

# NEWBERG PLANNING COMMISSION MINUTES

June 11, 2020 7:00 pm  
414 E First St,  
City Hall Permit Center Conference Room  
Newberg Tele-conference

*(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 meeting to order at 7:05 p.m.

## ROLL CALL

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

Members Absent: Jeffrey Musal

Staff Present: Doug Rux, Community Development Director  
Keith Leonard, Associate Planner  
Kristin Svicarovich, Engineering Associate

## PUBLIC COMMENTS:

None

## CONSENT CALENDAR:

1. Approval of the May 14, 2020 Planning Commission meeting minutes

<b>MOTION:</b> PC Ficker/PC Capri moved to approve the May 14, 2020 Planning Commission Meeting Minutes. Motion carried (6 Yes/0 No).
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**QUASI-JUDICIAL PUBLIC HEARING:** (complete registration form to give testimony - 5 minute maximum per person, unless otherwise set by majority motion of the Planning Commission)

## Comprehensive Plan Map & Zoning Map Amendments

APPLICANTS: Robert & Karla Holveck

LOCATION: 717 N College Street

File No.: CPMA20-0001/ZMA20-0001

PC RESOLUTION: 2020-356

Chair Dale called the hearing to order at 7:06 p.m.

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

Legal announcement read by Student PC Bolek.

Staff Report: Associate Planner Leonard said this was a Comprehensive Plan Map and Zoning Map amendment for 717 N College Street and abutting property to the north. A letter had been received from Chris Whyte today regarding the access easement and possible ADUs being constructed. The applicant was planning to build duplexes on the property, which would not allow an ADU. The access was a 20 foot paved area and that would support the two existing homes and two duplex units. He described the location and surrounding area. It was currently designated as Commercial, and the applicant was requesting Medium Density Residential, and on the Zoning Map it was C-1, Neighborhood Commercial, but would be changed to R-2, Medium Density Residential. The access easement was zoned R-1, Low Density Residential, and that would also be changed to R-2. He then discussed the applicable criteria. There used to be a veterinary clinic on the property, but that had closed and it was currently vacant. The commercial land use analysis showed that changing the Commercial to Medium Density Residential would take the available Commercial from 1.95 acres to 1.47 acres. The population forecasts for 2020 to 2060 showed there would be a 6 to 7.5% increase every five years. The residential land use analysis showed that the proposed change would reduce the Low Density Residential to 83.91 acres from 84 acres. There was currently a deficit of 51 acres of Medium Density Residential and it would be reduced to 50.41 acres with this change. The application met the City's Comprehensive Plan and Statewide Planning Goals. It would increase the number of residents in the City, provide a variety of housing types and costs, utilities were available, and the proposed use would be less intensive for am and pm peak hour trips.

#### Public Testimony:

##### Proponents/ Applicant:

Kenneth Cannady-Schultz, representing the applicant, stated they found the staff report to be thorough and complete. It matched their own findings and he was there to answer any questions.

##### Opponents and Undecided:

AP Leonard said he received a phone call from McKenzie Davis who had concerns about the retention of the access easement. There was every indication that it would be retained and there was a recorded document with Yamhill County.

Chris Whyte, Newberg resident, said this property had been unused for a few years and this application would increase traffic, particularly turning into the easement off of College Street. They currently had to wait for an opening in traffic to make that left turn. He asked if there had been consideration of how the additional traffic would be handled.

Engineering Associate Svcarovich explained the criteria for a Comprehensive Plan Map and Zone Map amendment for transportation was that the Transportation Planning Rule analysis showed no change in the functional classification of N College Street and no change in the standard for implementing functional classification systems. The questions being asked would be evaluated when the applicant came in for design review. At that time the City could ask for additional information about traffic patterns and queuing on N College Street. There was going to be a change because the property was currently vacant, but they were comparing the proposed zoning to the maximum extent possible under the current zoning.

Mr. Cannady-Schultz said they would be within their rights to develop this as a commercial site and changing it to residential would produce fewer trips.

##### Close of Public Testimony:

Chair Dale closed the public testimony portion of the hearing at 7:31 p.m.

##### Final Comments from Staff:

AP Leonard recommended approval.



#### Planning Commission Deliberation:

PC Wright also had concerns about the letter regarding the easement, but as stated tonight that easement would be retained. She was not sure if ODOT would put in a signal at this location in the future.

Chair Dale thought the area was too close to the railroad tracks to put in a signal.

PC Wright thought the duplexes would need to include parking in the design. Sometimes parking became an issue in higher density areas and they might need to put the parking on the bottom floor.

Chair Dale thought the potential traffic would be less than it if it was a commercial development.

**MOTION: PC Wright/PC Capri** moved to approve Planning Commission Resolution 2020-356, File Number CPMA20-0001 & ZMA20-0001. Motion carried (6 Yes/0 No).

#### ITEMS FROM STAFF:

Community Development Director Rux gave a briefing on the Economic Opportunities Analysis (EOA). He explained the purpose of the EOA which was a legal requirement of Statewide Planning Goal 9 and a requirement for a potential Urban Growth Boundary expansion process. Along with the analysis, they were required to come up with economic development objectives, designate lands for commercial and industrial uses, and determine if the City had enough of the needed types of land. He gave a project overview which included an inventory of employment land which would show the employment land needs in the City and lead to the development of economic development policies. The work program included a project kickoff, trend analysis and employment forecast, Buildable Lands Inventory and site suitability, employment land needs analysis, strategies to accommodate employment growth, and the Economic Opportunities Analysis Report. A Citizens Advisory Committee had been formed to provide feedback on trends and site needs, Buildable Lands Inventory, and final EOA document as well as to provide local context and a recommended draft EOA to the City Council. The Committee discussed the desired outcomes with a focus on an adequate supply of industrial and commercial land and people being able to live and work in Newberg. They also reviewed the existing A NewBERG Community Vision and 2019 Economic Development Strategy documents and how they related to this work. They planned to analyze economic trends, assess comparative advantages, and forecast employment growth. He then discussed Newberg's industry sectors. The average wage for Yamhill County was \$42,302 and Newberg had about 27% of the employment in Yamhill County. The sectors that had 200 plus employees and higher than average city wages (\$43,480) were: construction, manufacturing, professional, services, health care, and government. He explained the commuting patterns in Newberg. They had 6,613 people who commuted into Newberg for work and 8,221 who commuted out of Newberg. About 1,942 people lived and worked in the City. He then discussed preliminary employment forecast assumptions which came from data from the Employment Department as an employment base, growth rates, mix of employment, employment in residential areas, and employment density. For covered employment, there were 9,675 jobs, and the estimated total employment was 13,466 jobs. The employment forecast for the Mid-Willamette Valley region was a 1.13% growth rate between 2017 and 2027. The Employment Department employment growth rate and PSU population growth rate were safe harbor numbers and through this process the Committee would provide a recommendation on which one they should use. The population rate was currently being updated, and he thought these rates would be similar.

Student PC Bolek asked why there was a discrepancy between the rates. CDD Rux responded it was due to an aging population.

PC Wright asked why they combined the counties for the number of jobs. CDD Rux said that was their methodology. They broke the entire state into different regions. That was why there were two different methods for the safe harbor approach.

PC Wright noted she would like to see a breakdown of the data, especially for new job projections. CDD Rux responded that there was not data available that got down to that level. This was due to confidentiality issues and the data could not be released.

CDD Rux said one of the next steps for the employment forecast was to determine the future mix of employment. Currently it was 25% industrial, 11% retail commercial, 57% non-retail commercial, and 7% government. The Committee



would be looking at whether that mix should be changed or not and consider the employment in residential areas and employment density. Other next steps included refining the employment forecast, drafting the Buildable Lands Inventory, identifying target industries and site needs, and determining whether the City had sufficient buildable lands to meet the forecast of employment growth. He then discussed the preliminary Buildable Lands Inventory results, site suitability, and Newberg's competitive advantage. The methodology was to develop a land base model, classify the land, remove constraints, and verify the areas through aerial imagery and staff review. He showed maps of Newberg's Comprehensive Plan designations and the constraints in the City. He reviewed the Buildable Lands Inventory land classification definitions for developed, partially vacant, vacant, undevelopable, and lands in public or semipublic ownership and showed maps of these areas in the City. They had 105 buildable acres for commercial and of that number 86 were on vacant lots and 19 on partially vacant lots. They had 13 acres of Mixed Use, 9 on vacant lots and 4 on partially vacant lots. They had 30 acres of Industrial with 23 on vacant lots and 7 on partially vacant lots. He showed charts and a graph of the buildable acres on vacant and partially vacant lots by size which showed there were not many smaller lots, but the majority were in the 2-5 acre range. He also showed charts and a graph of the developed lots by size and a comparison of developed and vacant or partially vacant land in commercial or industrial plan designations by site size. There were only five sites left in the 10-20 acres. There was more available in smaller size lots. Sportsman Airpark was a unique location. There were 54 total acres in Industrial and Public Quasi-Public designations in the Airpark, but only 29 acres were developable. This land was limited to aviation related uses. The targeted industries they were looking for in Newberg included advanced manufacturing, food/beverage processing, general manufacturing, technology, agriculture and wood products, traded sector high tech manufacturing, and aviation related industries. The Committee agreed that these were still the targeted industries. He discussed the site characteristics needed by these target industries including site size, slope, railroad access, highway access, and special utility needs. He also discussed Newberg's competitive advantage strengths which were location, transportation, utilities, and quality of life and weaknesses which were transportation, aging infrastructure, and limited land supply. The opportunities included education, redevelopment, tourism, and entrepreneurial business incubator and the threats were global pandemic, business relocation, aging population, and climate change. The next step was to work on the Employment Land Needs Analysis, factoring in the revised population numbers and feedback from the Committee.

PC Wright asked where the Urban Growth Boundary might expand to given the acreage needs. CDD Rux responded they had not determined that yet. There would be more clarity about the land deficiencies by the end of December 2020 and all of the analysis would be brought to the Planning Commission and the public could comment as well.

#### **ITEMS FROM COMMISSIONERS:**

CDD Rux noted that this was PC Edwards' last meeting as he was moving to Texas. He presented PC Edwards with a plaque for his ten years of service on the Commission.

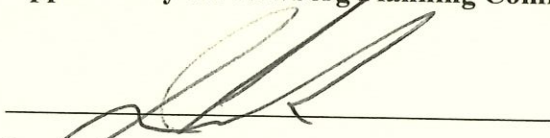
PC Edwards said it had been a good experience and he would miss everyone.

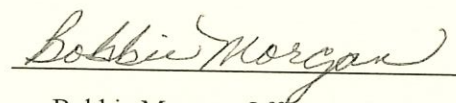
The next Planning Commission meeting was scheduled for July 9, 2020.

#### **ADJOURNMENT:**

Chair Dale adjourned meeting at 8:23 p.m.

**Approved by the Newberg Planning Commission this July 9, 2020.**

  
Jason Dale, Planning Commission Chair

  
Bobbie Morgan, Office Assistant II