

# NEWBERG PLANNING COMMISSION MINUTES

January 14, 2021 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)*

Vice Chair Musall called the meeting to order at 7:00 p.m.

## PLANNING COMMISSION ROLL CALL:

Members Present: Robert Sherry  
Jeffrey Musall  
Kriss Wright  
Charles Aban  
Jenna Morris  
Colin Bolek, Student Planner

Members Absent: Jason Dale  
Sharon Capri

Staff Present: Doug Rux, Community Development Director  
Patrick Davenport, Senior Planner  
Brett Musick, Senior Engineer

Consultant: Matt Bell

## PUBLIC COMMENTS:

None

## INTRODUCTIONS:

Community Development Director Rux welcomed Charles Aban, new Planning Commissioner.

PC Aban gave a quick introduction. Each Commissioner introduced themselves.

## ELECTION OF CHAIR AND VICE CHAIR:

**MOTION:** PC Wright/PC Morris moved to nominate PC Musall for Chair. Motion carried (5 Yes/0 No).

**MOTION:** PC Wright/PC Morris moved to nominate PC Sherry for Vice Chair. Motion carried (5 Yes/0 No).

## CONSENT CALENDAR:

1. Approval of the December 10, 2020 Planning Commission meeting minutes

**MOTION:** PC Wright/PC Sherry moved to approve the December 10, 2020 Planning Commission Meeting Minutes. Motion carried (5 Yes/0 No).

## LEGISLATIVE PUBLIC HEARINGS:

1. A Resolution recommending City Council amend the 2016 Transportation System Plan incorporating the 2021 Riverfront addendum into the Newberg Comprehensive Plan and amending Newberg Municipal Code, Title 15, 15.050.030  
File: CPTA20-0002 Resolution: 2021-361

Vice Chair Musall called the hearing to order at 7:16 p.m.

Call for abstentions and objections to jurisdiction: None

Staff report: CDD Rux gave a presentation on the amendments to incorporate the Transportation System Plan (TSP) addendum for the Riverfront Master Plan into the Comprehensive Plan and Municipal Code. He explained the purpose of the TSP, why it needed to be updated, the area included in the TSP update, freight route modifications, recommended new street, intersection, walking, and bike projects, Development Code amendments, findings, and revisions to include the Wynooski Road project and fix typos. Staff recommended approval of the resolution. Public comments had been received from Robert Soppe with questions about intersections on Springbrook Road and staff would respond that it was outside the scope of this project.

PC Wright referred to the Department of State Lands letter and their recommendation to do a local wetlands inventory. She thought a wetlands delineation should be done for this area.

CDD Rux responded the Department of State Lands did a wetlands determination on the mill site. They identified the ponds might be wetlands which would need to be further evaluated. Hess Creek, Chehalem Creek, and the Willamette River Greenway were in protected stream corridors. For every project that they (City) did, the Department of State Lands brought up that they would like the City to do a local wetlands inventory, however that would have to come out of the General Fund and there was no money to do an inventory at this time. They approached these on a project by project basis.

Chair Musall supported the concern about the wetlands, but understood the issue regarding the funding. He thought looking at them on a project by project basis was acceptable.

Public testimony: None

Close of Public Testimony:

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

Action by the Planning Commission:

**MOTION:** PC Wright/PC Sherry moved to approve Resolution 2021-361 including Exhibits A, B, C, and D, as verbally amended at the hearing. Motion carried (5 Yes/0 No).

#### **NEW BUSINESS:**

1. Resolution recommending that the Newberg City Council accept the Newberg Housing Needs Analysis (HNA) and Newberg Housing Strategy.  
File number: GRNT20-0002 Resolution: 2021-363

Staff report:

CDD Rux presented on the Housing Needs Analysis (HNA) and Newberg Housing Strategy. He reviewed the Buildable Lands Inventory map, acreage by plan designation, updates to the 2019 HNA, group quarters, comparison of median sales prices with other cities, housing affordability in Newberg, future households by median family income for Yamhill County and Newberg, population forecast, housing forecast, needed housing mix, ADUs and redevelopment, allocation of units to vacant land by housing types, capacity, density, land needed for other uses, and land sufficiency. Currently there was a surplus of 31 acres of low density residential and a deficit of 37 acres of medium density and 44 acres of high density residential. He then discussed the Newberg Housing Strategy to meet these needs and the timelines for the strategies.

PC Wright asked about code for tiny homes with no wheels. CDD Rux responded tiny homes with wheels were considered RVs which did have regulations. There had been discussions about modifying those regulations to allow a tiny home with or without wheels.

CDD Rux responded to comments that had been received from Friends of Yamhill County and Thousand Friends related to density, housing mix, methodology, exemptions, Springbrook development, and HB 2001. Comments were also received from Mr. Harris about regional housing needs and the methodology that was used in the HNA. Staff recommended approval of the resolution.

**MOTION:** PC Wright/PC Sherry moved to approve Resolution 2021-363 including attachments, and Exhibits A & B, recommending the City Council accept the Newberg Housing Needs Analysis and Newberg Housing Strategy. Motion carried (5 Yes/0 No).

2. Resolution recommending City Council accept the Newberg Public/Semi-Public Land Need analysis 2021-2041  
File number: GEN20-0005 Resolution: 2021-364

Staff report:

CDD Rux presented on the Newberg Public/Semi-Public Land Need Analysis. He discussed the process used to estimate the land needs for City-owned facilities, Yamhill County and ODOT needs, and park needs.

PC Wright asked if the park needs were based on the refined population numbers. CDD Rux responded yes, they were based on the June 2020 population forecast numbers.

CDD Rux continued with the land needs for Newberg public schools and semi-public needs which included churches and non-profits. In conclusion, they would need 28.5 acres for municipal use, 60 acres for park use, and 32 acres for semi-public use which totaled 120.5 acres. These numbers were included in the Housing Needs Analysis and Economic Opportunities Analysis. Staff recommended adoption of the resolution.

**MOTION:** PC Wright/PC Morris moved to approve Resolution 2021-364 including Exhibit A, recommending the City Council accept the Newberg Public/Semi-Public Land Need Analysis 2021–2041. Motion carried (5 Yes/0 No).

3. Middle Housing Memo

Staff Update:

CDD Rux said the ad hoc committee met three times, a virtual community open house was held, and a community survey was done. There was not a large attendance at the open house, but the survey received about 200 comments. The ad hoc committee would meet again next week to review the results of the survey and discuss the middle housing standards for future adoption.

**ITEMS FROM STAFF:**

1. Planning Commission Activities update:

CDD Rux discussed upcoming Planning Commission agenda items.

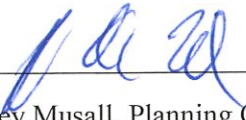
**ITEMS FROM COMMISSIONERS:**

The next Planning Commission meeting would be held on February 11, 2021.

**ADJOURNMENT:**

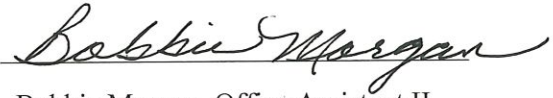
Chair Musall adjourned the meeting at 8:32 p.m.

**Approved by the Newberg Planning Commission this February 11, 2021.**



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Jeffrey Musall, Planning Commission Chair



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Bobbie Morgan, Office Assistant II