

NEWBERG PLANNING COMMISSION MINUTES

April 8, 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)

Chair Jeffrey Musall called the meeting to order at 7:03 p.m.

PLANNING COMMISSION ROLL CALL:

Members Present: Jeffrey Musall, Chair
Robert Sherry, Vice Chair
Jason Dale
Kriss Wright
Sharon Capri
Charles Aban
Colin Bolek, Student Planning Commissioner

Members Absent: Jenna Morris

Staff Present: Doug Rux, Community Development Director
Patrick Davenport, Planning Manager
Keith Leonard, Associate Planner
Brett Musick, Senior Engineer

Participants: Heidi Springer
Dan Danicic
Doug Peterson
Emily Flock
Peter Olson

PUBLIC COMMENTS:

None

CONSENT CALENDAR:

1. Approval of the March 11, 2021 Planning Commission meeting minutes

MOTION: PC Wright /PC Dale moved to approve the March 11, 2021 Planning Commission Meeting Minutes. Motion carried (6 Yes/0 No).

QUASI-JUDICIAL PUBLIC HEARINGS

1. **Annexation, Peterson**
700 NE Camellia Drive
File: ANX21-0001
Resolution: 2021-369

Chair Musall called the hearing to order at 7:07 p.m.

Call for abstentions, biases, ex parte contacts, and objections to jurisdiction:

PC Sherry said he looked on Google Earth to find out where the property was located.

Student PC Bolek read the Quasi-Judicial legal statement.

Chair Musall explained the testimony procedure.

Staff report:

Planning Manager Davenport presented the staff report. He entered the staff report into the record. This was a request for annexation of a .41 acre parcel and a 9,000 square foot segment of NE Camelia Drive due to a health hazard. The zoning of the property would change from Yamhill County VLDR-1 (Very Low Density Residential – 1 Acre Minimum) to Newberg R-1 (Low Density Residential). The Comprehensive Plan designated the parcel as LDR (Low Density Residential). He discussed the existing utilities and how the property would hook up to City sewer to alleviate the on-site failing septic system. The applicant would also connect to City water. He then reviewed the criteria and how the application met all of the conditions for annexation. He also described the proposed conditions of approval. Staff recommended approval with conditions.

Public Testimony:

Dan Danicic, representing the applicant, said there were no concerns or objections to the proposed conditions. He asked for approval of the application.

PC Sherry said the address that was provided did not exist as the property had a different address.

Doug Peterson, applicant, replied the mailbox was on Terrace but they wanted to move it closer to the house. They called the County and got the address changed to Camellia.

CDD Rux said because this property was in the County, the County controlled the addressing and it took some time to go through the system.

PC Wright asked about the failing septic.

Mr. Peterson replied it was a concrete tank that was cracked and the leach lines had several years of intrusion. He had consultants come out and they indicated that the system was not functional and it was expensive to relocate a new septic system somewhere else on the property. It would be better to annex into the City and connect to the sewer lines.

Close of Public Testimony:

Chair Musall closed the public testimony portion of the hearing at 7:23 p.m.

Final comments from staff and recommendation:

No comments

Planning Commission Deliberation:

Chair Musall thought this was a cut and dry proposal and a win for both the City and homeowners.

Action by the Planning Commission:

MOTION: PC Wright /PC Sherry moved to adopt Resolution 2021-369, recommending the City Council approve ANX21-0001 Peterson Annexation, with conditions. Motion carried (6 Yes/0 No).
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LEGISLATIVE PUBLIC HEARINGS

1. **A Resolution recommending City Council amend the 2017 Water Master Plan incorporating the Addendum Riverfront Master Plan 2021 into the Newberg Comprehensive Plan**

File: CPTA20-0003

Resolution 2021- 365

Chair Musall called the hearing to order at 7:26 p.m.

Call for abstentions, conflicts of interest, and objections to jurisdiction: None

Staff report: Community Development Director Rux presented the staff report. This was an addendum to the 2017 Water Master Plan to include the Riverfront Master Plan 2021. He discussed the project goals, Riverfront area water service, how middle housing impacted the water system, need for seismic resilience, analysis process, water demand, what defined good water service, fire flow analysis results, Riverfront improvements, middle housing improvements, seismic improvements, findings, and next steps. Staff recommended approval.

PC Dale said they had been looking at this project for many years with several iterations and a lot of input. He thought it looked good.

Public testimony:

None

Close of Public Testimony:

Chair Musall closed the public testimony portion of the hearing at 7:42 p.m.

Planning Commission Deliberation:

PC Wright clarified the resolution number to approve.

Action by the Planning Commission:

MOTION: PC Wright /PC Dale moved to adopt Resolution 2021-365, recommending approval to the City Council.
Motion carried (6 Yes/0 No).

2. A Resolution recommending City Council amend the 2018 Wastewater Master Plan incorporating the 2021 Riverfront Addendum into the Newberg Comprehensive Plan

File: CPTA20-0004

Resolution 2021-366

Chair Musall called the hearing to order at 7:45 p.m.

Call for abstentions, conflicts of interest, and objections to jurisdiction: None

Staff report: CDD Rux gave the staff report. This was a request to incorporate the 2021 Riverfront Addendum into the 2018 Wastewater Master Plan. He discussed the background on the master plan updates, overview of the project, system updates, Riverfront Master Plan and Riverrun subdivision, Crestview area, planning criteria, modeled system and drainage basins, updated system evaluation, alternatives considered for the Springbrook basin, how Alternative 1 was recommended to direct the E Crestview Drive flow east, and recommended improvements for S River Street and E Eleventh Street.

Senior Engineer Musick said they had been able to reduce the inflow and infiltration flows into the Wastewater Treatment Plant by 39% over the last few years. They were about 50% through the various inflow and infiltration projects in the master plan.

CDD Rux continued to discuss the recommended improvements for the Riverfront District and Crestview area, Capital Improvement Plan projects, Priority 1 improvements that would be done over the next six years, findings, and next steps. Staff recommended approval.

Public testimony:

None

Close of Public Testimony:

Chair Musall closed the public testimony portion of the hearing at 8:02 p.m.

Planning Commission Deliberation:

PC Wright asked about seismic adjustments or reinforcements to the sewer lines in the bluff above the Park and Recreation District's property.

Emily Flock responded there were no seismic adjustments made in the scope of this technical update. Those adjustments would be made in the pre-design phase of the project.

PC Wright asked about potential DEQ requirements for the ponds.

CDD Rux responded the City had received comments from the Department of State Lands regarding wetlands. Where the wastewater lines would go were in existing rights-of-way and it was not an issue. When Engineering got to the point of decommissioning some pump stations, they would have to delineate wetlands. DSL would like the City to do a wetlands inventory of all the City, but the City did not have the funds to do so.

Action by the Planning Commission:

MOTION: PC Capri/PC Dale moved to adopt Resolution 2021-366. Motion carried (6 Yes/0 No).
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NEW BUSINESS:

1. Vertical Housing Development Zone

File: GEN19-0001

Resolution 2021-372

Associate Planner Leonard gave a presentation on the proposed vertical housing development code. This idea came out of the Newberg Downtown Improvement Plan. He explained what the vertical housing code was, why they should develop a vertical housing zone program, partial tax abatement available for market rate housing units and affordable housing units, proposed vertical housing zone boundary map, development opportunity sites, displacement analysis, union block model and assumptions, two and three story tax abatement models, four and five story tax abatement models, all taxing districts abatement for years 1-10, taxing districts opt in/opt out results, and next steps.

Chair Musall asked after the tax abatement was over would there be a differentiation in the tax rate for the floors.

AP Leonard responded no, it would be taxed as a whole building, not floors.

PC Wright asked if only the bottom floor was commercial and the rest residential, would the County consider it a commercial building. This would allow for appreciation over time.

CDD Rux responded yes.

PC Wright asked if the City was considering allowing four to five story buildings downtown.

CDD Rux responded the height limitations were regulated by the airport. At the west end of downtown they could build a building that was 150 feet in height. In the Downtown Improvement Plan, there was input that the maximum should be four to five stories downtown.

PC Wright asked if any designs allowed the first commercial floor to be submerged.

AP Leonard responded if it was a basement, it would not be a first floor. It had to be on the ground level.

PC Sherry asked about parking for these buildings. CDD Rux responded that would be up to the developer. He explained what was required for parking and the tools that could be used to meet the criteria.

Action by the Planning Commission:

MOTION: PC Wright /PC Capri moved to adopt Resolution 2021-372, recommending approval to the City Council. Motion carried (6 Yes/0 No).
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ITEMS FROM STAFF:

1. Planning Commission Activities

CDD Rux discussed upcoming agenda items and meetings. There was a pending application that needed to be reviewed by the Newberg Urban Area Management Commission which had not met in 12 years. He asked for a volunteer from the Planning Commission to serve on the Commission from May 3, 2021 to December 31, 2022.

Chair Musall was interested in being on the Commission. PC Wright and PC Capri were interested in being the alternate.

ITEMS FROM COMMISSIONERS: None

The next Planning Commission meeting would be held on May 13, 2021.

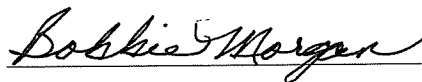
ADJOURNMENT:

Chair Musall adjourned the meeting at 8:37 p.m.

Approved by the Newberg Planning Commission this May 13, 2021.



Jeffrey Musall, Planning Commission Chair



Bobbie Morgan, Office Assistant II