

# NEWBERG PLANNING COMMISSION MINUTES

May 13, 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 7:01 p.m.

## PLANNING COMMISSION ROLL CALL:

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

Members Absent: Charles Aban, excused  
Jenna Morris

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

Participants: Andrey Chernishov, HBH Consulting  
Natalie Jennings, HBH Consulting  
Steve Faust, 3J Consulting  
Elizabeth Decker, Jet Planning  
Heather Austin, 3J Consulting

Attendees: Abner Meda  
Jack Shepherd  
Jacob Jenkins  
Joseph Ourada  
Lisa Delzer Cox  
Marc Belsher

## PUBLIC COMMENTS:

None

## CONSENT CALENDAR:

1. Approval of the April 8, 2021 Planning Commission meeting minutes

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| <p><b>MOTION:</b> PC Wright/PC Dale moved to approve the April 8, 2021 Planning Commission Meeting Minutes.<br/>Motion carried (5 Yes/0 No).</p> |
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## LEGISLATIVE PUBLIC HEARINGS

### 1. CPTA20-0005 Stormwater

### RESOLUTION 2021-367

A Resolution recommending City Council adopt the 2021 Stormwater Master Plan into the Newberg Comprehensive Plan

Chair Musall called the hearing to order at 7:05 p.m.

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

Staff report:

Community Development Director Rux entered the staff report into the record. This was a request to adopt the 2021 Stormwater Master Plan into the Newberg Comprehensive Plan.

Natalie Jennings, HBH Consulting, gave a presentation on the Stormwater Master Plan update. She explained what a Stormwater Master Plan was, why it was being updated, stormwater activities flow chart, problem areas, maintenance issues, other non-capacity related issues, prioritization criteria for CIP projects, prioritized project costs, identified projects, and design criteria recommendations from HBH and the Citizens Advisory Committee.

CDD Rux presented the findings for compliance with the Statewide Planning Goals, Newberg Comprehensive Plan, ORS 197.712, OAR Chapter 660, Division 11 Public Facilities Planning, and Municipal Code. Staff recommended approval.

Public Testimony:

None

Close of Public Testimony:

Chair Musall closed the public testimony portion of the hearing at 7:25 p.m.

Final comments from staff and recommendation

No comment.

Planning Commission Deliberation:

Student PC Bolek asked if the model took into account climate change which might affect the prioritization of projects.

Ms. Jennings responded the model was based on standard designs for storms in this part of the country. It had not been ground truthed to make sure that nothing was missed. They were more looking at history than at the future and climate change could be looked at more thoroughly in the future.

PC Sherry commented that this was a comprehensive report and showed what needed to be done in the next 5 to 10 years.

PC Wright questioned going from a 10 to 25 year storm event standard. She thought climate change would cause increased rain and downpours.

Ms. Jennings responded climate change was not the standard at this point, but she thought it would be in the future. The 25 year storm event criteria would help prepare the City with larger storm event improvements.

Action by the Planning Commission:

**MOTION:** PC Wright/PC Sherry moved to adopt Resolution 2021-367, approving the 2021 Stormwater Master Plan into the Newberg Comprehensive Plan. Motion carried (5 Yes/0 No).

**2. DCA21-0002 AMENDING THE NEWBERG COMPREHENSIVE PLAN, NORTHWEST NEWBERG SPECIFIC PLAN, SPRINGBROOK OAKS SPECIFIC PLAN, AND SPRINGBROOK MASTER PLAN, RELATED TO DUPLEX REGULATIONS**

**RESOLUTION 2021-371**

Chair Musall called the hearing to order at 7:34 p.m.

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

Staff report:

CDD Rux entered the staff report into the record. These were a series of amendments to the Comprehensive Plan, Development Code, Specific Plans, and Master Plan related to the duplex requirements in HB 2001. He described the public input process that went into this work.

Elizabeth Decker, Jet Planning, gave a presentation on the middle housing code and plan amendments for duplexes. She explained the project objectives, project development, project engagement, housing policy amendments in the Comprehensive Plan, and additional duplex code concepts to be included in the Development Code including duplex definitions, permitting duplexes, applicability, minimum lot sizes, density targets and standards, dimensional standards, minimum parking standards, duplex driveway options, and additional standards. She explained the changes proposed to the NW Newberg Specific Plan, Springbrook Oaks Plan, Airport Code, Springbrook Plan, and Riverfront Code.

CDD Rux presented the findings that showed compliance with the Statewide Planning Goals, Newberg Comprehensive Plan, OAR Chapter 660, Division 46, and Newberg Municipal Code. The Middle Housing Citizens Advisory Committee and Affordable Housing Commission recommended approval. A letter from Friends of Yamhill County expressed their support and 1000 Friends of Oregon was also in support. DLCD suggested deleting the language in Section 4b 1 and 2 of the ordinance because it was not clear and objective, clarifying the 2,500 square feet for R-3 in Section 36, and clarifying the lot size in Section 37. Staff would follow up with DLCD and make any changes before presenting the ordinance to Council. Staff recommended approval.

Public testimony:

Joseph Ourada, Newberg resident, was concerned about parking and property values. Only requiring one parking spot per unit would cause increased on-street parking. He did not agree that the average number of cars per household was 0-1 in Newberg, especially since there was not good access to mass transportation. They needed to encourage developers to put in more parking. He thought these changes would affect property values. There was a large lot behind his property and an elderly person lived there. He was concerned that the heirs would subdivide the lot, sell it to a developer, who would possibly put in several units that would look into his backyard and park around the corner in front of his house. He would like to know how the City would address these concerns.

CDD Rux said they received a lot of comments about parking. However, the state mandated that they could not require more than one space per unit. They had worked on preserving on-street parking spaces as much as possible with the design of these units. There was very prescriptive language in the Measure 56 notice about affecting property values, but the City did not do an analysis on whether that was true or not.

Mr. Ourada thought an analysis on property values should be done.

Lisa Delzer Cox, Newberg resident, asked if duplexes would be allowed on single tax lots.

CDD Rux responded a duplex was on a single lot; it would not be two lots that were attached. Duplexes could be attached, detached, stacked, etc. and the code allowed for flexibility for the different types of duplex development which would be driven by the developer.

Ms. Delzer Cox asked about the process if someone wanted to sell one half of a duplex.

CDD Rux said they would have to go through a land division process, but would not be able to meet the minimum lot size standards.

Close of Public Testimony:

Chair Musall closed the public testimony portion of the hearing at 8:23 p.m.

Staff Recommendation:

CDD Rux recommended approval.

Planning Commission Deliberation: None

Action by the Planning Commission:

**MOTION:** PC Capri/PC Dale moved to adopt Resolution 2021-371, recommending the City Council amend the Newberg Comprehensive Plan, Newberg Municipal Code, Title 15 Development Code, 15.05.030, 15.100.020, 15.205.050, 15.205.060, 15.220.020, 15.235.040, 15.235.050, 15.240.020, 15.302.032, 15.302.040, 15.303.200, 15.305.020, 15.336.010, 15.336.020, 15.340.020, 15.342.050, 15.342.070, 15.342.100, 15.346.070, 15.3522.050, 15.405.010, 15.405.030, 15.405.040, 15.410.070, 15.415.020, 15.420.010, 15.420.020, 15.440.020, 15.44.060, 15.440.075, 15.505.030, Northwest Newberg Specific Plan, Springbrook Oaks Specific Plan, and Springbrook Master Plan, related to duplex regulations. Motion carried (5 Yes/0 No).

**3. DCA21-0001 NEWBERG MUNICIPAL CODE, TITLE 15, 15.250.080  
COMPREHENSIVE PLAN AND ZONING DESIGNATIONS**

**RESOLUTION 2021-370**

Chair Musall called the hearing to order at 8:26 p.m.

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

Staff report:

CDD Rux entered the staff report into the record. This was a proposal to amend the annexation regulations that at the time of annexation a portion of the mill site would receive a Mixed Employment zoning designation. It was cleaning up the language and complied with the Statewide Planning Goals, Newberg Comprehensive Plan, and Chapter 15.100.

Public testimony:

None

Close of Public Testimony:

Chair Musall closed the public testimony portion of the hearing at 8:29 p.m.

Staff Recommendation:

CDD Rux recommended approval.

Planning Commission Deliberation:

PC Wright pointed out the need for an additional comma in the designations table.

Action by the Planning Commission:

**MOTION:** PC Wright/PC Sherry moved to adopt Resolution 2021-370, DCA21-0001 NEWBERG MUNICIPAL CODE, TITLE 15, 15.250.080 COMPREHENSIVE PLAN AND ZONING DESIGNATION. Motion carried (5 Yes/0 No).

**WORKSHOP:**

**1. Newberg Urban Renewal Plan and Report**

CDD Rux gave a briefing on the Urban Renewal Plan proposal. The Feasibility Study had been completed and the Council had accepted it. The Urban Renewal Agency was then established and staff was working on completing the Plan and Report. The final draft would be taken to the Advisory Committee on May 24 for their recommendation. It would then be taken to the Urban Renewal Agency in June and they would refer the Plan to the overlapping taxing districts. He explained how the selling of the mill site and appealing of their tax bill had changed the financial modeling. He described the different sub areas in the Urban Renewal District. He had included maps of these areas in the staff report. The District was all about infrastructure improvements and creating jobs. The maximum indebtedness amount would be \$106.4 million over 30 years. The Plan and Report would go to City Council in August.

**ITEMS FROM STAFF:**

CDD Rux noted there was a City Council/Planning Commission meeting on June 7, 2021. It would be a Work Session on Middle Housing (Tri/Quad/Cottage Cluster/Townhomes). He discussed upcoming meetings and agenda items. He was also working on Urban Growth Boundary expansion and creating an Urban Reserve.

The next Planning Commission meeting would be held on June 10, 2021.

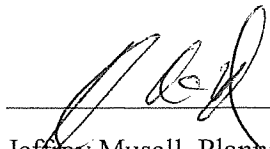
**ITEMS FROM COMMISSIONERS:**

None

**ADJOURNMENT:**

Chair Musall adjourned the meeting at 8:43 p.m.

**Approved by the Newberg Planning Commission this June 10, 2021.**

  
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Jeffrey Musall, Planning Commission Chair

  
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Bobbie Morgan, Office Assistant II