

NEWBERG PLANNING COMMISSION MINUTES
November 10, 2022

CALL MEETING TO ORDER:

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

ROLL CALL

Members Present: Jeffrey Musall, Kriss Wright, Jason Dale, Linda Newton-Curtis, and Sharon Capri

Absent:

Staff Present: Community Development Director Dug Rux; Office Assistant Fé Bates; Assistant Planner Sam Gudmestad; Housing Planner Mary Herbling-Crieghton

PUBLIC COMMENTS: Community Development Director Rux said Commissioner Aban had stepped down from the Commission. They were recruiting for his position, as well as the student position.

CONSENT CALENDAR

Action: To approve the October 13, 2022 Planning Commission minutes.

Motion: PC: Capri

Second: PC: Dale

Vote: Yes: 5 No: 0 Abstain: 0 Absent:

QUASI JUDICIAL PUBLIC HEARINGS

ORDER 2022-014- CUP22-0012/DR222-0009 - Telecommunications Equipment – 530 E Edgewood Dr.

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

Community Development Director Rux read the legal announcements.

Assistant Planner Gudmestad presented the staff report. This was a request for design review and conditional use to install new telecommunications equipment housed in a faux church steeple at 530 E Edgewood Drive. He gave a background on the application, site information, location and zoning, site view, site plan, elevations, and applicable review criteria. Staff recommended approval with conditions.

Applicant Testimony: Mike Conners, attorney, and Sophia Meekers, consultant, were representing the applicant. This was the second time Verizon had proposed a wireless communications facility in Newberg. The previous application in 2017 was approved, but because of budgetary operational issues, the project was delayed. The approval could not be extended and it expired. This was the same application as was done in 2017 with one exception. This application did not include a generator, but there would be a generator plug for emergencies. They explained the design of the faux steeple, purpose of the facility, height analysis, stealth options, landscaping, traffic/parking, and usage and justification report. They asked for approval.

There was discussion regarding how long it would take to get the generator to the site in an emergency, battery back-up system, stabilizing the tower for wind and earthquakes, emissions from the tower, and safety standards.

There was no other public testimony.

Chair Wright closed the public hearing.

The Commission thought the application met all the criteria.

Action: To approve CUP22-0012/DR222-0009, Telecommunications Equipment – 530 E Edgewood Dr with conditions.

Motion: PC: Dale
Second: PC: Musall
Vote: Yes: 5 No: 0 Abstain: 0 Absent: 0

NEW BUSINESS

Housing Planner Mary Herbling-Creighton introduced the Housing Production Strategy update.

Beth Goodman, ECONorthwest, presented the strategy update. She explained what the strategy was, how it was connected to the Housing Needs Analysis, project scope, key housing needs in Newberg, cost burden by income, housing affordability, current and future households, housing need based on people groups, City's role in housing development, strategies to support housing production, requirements for the strategies, stakeholder interviews, feedback from developers and service providers, and initiatives and action items.

There was discussion regarding homelessness, discrimination, preservation of manufactured home parks, considering restrictions or conducting inspections on short term rentals, threshold rate of saturation for short term rentals, long term vs. short term rentals in Newberg, providing density bonuses, reducing SDCs for affordable housing projects, what supporting application of Fair Housing laws meant, quality of life in high density areas, and looking at examples of income restricted housing.

ITEMS FROM STAFF

Next month's meeting would be held on December 8, 2022. This would be an in-person meeting located at the Public Safety Building. CDD Rux discussed upcoming agenda items.

ITEMS FROM COMMISSIONERS

Commissioner Capri discussed her idea on making 2nd Street an urban center. She thought she could take it to Portland State to use as a student project.

Chair Wright reminded the Commission about the issues on 2nd Street. This might be an idea for other areas.

Chair Wright suggested that for meeting materials more than 700 pages, the Commission receive the packet two weeks in advance of the meeting. For materials more than 1,000 pages, the Commission would have three weeks to review, more than 1,500 pages they would have four weeks, and more than 2,000 pages they would have six weeks.

Community Development Director Rux said there was a 120 day time limit for applications and he explained the process. He would have to think through the request.

ADJOURNMENT: The meeting was adjourned at 9:19 p.m.

Attest:

Kriss Wright, Planning Commission Chair

Fé Bates, Office Assistant