



PLANNING COMMISSION MEETING MINUTES

NEWBERG PLANNING COMMISSION MINUTES

February 10, 2022, 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 Kriss Wright called the meeting to order at 7:01 p.m.

PLANNING COMMISSION ROLL CALL:

Members present: Jason Dale
Kriss Wright, Chair
Sharon Capri
Charles Aban
Connor Hansen
Jessica Harrington
Aiden Gray, Student

Absent: Jeffrey Musall, excused

Staff present: Doug Rux, Community Development Director
Mary Heberling-Creighton, Housing Planner

PUBLIC COMMENTS:

Steve Guest, Newberg resident, asked about Newberg's goal/mission for new development and maintaining the charm of Newberg.

Community Development Director Rux said the Council had a list of goals and there had been a community visioning program which both set the stage for what the community wanted to be over the next 20 years. There was also HB 2001 which changed housing regulations to allow duplexes, triplexes, quadplexes, and cottage clusters in single family residential zones. They had also done an Economic Opportunities Analysis and Housing Needs Analysis to know what was needed for additional land supply to accommodate growth. They were also actively working on developing the old mill site, funding infrastructure through Urban Renewal, and updating functional plans. He explained the infill development on Wynooski and how eventually there would be no parking on that street.

Mr. Guest said the concern on Wynooski was the speeding on the street. He asked if there was a way to direct where driveways were located to avoid backing out issues.

CDD Rux discussed the land use regulations for access to properties. There was also the Traffic Safety Commission where he could discuss the issues on Wynooski.



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CONSENT CALENDAR:

1. Approval of the January 13, 2022, Planning Commission meeting minutes

MOTION: PC Aban /PC Gray moved to approve the January 13, 2022, Planning Commission Meeting Minutes. Motion carried (7 Yes/0 No).

ELECTION OF VICE CHAIR:

Chair Wright noted PC Capri was up next for Vice Chair and asked if she was interested.

PC Dale explained the position of Vice Chair.

PC Capri noted she would like to step aside.

Chair Wright asked PC Aban and he accepted.

MOTION: PC Dale/PC Hansen moved to nominate Charles Aban for Vice Chair for 2022. Motion carried (7 Yes/0 No).

NEW BUSINESS:

1. Updates on Housing Production Strategy (HPS) and the technical assistance Grant: Multifamily Code Audit.

Housing Planner Heberling-Creighton gave a presentation on housing grants for the Housing Production Strategy and Multifamily Code Audit. For the Housing Production Strategy, she discussed the project goals, anticipated outcomes, project tasks, and updated schedule.

Chair Wright asked how the data for the housing categories was determined.

HP Heberling-Creighton responded some was census data and some was knowledge from the Housing Authority.

CDD Rux explained how they refined the data to the smaller populations to inform particular needs. They were trying to provide housing for all income levels.

PC Dale said some people were concerned not about the quantity, but quality of the housing in the City. He thought that should be added to the criteria.

CDD Rux discussed the current design standards. They recognized there was a quality component that needed to be addressed, but they could not completely control it due to the market conditions that drove development.

HP Heberling-Creighton added there were some limits as to what they could ask developers to do. They had to find the right balance.

HP Heberling-Creighton discussed the project goals, anticipated outcomes, and anticipated timeline for the Multifamily Code Audit.



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ITEMS FROM STAFF:

CDD Rux explained the Oregon Government Ethics Commission SEI filings. He then gave updates on upcoming Planning Commission and City Council activities.

PC Hansen and Aban shared what they learned at a recent Planning Commission training.

The next Planning Commission meeting would be held on March 10, 2022, at 7:00 p.m.

ITEMS FROM COMMISSIONERS:

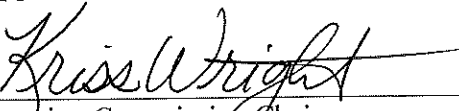
PC Aban asked about the recommendation to City Council about vacation rentals they had discussed at the last meeting.

CDD Rux responded he had been having conversations about vacation rentals with the City Manager and Mayor. Staff was updating the vacation rental map. They did not have information to bring back to the Commission yet.

ADJOURNMENT:

Chair Wright adjourned the meeting at 7:58 p.m.

Approved by the Newberg Planning Commission this March 10, 2022.



Planning Commission Chair



Bobbie Morgan, Office Assistant II