 7:35pm

FINAL COMMENTS FROM STAFF AND RECOMMENDATION:

AP Owens said staff recommended acceptance of the HNA Housing Needs Analysis Project, Resolution No. 2019-06 File No. GRNT18-0008

PLANNING COMMISSION DELIBERATION: None

ACTION BY THE PLANNING COMMISSION:

MOTION: PC Musal/PC Capri moved to accept Resolution No. 2019-06. Motion carried (6 Yes/0 No).

WORKSHOP:

1. Residential Parking Requirements within downtown Newberg

AP Keith Leonard made a presentation regarding residential parking requirements in downtown Newberg referring to the 2016 Downtown Strategic Parking Management Plan (DSPMP). The DSPMP was utilized to make several recommendations regarding downtown residential parking requirements that were incorporated into the 2017 Newberg Downtown Improvement Plan (NDIP). Keith referred to pages 29 and 30 of the NDIP that recommended that the residential parking requirements within the downtown utilize a fee-in-lieu program for required parking. Based on the DSPMP, Keith summarized the number of on-street and off-street parking stalls within the downtown and noted that between the peak use hours of 12 pm to 1 pm only about 47% of the parking stalls were occupied. Keith noted that the results of the DSPMP meant that there is not a shortage of parking within the downtown.

Keith then described what a fee-in-lieu parking program might look like. Developers would have the option to pay a fee for all required residential parking, a portion of the required parking or provide all required parking on-site. The fees collected could be used for various parking projects like purchasing land, building a parking garage or other projects related to parking.

Keith went on to suggest that footnote 8 of Section 15.305.020 be amended to add the language “Minimum parking requirements for residential land use within the C-3 Zoning District may be met by one of three (3) of the following options 1) all minimum required parking will be provided on-site, or 2) less than the minimum required parking will be provided on-site with a fee-in-lieu being paid to the City of Newberg for the remainder of the required parking, or 3) a fee-in-lieu is paid to the City of Newberg for all required minimum off-street parking”. A second amendment to Section 15.440.010(A) was suggested which would add the statement “except the C-3 Zoning District where an in-lieu-of- fee is pad for required parking”. This concluded Keith’s presentation.

Charlie Harris, Newberg resident, asked if there was any provision for a waiver of the in lieu fee or parking requirements to encourage affordable housing. The Downtown Improvement Plan was trying to incentivize residential housing downtown, yet the residential development would have to provide the parking and the commercial development did not. He thought they should create an in lieu fee or parking requirement for commercial development downtown as well. CDD Rux responded it could be a possibility.

PC Wright and CDD Rux had a discussion on street width

ITEMS FROM STAFF:

1. Anticipated Schedule of Planning Commission Activities updates by CDD Rux

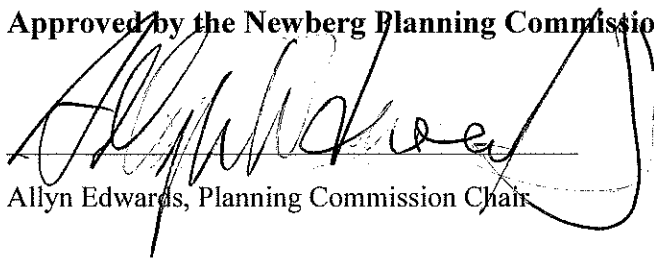
ITEMS FROM COMMISSIONERS:

Next Planning Commission meeting was July 15 at 6:00 pm for a joint work session with the City Council.

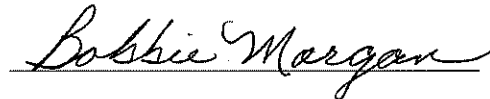
ADJOURNMENT:

Vice Chair Dale adjourned meeting at 8:29 p.m.

Approved by the Newberg Planning Commission this August 8, 2019.

A large, stylized handwritten signature in black ink, appearing to read 'Allyn Edwards', written over a horizontal line.

Allyn Edwards, Planning Commission Chair

A handwritten signature in black ink, appearing to read 'Bobbie Morgan', written over a horizontal line.

Bobbie Morgan, Office Assistant II