

**NEWBERG PLANNING COMMISSION MINUTES**  
**February 9, 2023**

**CALL MEETING TO ORDER:**

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

**ROLL CALL**

Members Present: Layne Quinn, Jeffrey Musall, Kriss Wright, Michael Griffiths, Linda Newton-Curtis, Avery Hansen, Jason Dale, Sharon Capri (Zoom)

Staff Present: Community Development Director Doug Rux; Office Assistant Fé Bates; Assistant Planner Sam Gudmestad; Assistant Planner Ashley Smith, Planning Manager Clay Downing.

**PUBLIC COMMENTS:** None.

**CONSENT CALENDAR**

Action: To approve the January 12, 2023 Planning Commission minutes.

Motion: PC Wright

Second: PC Quinn

Vote: Yes: 8 No: 0 Abstain: 0 Absent: 0

**LEGISLATIVE PUBLIC HEARING**

**ORDER 2023- DCA22-0002: Middle Housing Land Divisions**

Chair Musall opened the public hearing and called for any abstentions, conflicts of interest, or objections to jurisdiction. There were none.

PC Wright pointed out typos in the staff report.

Assistant Planner Gudmestad presented the staff report. This was a request to amend the Development Code to incorporate language from SB 458 and HB 2001 regarding middle housing land divisions. He discussed what the proposed code amendments would allow, duplex examples, triplex examples, quadplex examples, utility examples, and findings. Staff recommended approval of the amendments.

There was no public testimony.

Chair Musall closed the public hearing.

There was discussion regarding creating new tax lots and property taxes.

Action: To adopt Resolution 2023-383, recommending the City Council adopt the Development Code amendments.

Motion: PC Griffiths

Second: PC Dale

Vote: Yes: 8 No: 0 Abstain: 0 Absent: 0

**QUASI JUDICIAL PUBLIC HEARING**

**ORDER 2023-03: SUB322-00001**

Chair Musall reopened the public hearing and called for any abstentions, bias, conflicts of interest, ex parte contacts, or objections to jurisdiction. There were none.

Assistant Planner Smith said the applicant had requested a continuance. The 120 day deadline had been extended.

Action: To continue the hearing for ORDER 2023-03: SUB322-00001 to March 9, 2023.

Motion: PC Wright

Second: PC Quinn

Vote: Yes: 8 No: 0 Abstain: 0 Absent: 0

ORDER 2023-0: CUP22-0016/DR222-0011: Haworth Apartments –

Chair Musall opened the public hearing and called for any abstentions, bias, conflicts of interest, ex parte contacts, or objections to jurisdiction.

PC Wright drove by the site regularly.

Student Commissioner Hansen read the legal announcement.

Assistant Planner Smith presented the staff report. This was a request for approval of a Conditional Use Permit for a 28-unit multifamily building in the C-2 district with corresponding design review. She discussed the location, zoning, site plan, staff identified project issues, prior land use actions, applicable criteria, and proposed conditions to address the issues. One public comment was received with concerns about traffic flow at the intersection of N Springbrook Road and E Haworth Avenue. The applicant would be required to pay a traffic impact fee for that intersection. Staff recommended approval of the application with conditions.

Applicant's Testimony: Wayne Hayson with Pioneer Design was representing the applicant. He explained the zoning district, site location, preliminary site plan, building elevations, street tree and open space planting plan, parking, and request to delete or modify Condition 10.a. regarding underground utilities to reflect the .84% proportional impact of the development on public facilities and services for the intersection improvement.

Senior Engineer Musick discussed the exception criteria for undergrounding utilities.

There was discussion regarding water for the landscaping, street tree locations, and rental rate for the apartments.

Curtis Olson with Olson Architects said they would be market rate apartments, the one bedroom would be around \$1,800 per month and two bedroom around \$2,000 per month.

Chair Musall suggested putting in electric vehicle charging stations.

Public Testimony: Terry Coss, Newberg resident, commented about the traffic and bottlenecks, especially as Springbrook developed. They needed to put in a turn lane at the intersection.

James Harney, Newberg resident, agreed Springbrook and Haworth was already a bottleneck, and would get worse with additional off street parking. He thought this was not the right location for an apartment complex.

Rebuttal: Mr. Hayson commented that the City had plans in the TSP for improvements to that intersection and the applicant would pay a proportional share for the improvements.

Chair Musall closed the public hearing.

PC Wright noted there were double lines on Haworth and traffic would not be able to turn into the development.

Senior Engineer Musick answered with the improvements, there would be restriping. The project was planned to be done in the next five years.

CDD Rux said they had to have access off of Haworth and the developer had designed it to City guidelines.

PC Quinn asked if the proposed intersection would include a turn lane.

Senior Engineer Musick answered that a right turn onto 99W would be in ODOT's jurisdiction and the warrants for that improvement had not been met yet.

CDD Rux added that they had been collecting funds for the traffic signal for some time.

PC Capri liked the design of the development.

Action: To approve CUP22-0016/DR222-0011 with conditions.

Motion: PC Quinn

Second: PC Newton-Curtis

Vote: Yes: 8 No: 0 Recused: 0 Absent: 0

## NEW BUSINESS

GEN23-0001 Planning Commission Participation Guidelines update

CDD Rux reviewed the changes that had been made to the guidelines.

Action: To adopt Resolution 2023-387, approving the requested updates to the City of Newberg Planning Commission Participation Guidelines in Exhibit A.

Motion: PC Wright

Second: PC Dale

Vote: Yes: 8 No: 0 Recused: 0 Absent: 0

## ITEMS FROM STAFF

CDD Rux reminded the Commission of their annual Statement of Economic Interest filing.

Planning Manager Downing spoke to the Commission about how the department planned to research vacation rentals.

There was discussion regarding a moratorium, timeline, tracking complaints, survey to the surrounding residents, specific research questions, and presenting to the high school as a class project to help with the load.

CDD Rux reviewed the upcoming schedule.

## ITEMS FROM COMMISSIONERS

PC Dale suggested that he take over as Vice Chair for the rest of the year since Commissioner Wright was just Chair.

Action: To appoint Jason Dale as Vice Chair.

Motion: PC Wright

Second: PC Capri

Vote: Yes: 8 No: 0 Recused: 0 Absent: 0

Action: To adopt the Oregon State University Plant Species Guidelines.

Motion: PC Wright

Second: PC Capri

Vote: Yes: 8 No: 0 Recused: 0 Absent: 0

**ADJOURNMENT:** The meeting was adjourned at 9:24 p.m.

Attest:   
Jeff Musall, Planning Commission Chair

  
Fé Bates, Planning Commission Secretary