

NEWBERG PLANNING COMMISSION MINUTES

December 10, 2020 7:00 pm

414 E First St,

City Hall Permit Center Conference Room

Newberg Teleconference

(This is for historical purposes as meetings are permanent retention documents and this will mark this period in our collective history)

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

PLANNING COMMISSION ROLL CALL:

Members Present: Jason Dale, Chair
Jeffrey Musall, Vice Chair
Robert Sherry
Sharon Capri
Kriss Wright
Robert Ficker

Members Absent: Jenna Morris, excused
Colin Bolek, Student Planner

Staff Present: Doug Rux, Community Development Director

PUBLIC COMMENTS:

None

CONSENT CALENDAR:

1. Approval of the November 12, 2020 Planning Commission meeting minutes

MOTION: PC Wright/PC Sherry to approve the November 12, 2020 Planning Commission meeting minutes. Motion carried (6 Yes/0 No).

NEW BUSINESS

1. Housing Needs Analysis Buildable Lands Inventory and Public – Semi Public Land Analysis

Community Development Director Rux gave a presentation on the HNA update which would be the last briefing before the final package was brought to the Commission in January. He discussed the methodology used for the Buildable Lands Inventory and showed a map of the vacant, partially vacant, and unconstrained lands. The total buildable acres for residential land was 631. The 2019 HNA showed a total of 675 buildable acres. He explained the summary of changes to the 2019 HNA with new data for safe harbors, updated data related to affordability, updated housing forecast, and refined capacity and allocation based on changes to the BLI and population forecast. They also looked at group quarters which referred to George Fox University. Based on the public/semi-public land needs analysis, George Fox did not plan to build more student housing. He showed a graph that projected housing sales and how the Newberg median sales price was \$430,000. He explained housing affordability in Newberg with the median family income of \$92,100. A household would need to have an income of \$105,000 to afford the median sales price of \$430,000. He then discussed the future housing affordability and updates to the population forecast. The prior forecast showed growth of 10,819 new people, a decrease of 2,824 people in the new forecast. The projected annual growth rate was now 1.39%. He explained the total new dwelling units needed would be 3,169 or 158 units annually. The 2019 HNA forecast showed a total of 4,035 new dwelling units needed, which was a difference of 866 units. The needed mix share by structure type remained the same as

the 2019 HNA. The number of units accommodated by ADUs and redevelopment (120 units) did not change since the 2019 HNA. The remaining 1,636 units were allocated to low, medium, and high density plan designations. The mix of housing types was based on the needed mix assumptions after accounting for ADUs and redevelopment. That meant that 16% would occur in low density, 20% in medium density, 17% in high density, 2% in the Northwest Specific Plan, and 44% in the Springbrook District. The capacity for low, medium, and high density plan designations was based on historical densities. The capacity for the NW Specific Plan was based on the density assumed in the plan (4.8 dwelling units/gross acre) and the capacity for the Springbrook District was based on the count of units in the Master Plan. For the Springbrook District, that would be a 1,345 total dwelling unit capacity. There was village residential of 22 acres that was assumed to develop as residential and in the LDR it showed 227 of 283 acres in the Buildable Lands Inventory would develop with dwelling units. There would be additional consideration of environmentally sensitive areas and parks in the master plan which would affect the density calculation. Land needed for employment in low density residential was 8 acres, in medium density 9 acres, and in high density 1 acre. Land needed for public/semi-public uses was 46.1 acres in low density residential, 35.7 acres in medium density, and 23.5 acres in high density. Looking at all of the uses for these lands, there was still a surplus of low density residential of 31 acres, but there was a deficit of 37 acres in medium density residential and a deficit of 44 acres in high density residential. The 2019 HNA showed a deficit of land in LDR, MDR, and HDR of 20, 26, and 62 acres respectively. The 2019 HNA did not include land for employment uses in residential plan designations or public/semi-public land. The public/semi-public land needs were as follows: city—15.4 acres, county—2 acres, state—11.1 acres, parks—60 acres, schools—0 acres, and churches or other semi-public—32 acres. That meant they needed 120.5 acres for public/semi-public land needs. Final comments on the HNA or public/semi-public land need were due by December 11. It would come before the Commission in January and the Council in February.

PC Wright asked if the Riverfront Master Plan zoning was included in the HNA and BLI. CDD Rux responded yes, it was included.

PC Sherry asked how often the HNA was updated. CDD Rux responded it was updated every eight years, however they might need to update it sooner due to deficiency in commercial land.

PC Sherry was impressed with the report.

2. Middle Housing

CDD Rux gave a presentation on the Middle Housing Code update. The Citizens Advisory Committee met on November 18 for a code audit and concepts discussion. There was a lot of feedback regarding parking issues. They also discussed cottage clusters and master planned communities. He reminded the Commission that this was planning for duplexes, triplexes, quadplexes, townhouses, cottage clusters, and new construction or additions/conversion of existing buildings. The consultants shared with the Committee what these new housing types would look like and how they would differ from historic examples and what could be challenging design issues. He showed pictures and described these new housing types. There was a wide range of architectural styles, scale of units, and buildings, each concept had different parking impacts on site design and street presence, and it was not always easy to tell what kind of unit it was from the outside. He then discussed the middle housing forecasts and how the consultants created a case study of ADUs in Portland. The case study lessons were: the zoning reforms were incremental, accelerated by financial policies, they had slow growth in permits over 20 years, new construction was concentrated in areas with greater demand and amenities, and even when ADU permits outpaced SFDD permits annually, ADUs were only about 1% of the total housing stock. Triplexes were only feasible in hot markets and quadplexes were more feasible in more scenarios. In Oregon no more than 3% increase in residential density capacity could be assumed to result from middle housing development in existing UGBs. In Minneapolis, three new triplexes were built in the first year of their new zoning code implementation. The forecasting takeaways were: single family detached dwellings would remain the predominate type of existing and new construction, middle housing types might be feasible in limited scenarios, and slow growth was expected, about 1-3% of total housing units. To accommodate middle housing, it would take a team approach. It overlapped with building codes, SDCs, public improvements, access to financing, consumer preferences, and land availability. The Zoning Code was just the start by writing the rules to allow these types. The Code didn't have to predict the winning designs and describe every detail perfectly, they just had to set minimums for regulatory purposes. The Zoning Code had to meet state minimums and developers could choose between "buffet" options. Regarding parking, state requirements capped minimum off-street parking requirements at 1 space per unit for all of these housing types. There was an option for the City to set lower

minimum parking requirements. Best practices and feasibility suggested that no minimum better supported housing availability and affordability. City minimums were a regulatory minimum, not maximum and developers still could decide how much parking to provide that balanced site constraints and marketability. Lower parking minimums supported more housing development, reduced energy demands, and greater affordability. Parking needs might change in the future, however in the near-term potential on-street parking issues would not change overnight. There could be a need for on-street parking management tools. He reviewed cottage cluster concepts. They would be permitted in the R-1, R-2, R-3, and RP zones. They would have a 900 square foot footprint and 900-1,800 square foot area. They could be clusters of 5-8 units or greater, minimum lot size of 7,000 square feet, common open space, and minimum 1 parking space per unit. He gave examples of cottage clusters. The master planned communities included the Springbrook Subdistrict, Airport Residential District, Northwest Newberg Specific Plan, Springbrook Oaks Specific Plan, and Riverfront Subdistrict. Together they totaled 58% of the buildable land and nearly all vacant buildable land. The master planned communities were different because they must permit duplexes on every lot and they could limit other middle housing types at the time of initial construction provided the residential net density of 8 units/acre was allowed and subsequent redevelopment of middle housing was permitted. Other issues to consider were: allowing Type 1 review of all middle housing types, revising average densities or exempting middle housing from maximums, permitting duplexes the same as SFDDs in stream corridor overlay subdistricts, and revising alley access and shared driveway provisions in the public improvement standards. There would be a public open house on middle housing on December 15. The draft code language would be developed in 2021.

PC Wright asked if the garage under the first floor would be considered another floor. CDD Rux said staff would have to look into it. The question would be if it met the structure height provisions.

ITEMS FROM STAFF:

1. Planning Commission Activities update:

CDD Rux said City Council adopted the Comprehensive Plan and Development Code amendments to implement the Riverfront Master Plan as well as approved the Infrastructure Based Time Extension Request to DLCD. He discussed future Planning Commission agenda items.

ITEMS FROM COMMISSIONERS:

The next Planning Commission meeting would be held on January 14, 2021.

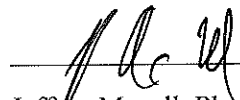
Chair Dale noted to talk about chair rotation at the next meeting.

CDD Rux noted Robert Ficker was leaving the Planning Commission. The Commission thanked PC Ficker for his work.

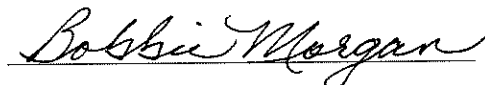
ADJOURNMENT:

Chair Dale adjourned the meeting at 8:18 p.m.

Approved by the Newberg Planning Commission this January 14, 2021.



Jeffrey Musall, Planning Commission Chair



Bobbie Morgan, Office Assistant II