

NEWBERG PLANNING COMMISSION MINUTES

January 14, 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)

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

PLANNING COMMISSION ROLL CALL:

Members Present: Robert Sherry
Jeffrey Musall
Kriss Wright
Charles Aban
Jenna Morris
Colin Bolek, Student Planner

Members Absent: Jason Dale
Sharon Capri

Staff Present: Doug Rux, Community Development Director
Patrick Davenport, Senior Planner
Brett Musick, Senior Engineer

Consultant: Matt Bell

PUBLIC COMMENTS:

None

INTRODUCTIONS:

Community Development Director Rux welcomed Charles Aban, new Planning Commissioner.

PC Aban gave a quick introduction. Each Commissioner introduced themselves.

ELECTION OF CHAIR AND VICE CHAIR:

MOTION: PC Wright/PC Morris moved to nominate PC Musall for Chair. Motion carried (5 Yes/0 No).

MOTION: PC Wright/PC Morris moved to nominate PC Sherry for Vice Chair. Motion carried (5 Yes/0 No).

CONSENT CALENDAR:

1. Approval of the December 10, 2020 Planning Commission meeting minutes

MOTION: PC Wright/PC Sherry moved to approve the December 10, 2020 Planning Commission Meeting Minutes. Motion carried (5 Yes/0 No).

LEGISLATIVE PUBLIC HEARINGS:

PC Wright asked about code for tiny homes with no wheels. CDD Rux responded tiny homes with wheels were considered RVs which did have regulations. There had been discussions about modifying those regulations to allow a tiny home with or without wheels.

CDD Rux responded to comments that had been received from Friends of Yamhill County and Thousand Friends related to density, housing mix, methodology, exemptions, Springbrook development, and HB 2001. Comments were also received from Mr. Harris about regional housing needs and the methodology that was used in the HNA. Staff recommended approval of the resolution.

MOTION: PC Wright/PC Sherry moved to approve Resolution 2021-363 including attachments, and Exhibits A & B, recommending the City Council accept the Newberg Housing Needs Analysis and Newberg Housing Strategy. Motion carried (5 Yes/0 No).

2. Resolution recommending City Council accept the Newberg Public/Semi-Public Land Need analysis 2021-2041
File number: GEN20-0005 Resolution: 2021-364

Staff report:

CDD Rux presented on the Newberg Public/Semi-Public Land Need Analysis. He discussed the process used to estimate the land needs for City-owned facilities, Yamhill County and ODOT needs, and park needs.

PC Wright asked if the park needs were based on the refined population numbers. CDD Rux responded yes, they were based on the June 2020 population forecast numbers.

CDD Rux continued with the land needs for Newberg public schools and semi-public needs which included churches and non-profits. In conclusion, they would need 28.5 acres for municipal use, 60 acres for park use, and 32 acres for semi-public use which totaled 120.5 acres. These numbers were included in the Housing Needs Analysis and Economic Opportunities Analysis. Staff recommended adoption of the resolution.

MOTION: PC Wright/PC Morris moved to approve Resolution 2021-364 including Exhibit A, recommending the City Council accept the Newberg Public/Semi-Public Land Need Analysis 2021–2041. Motion carried (5 Yes/0 No).

3. Middle Housing Memo

Staff Update:

CDD Rux said the ad hoc committee met three times, a virtual community open house was held, and a community survey was done. There was not a large attendance at the open house, but the survey received about 200 comments. The ad hoc committee would meet again next week to review the results of the survey and discuss the middle housing standards for future adoption.

ITEMS FROM STAFF:

1. Planning Commission Activities update:

CDD Rux discussed upcoming Planning Commission agenda items.

ITEMS FROM COMMISSIONERS:

The next Planning Commission meeting would be held on February 11, 2021.

ADJOURNMENT:

Chair Musall adjourned the meeting at 8:32 p.m.

Approved by the Newberg Planning Commission this February 11, 2021.