

NEWBERG PLANNING COMMISSION MINUTES

March 11, 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 7:02 p.m.

PLANNING COMMISSION ROLL CALL:

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

Members Absent: Kriss Wright, excused

Staff Present: Doug Rux, Community Development Director

PUBLIC COMMENTS:

None

CONSENT CALENDAR:

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

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

NEW BUSINESS:

1. Economic Opportunities Analysis (EOA) Recommendation

CDD Rux gave a presentation on the Economic Opportunities Analysis. Staff was requesting the Commission recommend the Council accept the EOA report for employment land within the City for a 20 year planning horizon from 2021-2041. There were 130 buildable acres of employment land in the City, which included vacant and potential infill and he showed a map of these areas. For redevelopment potential, there were 26 acres for commercial/mixed use and 66 acres for industrial which was a total of 92 acres. For unconstrained commercial and industrial land, there were 104 commercial/mixed use acres and 129 industrial acres for a total of 233. There were 18 net acres of surplus commercial land and a deficiency of 164 acres of industrial land. The Citizens Advisory Committee met in January and recommended the City Council accept the EOA report. Staff recommended adoption of the resolution.

MOTION: PC Sherry/PC Capri moved to approve Resolution 2021-368, recommending the City Council accept the Newberg Economic Opportunities Analysis Report. Motion carried (6 Yes/0 No).

2. Quasi-Judicial Training

CDD Rux presented training on the legislative/quasi-judicial process. He discussed the judicial role of the Commission, quasi-judicial procedural requirements, due process, conduct of hearing, criteria, evidence, and findings. He then gave an example of a design review application appeal.

Chair Musall asked if ex parte contacts should include attempts at communication. CDD Rux said yes, those should be disclosed.

PC Capri asked when they would be able to meet in person again. CDD Rux did not know.

PC Sherry asked about visiting a site or Googling the site. CDD Rux encouraged the Commission not to do that, but if they did, that would have to be disclosed.

PC Morris asked about living near an application site and needing to disclose walking or running by the site. CDD Rux responded that they should disclose it if the property was on a regular route that they went by.

CDD Rux discussed the legislative process, which did not have the same limitations as quasi-judicial but disclosures should still be given.

PC Sherry noted the video on understanding Oregon's land use planning program was helpful.

ITEMS FROM STAFF:

CDD Rux reviewed upcoming Planning Commission activities.

CDD Rux reminded the Commission of the Planning Commission/City Council Work Session on March 15 regarding middle housing duplex regulations.

ITEMS FROM COMMISSIONERS:

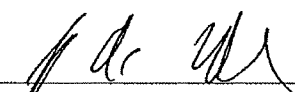
Student PC Bolin asked about the City Council packet for March 15. CDD Rux noted he would be sure it was sent out.

The next Planning Commission meeting would be held on April 8, 2021.

ADJOURNMENT:

Chair Musall adjourned the meeting at 8:02 p.m.

Approved by the Newberg Planning Commission this April 8, 2021.



Jeffrey Musall, Planning Commission Chair



Bobbie Morgan, Office Assistant II