

NEWBERG PLANNING COMMISSION MINUTES
June 9, 2022

CALL MEETING TO ORDER

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

ROLL CALL

Members Present: Sharon Capri, Charles Aban, Kriss Wright, Jeffrey Musall, Jason Dale, and Aiden Gray

Absent: Connor Hansen and Linda Newton-Curtis

Staff Present: Community Development Director Doug Rux; Office Assistant Fé Bates; City Planner Ashley Smith; City Engineer Kaaren Hoffman; Mary Heberling-Creighton, Housing Planner

PUBLIC COMMENTS

None

CONSENT CALENDAR

Action: To approve the May 12, 2022 Planning Commission minutes.

Motion: PC Musall

Second: PC Dale

Vote: Yes 6 No 0

QUASI JUDICIAL PUBLIC HEARINGS

ORDER 2022-06- CUP22-0001/PUD22-0001 - Development of a 111-lot subdivision consisting of 14 detached single-family homes, 96 townhouses, and a 24-unit apartment building: Continued

Community Development Director Doug Rux explained the hearing had been continued from May 12 and the record had been left open for seven days for additional public comments. The comments received had been included in the Commission's packet. The applicant had an additional seven days to provide a response and that was also in the packet. They were now at the point of Applicant Rebuttal.

Rebuttal: Mercedes Serra, representing the applicant, said they planned to address the public concerns, especially in regard to the closing of Benjamin Road.

Matt Hughart, Kittelson & Associates, explained the Benjamin Road alternatives study. They had to balance the needs of the project with the City's policies regarding functional classification, local street connectivity, and other circulation based policies. He discussed some of the different options and why they were not pursued. There wasn't a scenario where the local circulation needs of the City and the development could mesh nicely without creating the same levels of impact and safety concerns. This was the reason for the proposed realignment of Benjamin Road into Jory Street.

PC Questions for Applicant:

PC Capri asked how the future traffic from this project and Crestview Crossing would work using only one signalized intersection.

Mr. Hughart said the studies done indicated that there was capacity. There would be some congestion during peak hours, but it could absorb that demand.

Chair Wright closed the public hearing.

CDD Rux said staff recommended adoption of ORDER 2022-06.

PC Discussion:

PC Capri asked about the setbacks for a 19 foot lot. CDD Rux explained this was a proposed Townhouse development and there were zero lot lines. There was a variety of configurations in the staff report for how many units per bundle and there were setbacks for the front yard and for the garages.

Chair Wright reviewed the regulations and findings for the Planned Unit Development.

PC Capri asked about the building elevation drawings and compatibility. CDD Rux thought the application met the criteria for compatibility.

PC Capri asked about parking and garages as part of the design standards. CDD Rux explained each townhouse unit had the required one parking space and a garage. There would also be parking in the apartment complex as well as on street parking.

PC Musall acknowledged the comments about the road closure. He believed that the solution of routing traffic through the traffic light instead of 99W was the best compromise.

Chair Wright asked if Benjamin Road was going to be a one way or two way street. CDD Rux explained the City and County jurisdictions of Benjamin and Jory Roads and how they would be two way roads. The intersection of Benjamin Road and Springbrook Road was not under the jurisdiction of the City.

PC Capri was still concerned about traffic, but would defer to the study that was done.

Action:	To adopt ORDER 2022-06 – CUP22-0001/PUD22-0001 with conditions
Motion:	PC Dale
Second:	PC Musall
Vote:	Yes 5 No 1 [Wright]

ORDER 2022-07- CUP22-0005 – Conditional Use Permit approval to use a single-family dwelling as a Vacation Rental home at 219 W Levi Way

Chair Wright opened the public hearing. She called for any abstentions, bias, ex parte contacts, or objections to jurisdiction: There were none.

PC Gray read the legal announcements.

Assistant Planner Ashley Smith entered the staff report into the record. This was a request for a Conditional Use Permit to use a single-family dwelling as a vacation rental home on W Levi Way. She gave a background on the application, location and zoning, site view, and applicable criteria. Staff recommended approval of ORDER 2022-07 with conditions.

Applicant Testimony: Ryan Thomas and Jennifer Goldenberg, explained they were part time residents of Newberg. When they were not using the home, they would like to use it as a short term rental and bring visitors to the City.

There was no other public testimony.

Chair Wright closed the public hearing.

PC Discussion:

PC Musall thought it was a straight forward application and didn't see a reason not to approve it.

Action:	To adopt ORDER 2022-07 - CUP22-0005 with conditions
Motion:	PC Musall
Second:	PC Gray
Vote:	Yes 6 No 0

NEW BUSINESS

Housing Production Strategy Update

Housing Planner Mary Heberling-Creighton presented an update on the Housing Production Strategy project. They were working with ECONorthwest on the project. There had been two meetings with the advisory committee and they had discussed the current state of housing in Newberg and strategies they would like to pursue to meet the need.

Chair Wright said car camping was an issue. She asked about the program in McMinnville.

HP Heberling-Creighton explained McMinnville's program. The Housing Production Strategy did not specifically address this issue.

ITEMS FROM STAFF

CDD Rux announced the additional meeting on June 21 and the CAC meeting on June 23. He explained the items on the July 14 meeting agenda. The City Council passed the first reading of the ordinance to amend the sign code.

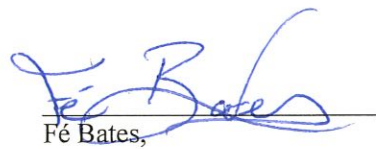
ITEMS FROM COMMISSIONERS

None

ADJOURNMENT: The meeting was adjourned at 8:18 p.m.

Attest:


Kriss Wright,
Planning Commission Chair


Fé Bates,
Planning Commission Secretary