

NEWBERG PLANNING COMMISSION MINUTES

June 10, 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
Charles Aban

Members Absent: Sharon Capri, excused
Jenna Morris

Staff Present: Doug Rux, Community Development Director

PUBLIC COMMENTS:

None

CONSENT CALENDAR:

1. Approval of the May 13, 2021 Planning Commission meeting minutes

MOTION: PC Wright/PC Dale moved to approve the May 13, 2021 Planning Commission Meeting Minutes. Motion carried (5 Yes/0 No).

NEW BUSINESS:

1. UGB DISCUSSION

Community Development Director Rux said they had been working for a number of years on an Urban Growth Boundary expansion. He discussed the findings from the Housing Needs Analysis, Economic Opportunities Analysis, and Public/Semi-Public Analysis which identified the surpluses and deficits in residential, commercial, and industrial lands. Over the next 20 years the City was projected to grow by about 8,000 people. They would need about 158 units per year to meet the growth. Middle housing was not included in the Housing Needs Analysis and he had asked the consultant to add 3% for middle housing which would change the numbers slightly. Employment growth would also continue. It was projected that the City would have 400 new jobs in the next 20 years. He was working with Council on options to address the deficits. He reviewed the options including efficiency measures, up zoning, looking at urban reserve areas, changing surplus of commercial to industrial, exception and resource lands, and the pros and cons of each. He asked for feedback on the options.

PC Wright asked for a UGB expansion, would there need to be a buffer around the City boundaries for the study area.

CDD Rux responded there would need to be a one mile study buffer around the existing UGB.

PC Wright asked about the unbuildable lands in the urban reserve areas. Looking at the geology, zoning, and constraints, was it possible to look at some urban reserve areas and also amend the Urban Growth Boundary?

CDD Rux responded if the direction was to do a UGB expansion, they would look at the urban reserve areas first to meet the deficiency needs.

PC Wright asked if ODOT was planning to put any more highways through the City that would help identify where industrial properties should be located.

CDD Rux responded nothing other than the Bypass project.

There was discussion regarding the future goal of putting in a trolley system in the City.

PC Wright asked if they had to use all of the urban reserve areas.

CDD Rux said they had enough gross acreage in the urban reserve areas to meet the deficiencies, but that did not mean those areas were conducive to industrial, commercial, or residential. He explained the next steps if the Council directed staff to do an Urban Growth Boundary expansion.

PC Dale thought they needed an expansion. Industrial should be added to the southeast and housing should be added to the northwest.

Chair Musall asked about the process for expanding the reserve areas.

CDD Rux explained the process and how there was a current application to expand the urban reserve area.

PC Wright concurred that they had deficiencies and would need to expand the UGB. Were there any confinements if they needed to extend into Washington County?

CDD Rux responded there were no confinements going into a different county. However, going in that direction would be uphill and the City would need to provide more reservoirs to serve it.

PC Sherry agreed with PC Dale's suggestions. Industrial needed to go south. He thought going north for residential would be expensive and the houses would be high end. He suggested that the residential go east of the Greens where it was flat ranches and farmland. He also noted the City needed to go up, and allow higher buildings like four or five stories instead of only three. He thought the industrial land would be difficult to get.

PC Wright asked if they allowed more stories and how that might affect the laws regarding sun exposure.

CDD Rux responded they had sun exposure provisions for planned unit developments, but not other developments. Going up in structure height would have community push back and there would be need for more parking. The sites might not be big enough for the required parking and they did not have a robust transit system. He had suggested in the past to create a new high density residential zone that allowed more structure height. He was unsure where that would be located.

PC Dale said changes had been made to the downtown area to allow three stories. He thought they should wait to go to four stories until they saw movement to go to three stories.

PC Aban agreed they should look at expanding the UGB and at the urban reserve areas rather than adjusting what was currently there.

Chair Musall asked if they could require four stories so developers would not put in less.

CDD Rux responded it could be a floor area ratio model where they could only go some percentage less than that and could get credits if they went above that number. They could increase setbacks or buffering requirements to make them more compatible with existing uses or they could step the building back with articulation.

PC Sherry commented about Portland who had 4-5 story buildings in residential neighborhoods. PC Dale thought they had better infrastructure.

PC Sherry noted the opportunity zone by the old mill site expires in 2028. CDD Rux said there was also an enterprise zone in place.

PC Wright suggested hiring university students for geotechnical studies of the riverfront area. CDD Rux responded they had not reached that level of evaluation yet, but he made note of that suggestion.

There was discussion regarding the future plans for redeveloping the mill site and how it might happen sooner than they thought as well as problems of residential being built near industrial land.

Chair Musall agreed the southeast was the best area for industrial growth and a medical pod where Providence was now. Building residential to the north was a more expensive option.

ITEMS FROM STAFF:

CDD Rux gave an update on the new duplex regulations which were approved by Council, the Urban Renewal Agency had referred the Urban Renewal Plan to the taxing districts, and the annexation on Camellia Drive and Vertical Housing Development Zone were approved by Council,

CDD Rux discussed upcoming Planning Commission agenda items. He would be on vacation in September.

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

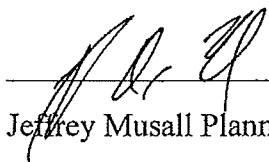
ITEMS FROM COMMISSIONERS:

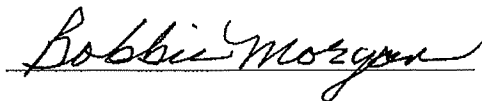
PC Sherry asked when they might have in person meetings again. CDD Rux said maybe in September.

ADJOURNMENT:

Chair Musall adjourned the meeting at 8:25 p.m.

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


Jeffrey Musall Planning Commission Chair


Bobbie Morgan, Office Assistant II