

NEWBERG PLANNING COMMISSION MINUTES

September 10, 2020 7:00 pm

Newberg Tele-conference

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

Vice Chair Musall called the meeting to order at 7:07 p.m.

PLANNING COMMISSION ROLL CALL:

Members Present: Kriss Wright
Jeffrey Musall, Vice Chair
Colin Bolek, Student Planner
Sharon Capri
Robert Sherry
Jenna Morris

Members Absent: Robert Ficker, excused
Jason Dale

Staff Present: Keith Leonard, Associate Planner
Brett Musick, Senior Engineer
Sue Ryan, City Recorder
Kaaren Hofmann, City Engineer

PUBLIC COMMENTS:

None

CONSENT CALENDAR:

1. Approval of the August 13, 2020 Planning Commission meeting minutes

MOTION: PC Wright/PC Sherry moved to approve the August 13, 2020 Planning Commission Meeting Minutes.
Motion carried (5 Yes/0 No).

QUASI-JUDICIAL PUBLIC HEARINGS:

1. South College Commons – 8 lot Subdivision
Applicants: NW Summit Development, LLC Location: 1100 S College Street
File Number: SUB320-0001 PC Order: 2020-04

Vice Chair Musall opened the hearing at 7:08 p.m.

Call for Abstentions, Bias, Ex Parte Contact, Conflicts of Interest, and Objections to Jurisdiction: None

Legal Announcement: Student PC Bolek read the legal announcement.

Staff Report: Associate Planner Leonard presented the staff report. This was a request for an 8 lot subdivision on 1.7 acres at 1100 S College. Over half of the property was in a stream corridor. The northern portion of the lot was flat, but it sloped towards the south about 45 feet to the stream. To the north were single family homes, to the east was multi-family, to the south was dense vegetation and stream corridor and multi-family past that, and to the west was College Street and single family homes and duplexes. The property was zoned R-2 and access would be on S College Street. Water, wastewater, and stormwater lines were available to serve the site and there were overhead power lines that the applicant would have to make an argument to continue to remain.

He discussed the preliminary plat which showed the access easements for lots 3, 4, and 7. Lots 1, 2, 5, and 6 had frontage on S College Street. There was a tract abutting Lot 5 that would be used for stormwater. The buildable portions of the lot would be located outside of the stream corridor. Stormwater would discharge into the corridor and erosion control devices would be reviewed by the City's Engineering Department. There would be a curb tight sidewalk and a fence installed along the stream near the sidewalk. Lot size averaging was used for the development for lots that were between 2,500 and 5,000 square feet. The average size would be 3,406 square feet, and the requirement was a minimum of 3,000 square feet for the R-2 zone. The stormwater tract was on Tract A and all of the lots at the building line would be the required 25 foot width. Additional parking would be required and the applicant had provided three additional spaces. S College Street would be improved to the standards and there would be a bike lane, sidewalks, and street trees. A ten foot utility easement would be along the frontage of the lots as well as street lights. The applicant was asking for a reduction in the road cross section in the area of the stream corridor. They were requesting a 24 foot curb to curb cross section instead of 40 feet. He suggested revising the staff report for lot dimensions and frontage on Lot 8 which had to do with the access easement for Lot 7 that was going to be located on this lot. The conditions of approval addressed the overhead power lines, required permits related to the public utilities, TVF&R requirements, and street improvement requirements. Staff recommended removing Condition #1a regarding Lot 8 which was not needed and to amend Conditions #7b, #2, and #3 regarding clarification on the access easements. Staff recommended approval of the application with conditions as amended.

PC Sherry thought the R-2 zone required a minimum 5,000 square foot lot size. AP Leonard responded if a property was in excess of 15,000 square feet, the 5,000 square feet was for multiple family dwelling units. The base requirement was 3,000 square feet of lot or developable site area per dwelling unit. Because it was a subdivision they could utilize lot size averaging. They were going to subdivide the lot into separate lots that would contain separate single family homes and that was where the 3,000 square feet was the requirement. This was how the code had been interpreted and applied.

Student PC Bolek asked about the minor collector width requirement and the applicant's request for an exemption. What justified granting the exemption? AP Leonard responded in the stream corridor the width would not be realistic. The narrowing would take place where the stream corridor was and Engineering supported the narrowing in that area.

PC Wright asked if Lot 8 was set aside for utilities due to the required setbacks from the stream corridor. AP Leonard responded it would be developable on the flat area of the lot. They would not be building within the stream corridor.

PC Wright asked about the headwater behind the property as the drainage area for the stormwater, would there be additional systems to deal with flow and catching sediment. AP Leonard responded that was in the engineering realm, not planning.

PC Sherry asked about the average lot size not exceeding 5,000 square feet, yet the applicant said the average lot area was 8,735 square feet. AP Leonard said the applicant included the stream corridor and access easements, and the code stated they should not be included in the lot size.

PC Sherry said the applicant made an error and stated the average density in the Comprehensive Plan for the R-2 zone was 16.5 units per acre. It was 9 units per acre for R-2 and 16.5 units per acre for R-3. AP Leonard agreed that was an error. It was a target density, but was not always met. Staff did not base the finding on everything that was in the application.

Public Testimony:

Applicant:

Jessica Cain, NW Summit Development, LLC, said the applicant concurred with the staff report. She noted it was a scrivener's error in reference to the R-3 density. It was correct that it was 9 units per acre for R-2. Regarding the lot size, she pointed out that R-2 lot sizes were 3,000 square feet minimum and 5,000 square feet maximum. It was a well-known and applied standard and they met these requirements.

PC Wright asked about Dan Danicic's background.

Dan Danicic, NW Summit Development, LLC responded he was a registered environmental and civil engineer in the state of Oregon with 25 years of experience in both public and private sector engineering and design. He was not registered as a geologist. He had not advised anyone on the geomorphology of the site.

Ms. Cain clarified if any geotechnical services were required as part of the subdivision and Public Works permit they would consult with those engineers and follow any recommendations they might have.

PC Wright asked about keeping the overhead lines for the subdivision. Mr. Danicic responded when the subdivision was completed there would be no overhead lines on the frontage of the subdivision. There were overhead lines on the west side of S College Street that would remain.

PC Wright asked about any stream mitigation. Mr. Danicic said the onsite water quality and detention facility was on Tract A. It would be designed to retain the water and treat it through vegetation before it went into the existing storm system on S College Street.

Proponents: None

Opponents & Undecided: None

Close of Public Testimony: Vice Chair Musall closed the public testimony portion of the hearing at 7:46 p.m.

Final Comments from Staff: AP Leonard noted they would be striking Condition #1a and amending Conditions #7b, #2, and #3. He recommended approval of the application.

MOTION: PC Capri/PC Wright moved to approve Planning Commission Order 2020-04 with the conditions in Exhibit A and B as amended. Motion carried (5 Yes/0 No).

WORKSHOP:

1. Transportation System Plan Technical Update Riverfront Briefing

Senior Engineer Musick introduced Matt Bell and Julia Kuhn from Kittelson and Associates who would be giving the update.

Mr. Bell said they had been working over the last few months with the City to provide a technical update to the City's Comprehensive Plan to incorporate elements of the Riverfront Master Plan. He explained what a Transportation System Plan was, why it was being updated, and where they were in the process. He reviewed the Riverfront area and discussed the key findings from the needs analyses. The next steps would be to prioritize projects for the draft TSP update, prepare the draft TSP update to incorporate key recommendation from the Riverfront Master Plan, meet with the Project Advisory Committee in November, and host a joint Work Session with the Planning Commission and City Council in November.

PC Capri asked about the idea of a pedestrian bridge. Senior Engineer Musick responded it was the existing water line bridge that carried water from the well field to the water treatment plant. There was talk in the Riverfront Master Plan of utilizing that bridge or creating a separate bridge for pedestrian use.

PC Wright asked who owned the bridge. Senior Engineer Musick said the City owned the bridge.

Vice Chair Musall asked about the seismic issues on the bridge and if they would incorporate the water line into a new bridge. Senior Engineer Musick said they would have to do a feasibility study of the bridge and the water line on a new bridge was a potential option.

Ms. Kuhn said in order to add a vehicular connection outside of Newberg that would go outside of the Urban Growth Boundary it would require a goal exception that stated it was the only alternative to providing access and meeting the demand. When they were looking at the water line bridge, it was more of an aspirational plan because of the requirements and expense.

PC Wright asked about the cost of adding a vehicular connection to the bridge as well as a pedestrian and bicycle connection that was seismically sound. There was only one route out of the City currently and they should think about adding a second. Senior Engineer Musick responded a vehicular and pedestrian bridge had not been researched to know the costs.

Mr. Bell said they would be coming back in November with a draft updated plan.

ITEMS FROM STAFF:

City Engineer Hofmann listed the future planning activities for the rest of 2020.

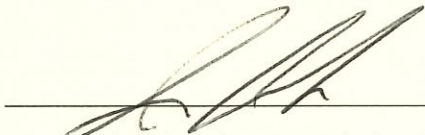
ITEMS FROM COMMISSIONERS:

PC Wright asked how abstaining from a vote affected the passing of an agenda item. CE Hofmann responded that would not go towards the majority to pass the item. Once the vote was taken, you could not go back and change the abstention.

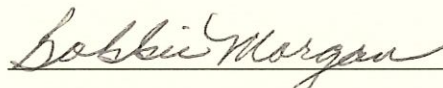
ADJOURNMENT:

Vice Chair Musall adjourned meeting at 8:12 p.m.

Approved by the Newberg Planning Commission this October 8, 2020.



Jason Dale, Planning Commission Chair



Bobbie Morgan, Office Assistant II