

**PLANNING COMMISSION MINUTES  
 Newberg Public Library - Newberg, Oregon  
 THURSDAY, OCTOBER 9, 1997 AT 7 P.M.**

**Approved at the November 13, 1997 Planning Commission Meeting**

**I. PLANNING COMMISSION ROLL CALL**

**Planning Commission Members Present:**

Stephen Ashby	Steve Hannum	Matson Haug
Jack Kriz	Myrna Miller	Richard Waldren, Chair
Lon Wall		

**Staff Present:**

Mike Soderquist, Community Development Director  
 Barbara Mingay, Planning Technician  
 Heidi Shortell, Recording Secretary

**II. OPEN MEETING**

**Chair Richard Waldren** opened the meeting at 7 p.m. He announced the procedure of testimony. Citizens must fill out a public comment registration form to speak at the meeting.

**CONSENT CALENDAR**

- Approval of September 11, 1997 Planning Commission Minutes. There was a correction on page 6, 3A to change the vote from 5-1 to 6-0.

<b>Motion #1:</b>	<b>Commissioners Haug-Kriz</b> voted to approve the consent calendar items, with the noted change approving the minutes of the September 11, 1997 Planning Commission Meeting.
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<b>Vote on Motion #1:</b>	The Motion carried unanimously (7-0).
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**III. COMMUNICATIONS FROM THE FLOOR (5 minute maximum per person)**  
 none

**IV. QUASI-JUDICIAL PUBLIC HEARINGS** (complete registration form to give testimony - 5 minute maximum per person, unless otherwise set by majority motion of the Planning Commission). "No new public hearings after 10 p.m. except by majority vote of the Planning Commissioners."

- |                   |                                              |                              |
|-------------------|----------------------------------------------|------------------------------|
| <b>APPLICANT:</b> | Springbrook Plaza/Family Bargain Center      |                              |
| <b>REQUEST:</b>   | Approval of sign program                     |                              |
| <b>LOCATION:</b>  | Springbrook Plaza                            |                              |
| <b>TAX LOT:</b>   | 3216CB-700                                   |                              |
| <b>FILE NO:</b>   | G-30-97                                      | <b>RESOLUTION NO.:</b> 97-81 |
| <b>CRITERIA:</b>  | Newberg Development Code - Section 10.50.183 |                              |

**OPEN FOR PUBLIC HEARING.**

**Chair Waldren** entered ORS 197, relating to the Public Hearing process into the record, and opened the Public Hearing. He indicated that the hearing would be continued to November.

General discussion occurred relating to the process which should be followed to move for a continuation.

**Barb Mingay, Planning Technician**, indicated that there was an error in the mailed notice. She added that continuance of the hearing to the November 13, 1997 Planning Commission meeting would allow for correction of the error.

<b>Motion #2:</b>	<b>Commissioners Miller/Ashby</b> motioned to continue the hearing relating to a Sign Program for Springbrook Plaza to November 13, 1997.
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<b>Vote on Motion #2:</b>	The motion carried (7-0).
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**V. LEGISLATIVE PUBLIC HEARINGS** (complete registration form to give testimony - 5 minute maximum per person, unless otherwise set by majority motion of the Planning Commission)

- 1. APPLICANT:** City of Newberg  
**REQUEST:** Approval of an ordinance amending the Newberg Comprehensive Plan policies and Comprehensive Plan Map, and amending the Newberg Development Code and Zoning Map relating to residential needs.  
**LOCATION:** City wide  
**FILE NO:** GR-2-95 **RESOLUTION NO.:** 97-80  
**CRITERIA:** Newberg Development Code, Section 10.20.030

<b>Motion #3</b>	<b>Commissioners Miller/Haug</b> motioned to continue the Newberg Residential Needs Analysis hearing, with the opportunity to provide additional testimony left open.
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<b>Vote on Motion #3</b>	The motion carried unanimously (7-0).
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<b>Motion #4</b>	<b>Commissioners Haug/Miller</b> motioned to provide an opportunity on the agenda for public testimony about this issue at the next Planning Commission meeting.
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<b>Vote on Motion #4</b>	The motion carried unanimously (7-0).
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**Abstentions/ex-parte contact:** none

**Objections:** none

**Staff Report:** **Barbara Mingay, Planning Technician**, recommended that the Planning Commission not make a decision on this matter until all the testimony from the public, as well as staff and public agency comments have been received. The Residential Needs Analysis has been distributed to the staff, public utilities, major land holders, and agencies such as Friends of Yamhill County, in order for them to review it and submit comments. She noted that the final decision could have major impacts on the community. She distributed a supplemental staff report which recommended further refinement of the draft plan prior to final hearing.

**Preliminary Staff Recommendation:** The preliminary staff recommendation is made in the absence of public hearing testimony, and may be modified subsequent to the close of the public hearing. At this writing, staff recommended that the hearing be opened, public testimony be taken, and continue the hearing to November for additional public testimony and further report refinement by staff.

**Public Testimony:**

Sid Friedman  
Representing Friends of Yamhill County  
31909 N.E. Corral Creek  
Newberg, OR 97132

**Mr. Friedman** addressed three issues related to the Newberg City reports. These included: population projection discrepancies, Analysis Report conclusions which lack infill descriptions, and the R-0 Zone issues. He indicated that Newberg population projection numbers were inconsistent with the State Economist and Urban Reserve Area Project numbers. Friends of Yamhill County recommended that the City of Newberg either be consistent with the State Economist and Urban Reserve numbers or be more specific as to how they came up with their own numbers. He questioned whether the vacant land analysis accounted for land which was re-developable. He felt that it was crucial to include these infill parcels in the calculations of vacant land. Friends of Yamhill County support the minimum density proposal within the draft report, with incorporation of adequate development standards and effective aesthetic guidelines. He commented that there was presently a lot of community resistance to increased density developments. Density developed areas do not always integrate well with what is on the ground.

#### **Questions to Public:**

**Chair Waldren** agreed with the population discrepancy, however he asked if Mr. Friedman had called the State Economist to find out how they came up with their figures, and if that had been compared with how the Draft Residential Needs Analysis figures were obtained.

**Public Comment:** **Sid Friedman** looked at the methods of the State Economist, however, he said he couldn't figure them out because he wasn't a mathematician. Friends of Yamhill County found that if you take a 3.6% average annual percent growth and straight rate with a 2.1% decline thereafter, you come up with what Portland State University and the State Economist has. Their numbers are consistent. Also, they both show a sharp drop in the year 2000.

General conversation continued between the commissioners and the proponent, discussing population density and zoning issues.

#### **Public Testimony:**

Roger P. Grahn  
23287 LaSalle  
Sherwood, OR 97140

**Roger Grahn** builder/contractor. He discussed construction activities and growth within and around Newberg. He noted that Newberg is a bedroom community, with people commuting in and out of Newberg. He indicated that a community which provided both living and working opportunities was scarce. He noted that the cost of land is very high and affordable housing is unheard of, so people live and work elsewhere. People will oppose density development because people don't want to live so close to one another, and crime goes up.

**Commissioner statements:** There was general discussion on population density, costs associated with new construction, and builders preferences (high or low density development).

Commissioners discussed the need to encourage the community to attend Planning Commission meetings, since the public attendance has been low at recent meetings. **Commissioner Haug** stated that people tend to listen to cable programs in the community rather than go to meetings. He suggested getting a high school or college student to record the Planning Commission Meetings. **Sid Friedman and Roger Grahn**

both agreed with this idea. **Commissioner Haug** suggested that this be on the agenda for next month. General consensus was to discuss next month.

**Public Agency Reports:** 1) Letter from **Chief Bob Tardiff** requesting an extension of time for agency comment regarding the "Newberg Residential Needs Analysis and Policy" and "Newberg Residential Development Design Guidelines". Their agency needs time to research how high density housing could have an impact on crime and a demand for future police services.

**Letters:** 1) Letter from **Jim Ludwick and Sid Friedman, Friends of Yamhill County**, regarding population projection discrepancy between what the draft report and State Economist forecasts, and requesting further research. 2) Letter from **Ken Friday, Senior Planner**; and **Sandy Mathewson, Associate Planner**, relating to population projection issues, accessory residential units, redevelopment and infill, unbuildable lands, and proposed new zoning designations.

The commissioners, by consensus, agreed to accept additional public testimony relating to this matter as an Old Business item on the next Planning Commission agenda.

#### VI. OLD BUSINESS

1. Planning Commission Goals Report. Staff briefly reviewed the 1997-98 Final Report pertaining to Planning Commission Goals.

#### VII. NEW BUSINESS

1. **Planning Technician, Ms. Mingay** distributed a current Community Development Department projects relating to ongoing Planning Division projects.
2. **Commissioner Haug** stated the Planning Commission's primary role should be development of planning policies and ordinances. Commissioners briefly discussed the Planning Commission role in the community.
3. **Commissioner Haug** requested an update on the status of recruiting a new planner. Community Development Director, Mike Soderquist noted that he had been in contact with people in California and Connecticut. The application process will be closing on October 15, 1997. Those applying will be asked to visit in order to interview for the position. A decision is anticipated in November with someone in place by the first of the year.
4. **Commissioner Haug** requested that the Planning Commission sponsor and/or support a sub-committee to plant trees in the City of Newberg. He also suggested getting some volunteers from the college or public schools to participate and do studies on tree planting. Commissioner Haug felt the Planning Commission needed to become more active in the community instead of just being involved politically. After general discussion by the commissioners, Planning Commission consensus was to not participate at the Planning Commission level.

#### VIII. STAFF AND COMMISSION REPORTS

1. Update on Council Items
2. Other reports, letters, or correspondence
  - a. **Ms. Mingay** handed out a certificate of appreciation to Mr. Kriz for the work he's done for the Planning Commission.
  - b. **Mr. Soderquist** reviewed Council activities at the October 6, 1997 meeting. He noted that the Development Code revisions relating to noticing were thoroughly reviewed and unanimously approved.
3. Next Planning Commission Meeting, **November 13, 1997.**

#### VIII. ADJOURNMENT

The meeting was adjourned at approximately 9:50 p.m.

Passed by the Planning Commission of the City of Newberg this 13<sup>th</sup> day of November, 1997.

AYES:

NO:

ABSTAIN:  
(list names)

ABSENT:

ATTEST:

  
Planning Commission Recording Secretary Signature

Barbara Y. Mingay 11/13/97  
Print Name Date

**INFORMATION RECEIVED INTO THE RECORD  
AT THE OCTOBER 9, 1997 PLANNING COMMISSION MEETING.**

**THIS INFORMATION IS ON FILE AT THE COMMUNITY DEVELOPMENT OFFICE  
ATTACHED TO THE MINUTES OF THE MEETING AND IN THE PROJECT FILE IT  
PERTAINS TO.**

**PROJECT FILE #GR-2-95**

1. Informational Memo from Community Development Staff to the Planning Commission on Newberg Residential Needs Analysis & Policy (6 pages)
2. Memo from Chief Bob Tardiff to the Planning Commission regarding Police Department comments on the Newberg Residential Needs Analysis & Policy (6 pages)

**PROJECT FILE # no file number**

1. General suggestions from Matson Haug regarding ideas/suggestions on "Tree Planting" in Newberg.
2. Community Development Department Projects List handout from Planning Staff (2 pages).

ILLS FROM THE 10/09/97  
LANNING COMMISSION MEETING  
FROM THOSE WHO GAVE PUBLIC  
TESTIMONY

Roger Grahn  
23287 Lasalle  
Sherwood, OR 97140

GR-2-95

Sid Friedman GR-2-95  
31909 N.E. Corral Creek Road  
Newberg, OR 97132

**PLANNING COMMISSION - REGULAR MEETING  
SECOND THURSDAY OF MONTH**

TIME: 7 p.m.

DATE: ~~October 9, 1997~~

LOCATION: Newberg Public Library

*to continue*  
*to continue*

√ ATTENDANCE	Consent Calendar 9-11-97 minutes	9-30-97 sign program	CR-2-95 Res. needs	Planning MOTION Goals Report	Planning To Leave Testim. Exp.		
✓ ASHBY	y	y	y	y →	y		
✓ HANNUM	y	y	y	y	y		
✓ HAUG	y	y	y	y	y		
✓ KRIZ	y	y	y	y	y		
✓ MILLER	y	y	y	y	y		
✓ WALL	y	y	y	y	y		
✓ WALDREN, CHAIR (list chair last)	y	y	y	y	y		
RESOLUTION #:	n/a	97-81	97-80	n/a			
COMMISSIONERS - MOTIONED:	Haug - Kriz	Miller Ashby	Miller Haug	Haug Miller	Haug Miller		
VOTE ON MOTION:	7-0	7-0	7-0	6-0	7-0		
CONDITIONS:		<u>Continued</u>	<u>Continued</u>				
VOTE ON AMENDED MOTION:				<del>6-0</del>	6-0		

STAFF PRESENT:

ATTENDANCE SHEET

NEWBERG PLANNING COMMISSION

MEETING DATE: Thursday, October 9, 1997

<u>COMMISSION MEMBER</u>	<u>PRESENT</u>	<u>ABSENT</u>
ASHBY, Stephen	<input checked="" type="checkbox"/>	<input type="checkbox"/>
HANNUM, Steve	<input checked="" type="checkbox"/>	<input type="checkbox"/>
HAUG, Matson	<input checked="" type="checkbox"/>	<input type="checkbox"/>
KRIZ, Jack	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MILLER, Myrna	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WALDREN, Richard (Chair)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WALL, Lon	<input checked="" type="checkbox"/>	<input type="checkbox"/>

OTHERS PRESENT:

Barb Minging, Planning Tech,  
Mike Solberg, Community Devop Director

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Submitted By: Heidi Shattell

**NOTE:** Please complete an attendance sheet for all meetings involving City Council members and return it to the Legal Department with the **original minutes**. If the regularly scheduled meeting is canceled for any reason, it should be noted on an attendance sheet and sent to the Legal Department.

**Original minutes, signed by the secretary or chairman, should be prepared and sent to the Legal Department for filing as the official record of the meeting.**

**Darla Baldoni**

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**To:** Peggy Hall  
**Subject:** PC Minutes - October 9, 1997

<<File Attachment: PC100997.WPD>>  
attached are the final 10/9/97 minutes. Hardcopy following in the mail.

**PLANNING COMMISSION - REGULAR MEETING  
SECOND THURSDAY OF MONTH**

TIME: 7 p.m.

DATE: October 9, 1998

LOCATION: Newberg Public Library

*to continue*  
*to continue*

√ ATTENDANCE	Consent Calendar 9-11-97 minutes	9-30-97 sign program	GR-2-95 Res. Needs	Planning Goals Report	Planning To Leave Testimony		
√ ASHBY	y	y	y	y →	y		
√ HANNUM	y	y	y	y	y		
√ HAUG	y	y	y	y	y		
√ KRIZ	y	y	y	y	y		
√ MILLER	y	y	y	y	y		
√ WALL	y	y	y	y	y		
√ WALDREN, CHAIR (list chair last)	y	y	y	y	y		
RESOLUTION #:	n/a	97-81	97-80	n/a			
COMMISSIONERS - MOTIONED:	Haug - Kriz	Miller Ashby	Miller Haug	Haug Miller	Haug Miller		
VOTE ON MOTION:	7-0	7-0	7-0	6-0	7-0		
CONDITIONS:		<u>Continued</u>	<u>Continued</u>				
VOTE ON AMENDED MOTION:				6-0	6-0		

STAFF PRESENT:

ATTENDANCE SHEET

NEWBERG PLANNING COMMISSION

MEETING DATE: Thursday, October 9, 1997

**COMMISSION MEMBER**

**PRESENT**

**ABSENT**

ASHBY, Stephen

[x]

[]

HANNUM, Steve

[x]

[]

HAUG, Matson

[x]

[]

KRIZ, Jack

[x]

[]

MILLER, Myrna

[x]

[]

WALDREN, Richard (Chair)

[x]

[]

WALL, Lon

[x]

[]

**OTHERS PRESENT:**

Barb Mingay, Planning Tech,  
Mike Soderquist, Community Devop Director  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Submitted By: Heidi Shattell

**NOTE:** Please complete an attendance sheet for all meetings involving City Council members and return it to the Legal Department with the **original minutes**. If the regularly scheduled meeting is canceled for any reason, it should be noted on an attendance sheet and sent to the Legal Department.

**Original minutes, signed by the secretary or chairman, should be prepared and sent to the Legal Department for filing as the official record of the meeting.**

Received into  
Record at 10-9-97  
PC Mtg

To: Newberg Planning Commission  
From: Staff  
Regarding: Newberg Residential Needs Analysis And Policy  
Date: October 9, 1997

## BACKGROUND

The City of Newberg was successful in obtaining a grant through the Transportation/Growth Management program for the purpose of conducting a residential needs analysis. The primary purpose of the analysis was to determine the housing needs for the City over the next 20 years. The City hired a team of consultants led by Benkendorf Associates Corporation to conduct the analysis. By submitting a draft document of the analysis, the consultant team has now completed their tasks related to this project.

The next steps of the process will include the review and refinement of the draft analysis by the staff and Planning Commission. Once the document refinement process is complete, the Planning Commission will make recommendations on housing needs to the City Council.

Planning Staff have distributed the draft documents to City Departments and Yamhill County, among other interested parties. Numerous issues have surfaced thus far relating to assumptions used in the report, proposed Code language, population projections and other matters. A preliminary list of issues is included in this memorandum. Others issues are expected to surface during the Planning Commission review process.

Because of the importance of this document and the impacts that it will have on the future growth of Newberg, we are recommending that the Commission continue its review over the course of several months. Staff can provide further refinement of some of the issues presented within this report. Staff will also address comments received by the Planning Commission. This refinement process will take several months to complete.

Additionally, the City expects to fill the vacancy left by the Planning Manager soon. Because of the importance of this project, we believe the new manager should be significantly involved in the review of this document.

\* Newberg Planning Committee

Date: 10/9/97

Re:

No.: CR-2-95

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Preliminary issues relating to the Draft *Residential Needs Analysis And Policy* include the following initial list.

Analysis Issues

1. Population Projections. The Department of Administrative Services (DAS) at the State of Oregon has determined that counties shall coordinate population estimates county-wide. The population estimates used in the study for the year 2015 are about 2,000 people below the medium growth scenario projected in the study. This is a concern since the population estimates do not match up with the DAS/County coordinated population numbers. This will need to be addressed as a policy decision. The strategic path for this would be to discuss the overall implications of those estimates in the coming months.

The State places a strong emphasis on the use of the State population projections. To deviate from these projections may mean that the City will be required to justify the methodology in a manner that would be greater than that prepared by the State. This could represent a difficult task to undertake.

2. The study focuses on affordability of housing and this may be overstated due to an absence of wealth data. In other words, what kind of housing mix is appropriate. The draft study may conflict with community interests if Newberg desires to attract a higher percent of upper end housing in the future. The absence of wealth data, in particular, effects the R-O zone since the wealth data may show that the City actually has a market need for more upper end housing. The needs analysis may need to include more data relating to a "balance of housing types, including upper end housing.

A companion issue related to upper end housing is the creation of the proposed R-O zone. The R-O zone would become the new larger lot single family residential zone. The minimum lot size in the R-O zone is proposed to be 10,000 sq. ft./ lot as compared to 7,500 sq. ft./ lot now required in the R-1 zone. One argument which is not brought forth is that without the R-O zoning additional homes will be built in the county.

3. The information in the report indicates that the Yamhill County jobs/housing balance is .91. It does not address what Newberg's jobs/housing balance is, nor does it indicate what it should be in the future. The continuation of the existing situation may not match with the City's vision for the future. Some discussion

should be held regarding the future of jobs/housing balance and the amount of industrial/commercial property available in the community.

4. The report suggests an increase in density in the remaining area to be developed in the community. This would create a significant impact on the City and City services. The report does not address the negative and positive impacts of increasing density on the character and livability of Newberg. A discussion needs to be held regarding what density makes sense in Newberg. In addition, there should be some consideration on the impacts this has on public safety and other public services. We question whether there is a correlation between increasing density and the amount of crime reported in high density areas.
5. The structural vacancy rate is reported at 3% to 5%. This seems to be high and should be checked with local Realtors. Experience in the community suggests that the actual vacancy rate in the community is 1% or less.

#### Development Code Issues

##### 1. PUD's

- A. The PUD section of the Development Code has a loophole. Specifically, proposed project may be able to use the PUD Code as a way of allowing land uses that would normally not be permitted in the parent zone. We recently experienced the use of this loophole by the Genesis application in which a residential-type use was allowed to be located on commercial C-1 property. In some respect, this constituted a rezone of the property without having to go through the rezoning process.

One idea may be to require a PUD to include a certain percent of the property to be in uses that are permitted within the parent zone. Another idea would be to require the application to be processed like a zone change.

It should be understood that this is nothing against the Genesis project since our Development Code allows for the process which they followed, but there is a loophole and it should be closed

- B. There also should be a general discussion regarding repealing the PUD section of the Ordinance all together. With the specificity of the zoning districts increasing, it is questionable whether the City needs a PUD process for innovative developments to use. The NDC already allows the

creation of specific area plans. Typically, we have seen PUD's used on small parcels as a way to wedge in additional density on substandard streets. The original purpose of PUDs appears to have been targeted toward larger developments with coordinated neighborhoods and amenities.

The PUD section should be considered for repeal or making it applicable to large scale developments defined in the ordinance somehow. The Planning Commission should consider the impact of repealing the PUD section of the Development Code.

- C. The density point calculation used within the PUD code allows a developer to significantly increase the overall density of the site by reducing the number of bedrooms per unit. This standard can allow for a higher density than is normally seen in traditional subdivisions.
2. The proposed code changes the required number of parking spaces so that a minimum of one parking spaces is required for multi-family dwelling units (Page 176). Oregon is rapidly becoming an auto state with recent information suggesting that each licensed driver has an average of three vehicles. The development community is reducing the number of parking spaces while the number of vehicles in our society is increasing. This will lead to more on-street parking and the impact of this standard needs to be considered as a safety hazard as well as a storm sewer maintenance problem. In addition with the baby boomers retiring out of society, there will be more acquisition and storage of recreational vehicles which often end up on streets rather than next to houses or off-street. It seems ridiculous to design a community for fewer vehicles when there is not systems like light rail in Newberg and there is no reasonable end in sight to American's love for the automobile.
3. In Section 10.50.122, there is provision for higher density with less setback. This is in the existing code, but it seems to be backwards. In discussing density standards, now may be the time to take a closer look at the existing setback standards. As proposed the new R-4 (High Density Residential zone) would have no sideyard setback requirement, allowing high density units to be built up to the property line.

Setbacks should relate to the size of the structures next door and possibly to types of uses. Jamming R-3 type development up against R-2 single family or R-1 single family development affects the livability of the low density residential areas. Setback standards should be provided appropriately so that the uses are

blended, but not jammed up against each other.

4. The minimum lot size for duplexes, particularly in an R-1, is set at 12,000 feet. In the R-1 zone those should be limited to corner lots so that advantage can be taken of separate entrance areas on different streets. This helps maintain property values and does not provide a duplex look and feel commonly found when duplexes are built on a single street frontage. The question for the Planning Commission is whether they think duplexes should be placed on corner lots, or anywhere in the R-1 zone.
5. The proposed standards would create a new standard for a "maximum" lot size in all residential zones except the R-O zone. This standard would create a ceiling for the size of lots that is less than what is commonly found in existing neighborhood subdivision. Under the new standard, developers would not be permitted to have larger lots than is permitted by the maximum standard. As an example, the maximum lot size permitted in the R-1 zoning district is 9,950 square feet. Many lots have been platted with larger lot sizes in order to utilize odd shaped properties at the end of a cul-de-sac, along the curve of a road or along the stream corridors.

Although it may be a good idea to set a maximum lot size in order to increase density and maximize the efficient use of land, as worded, the proposed language will create development conflicts with other standards of the NDC.

6. The loophole in the code regarding splitting duplexes into condominiums of 3,750 square foot lots should be addressed. This has happened several times and provides for an attached wall type of structure. The on-going maintenance of these structures, if they are in separate ownership, could become issues for residents of the community. For example, what happens when the roof needs to be replaced and one tenant can afford it and the other one cannot. Do they build half a roof? The Planning Commission needs to consider the long term impact of these types of facilities and address this issue by closing the loophole in the Development Code or revising it so that long term issues are addressed.
7. In Section 10.50.212(7)(k), there is a minimum lot size permitted in the underlying zone districts which can be reduced down to 80% of the lots size in the district. The Planning Commission should consider whether 80% is the correct amount or if it should be 85%, 90% or 95%; or if this provision should only be allowed on smaller infill development. Future property owners purchasing property in an R-1 or R-O zone could see lots go into place which would be 6,000 to 8,000 square feet respectively. This may affect property

owners and the design of the community.

8. The question of accessory units as proposed in the Development Code should be thoroughly discussed. As proposed, accessory dwellings would be allowed in all zones and could be built as new construction. This would defacto provide for a duplex type of development in all zones. The provision would allow for anything from "granny flats to student rental housing". We understand there is a certain need for this type of housing but question its outright use in all residential zones.

The proposed standards and the proposed definition of accessory residential units conflict with each other. One allows for "detached" accessory dwelling units, the other requires all accessory units to be "attached". Chcosing either of these standards will affect the use of land and livability of the our neighborhoods.

In addition, only one parking space is provided for the accessory use. What happens if the accessory unit is occupied by someone who owns a RV and an automobile? There would not be sufficient room to park these vehicles. The City's ability to oversee and notice property owners in the adjacent community is limited as proposed as a type one process. Reasonable standards and conditions should be placed by the City on accessory units if they are to be allowed in the community. Certainly, that issue should be thoroughly discussed by the Planning Commission.

9. From an emergency service perspective (police, fire, etc.), there is no information within the document that evaluates the crime or service impacts relating to emphasizing higher densities. The Newberg Police Department may be able to provide additional information as the evaluation of this matter continues through the review process.

summarize a

Tree Planting Program for Newberg.

- (2) gather all existing Tree planting guides & ordinances. The planning office should be able to help in this.
- (3) look for volunteer services, such as landscape planning/designs and bark dust and mulch. City Compost materials.
- (4) search for grants & existing tree planting programs.
- (1) identify candidate locations for trees & scrubs
  - city property
  - private property
  - state property
  - re-forest streamway
  - street trees
  - wood lots on open areas.
- (5) solicit people to help with a long-term, ongoing effort to beautify Newberg's green spaces.

Newberg Planning Committee

Date: 10/9/99

Re: \_\_\_\_\_

No.: DD file - general info.

Planning Committee





*Distributed  
to PC at 10-9-97  
mtg*

# Interoffice Memorandum

**To:** Newberg Planning Commission

**From:** Chief Bob Tardiff

**Subject:** Police Department Comments on "Newberg Residential Needs Analysis and Policy" and "Newberg Residential Development Design Guidelines."

**Date:** October 8, 1997

Thank you for the opportunity you have afforded the police department to comment on these two documents. Unfortunately, I believe to do justice to the issues raised we would need some additional time. I am therefore requesting an extension of time for agency comment.

I appreciate the references made in the "Newberg Residential Development Design Guidelines" to Crime Prevention through Environmental Design (CPTED). This is a crime prevention strategy with which we fully agree and actively promote. I am concerned, however, that no research was conducted as to the impact, if any, that emphasizing high density housing could have on crime and on the demand for future police services. It appears that the "Newberg Residential Needs Analysis and Policy" document focuses extensively on providing more high density housing. If provided with additional time for comment, I will attempt to provide you with this missing piece of information.

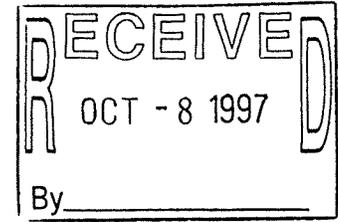
I am not suggesting that high density housing is not important or that having a well balanced community shouldn't be a high priority. I do believe that important decisions such as this should be made with as much information as possible. If, in fact, our research indicates that there could be a correlation between crime rates and density then the community should be prepared to plan for those services needed to mitigate that impact.

*from the desk of...*

Newberg Planning Committee  
 Date: 10/9/97  
 Re: RB  
 No.: CR-2-95

**Robert I. Tardiff**  
 Chief of Police  
 Newberg Police Department  
 414 E. First St.  
 Newberg, Oregon 97132

537-1220  
 Fax: 538-5393



Helping to shape the use of our natural resources to protect the quality of life in Yamhill County.

---

Jim Ludwick and Sid Friedman  
Friends of Yamhill County  
7500 Lebold Rd.  
McMinnville, Or. 97132  
(503) 472-3631, (503) 538-6785

October 8, 1997

City of Newberg  
414 E. First St.  
Newberg Or 97132

re: Newberg Residential Needs Analysis and related Development Code Amendments

Dear Planning Commission and staff:

Thank you for providing us with copies of the Newberg Residential Needs Analysis and Policy. We wish to offer the following comments.

We support the City undertaking a comprehensive analysis of its land needs and policy and will detail our qualified support for specific proposals in items 4 and 5 of this memorandum. However, we have serious concerns regarding some of the assumptions contained in this report and as a result, we have serious concerns about its conclusions.

1) Most importantly, the decision to use a 2016 population of 32,818 as the basis for analyzing land needs does not appear to be justified.<sup>3</sup> This population forecast is inconsistent with, and considerably higher, than either the acknowledged population numbers contained in the City's recently completed Urban Reserve Area Project (URA) or the population forecast developed by the State Economist (DAS) as the basis for coordinated population planning within Yamhill County.

DAS projections for Yamhill County, using methodology suggested by DLCD in a recent letter to the City of McMinnville forecast a Newberg population of 28,897 according to comments submitted by Yamhill County in their October 1 memorandum to the City of Newberg.

URA projections are acknowledged and were submitted by the City to, and used with the City's concurrence in, the ongoing Newberg-Dundee Transportation Improvement Project. They are based on an annual average growth rate (AAGR) of 3.6% through the year 2010, dropping to 2.1% after that date. This predicted drop in growth rate is consistent with PSU and ODOT forecasts for Yamhill County. The PSU and ODOT population projections for Yamhill County both predict a dramatic drop (32% and 53%, respectively) in the County growth rate for the decade after the year 2000.

The URA study and Newberg's Comprehensive Plan project a 2010 population of 27,000. Application of a 2.1% AAGR in subsequent years results in a projected 2016 population of 30,585.

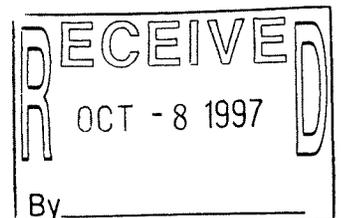
The apparently flawed population projection used as the basis for analyzing land needs is particularly significant since more justifiable growth assumptions could likely be accommodated within Newberg's existing UGB without any expansion. This lack of need for UGB expansion is especially likely given other questionable assumptions discussed below.

2) The Residential Needs Analysis has underestimated the capacity of lands within the existing UGB to accommodate future land needs by failing to include redevelopment and infill potential in its calculations.

Redevelopment and infill are ongoing processes that have been and will continue to occur in Newberg. A very recent example of redevelopment is the Best Western Motel on Hwy 99W. An existing small commercial building, formerly a single family home, was bulldozed to allow more intensive use of the parcel. Redevelopment must be a factor in any meaningful analysis of land needs.

Likewise, infill must also be considered when analyzing the capacity of land to accommodate growth. A 15,000 sq. ft. lot in the R-2 zone could theoretically partition off 7500 sq. ft. for an existing home and still accommodate an additional 2 du of attached housing. Market forces would seem to dictate that some percentage of such lots would, in fact, experience additional residential development. Market forces also ensure that the greater the unwarranted expansion of the land supply the lesser the likelihood for significant infill.

In considering infill, it is worth noting that McMinnville, in their ongoing Buildable Lands Inventory, has assumed that 20% of parcels with infill potential will actually experience infill.



3) The proposed creation of a new R-0 zone with a 10,000 sq. ft. minimum lot size significantly increases estimates of land needed to meet future residential needs and thus significantly increases pressure for a UGB expansion.

The City and County Comprehensive Plans, as well as Statewide Planning Goals all emphasize the development of compact, efficient urban centers. The proposed creation of a new residential zone with maximum density of 3.3 dwelling units per acre seems to conflict with these goals and will necessarily result in less efficient land use and increased auto-dependent sprawl.

4) We support proposals to establish minimum density requirements both to ensure that the City develops in a compact and efficient manner and to help provide housing stock that is balanced with community needs in terms of affordability. However, we believe it is critical that adequate *effective* design guidelines be adopted to promote aesthetically pleasing, well-functioning development that is integrated with the existing community in order to gain community acceptance of increased density and avoid the perceived negative socioeconomic impacts sometimes associated with dense development.

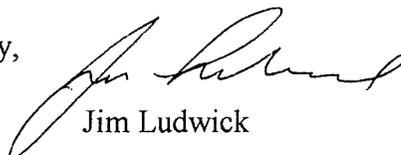
5) For the same reasons, we support the proposal to allow Accessory Residential Units in all residential zones. Development of such uses is similar to infill and we therefore question the assumption that only 5% of homeowners will add accessory units. Comparable data from other jurisdictions that allow such uses would be helpful in evaluating this assumption.

At any rate, we share the County's concern regarding the failure of the Residential Needs Analysis to include even the 5% figure when calculating the capacity of land within the existing UGB to accommodate future residential land needs.

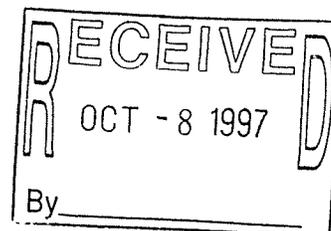
We hope these comments are helpful. Please forward them to the Planning Commission and include them in the official record of the public hearing scheduled for October 9, 1997.

  
Sid Friedman

Sincerely,

  
Jim Ludwick

cc: Ken Friday, Yamhill County Planning Department  
Mark Radibaugh, DLCD  
Bob Cortright, DLCD  
Mary Kyle McCurdy, 1000 Friends of Oregon  
ODOT  
Bill Blosser, LCDC





# Yamhill County

## DEPARTMENT OF PLANNING AND DEVELOPMENT

535 EAST FIFTH STREET • McMinnville, Oregon 97128-4523 • (503) 434-7516

October 1, 1997

### MEMORANDUM

TO: City of Newberg

FROM: Ken Friday, Senior Planner  
Sandy Mathewson, Associate Planner

RE: Newberg Residential Needs Analysis (TGM 95-97, PSC 15311, May 22, 1997)

The county wishes to make the following comments regarding the Newberg Residential Needs document.

1. Population Projection: The study gives three projections - low, medium and high growth. The medium projection (32,818 in year 2016) is almost identical to the county TSP projection. The medium growth scenario is used as the basis for the rest of the analysis of the amount of land needed to meet future residential needs. It may be difficult for the city to justify this growth rate and population projection to DLCD.

Using the method outlined in the August 26, 1997 letter to Ron Pomeroy (City of McMinnville) from Mark Radabaugh (DLCD), which takes each city's proportion of the county's TSP 2014 population projection and applies it to the lower DAS projection, Newberg's 2015 population projection is 28,897. This number is higher than the city's low growth scenario population projection of 27,933 for year 2016, but several thousand less than the medium growth scenario used in the Residential Needs analysis. The Residential Needs study indicates that there is sufficient vacant residential land within the UGB to accommodate projected growth under the low growth scenario. Additional analysis would be required to determine the amount of vacant residential land needed to accommodate the projected population using the DLCD/DAS figure.

2. Accessory Residential Units: A section is proposed to be added to the Development Code to allow accessory residential units in any zone where a detached single family residence is allowed. This is a good method of increasing density, as well as providing social benefits like allowing elderly relatives to live in close proximity. The city should be encouraged to adopt the provisions. The Residential Needs analysis (pg.70) estimates that 5% of homeowners will add accessory units. However, it does not appear that this figure has been included in the analysis of residential land needed to accommodate growth. Subtracting 5%

Post-It Fax Note	7671	Date	10-2	# of pages	2
To	Barb	From	Ken Friday		
Co/Dept		Co.			

from the number of housing units needed would reduce the amount of vacant residential land needed.

3. **Redevelopment and Infill:** The Residential Needs analysis does not appear to have considered the potential for redevelopment or infill. Redevelopment is a situation such as when an older dwelling on a lot in a higher density zone is demolished to allow construction of multi-family units. Infill occurs when a large lot containing a residence is partitioned to create additional residential lots. Both situations reduce the amount of vacant land needed to accommodate residential growth.

4. **Unbuildable Lands:** Buildable lands inventories usually subtract the amount of unbuildable lands from the amount of vacant land available. Unbuildable lands would be areas of steep slopes, wetlands, floodplains, etc. I didn't notice that this had been done in the Residential Needs Analysis.

It is possible that the decrease in the amount of vacant residential land that is needed as a result of subtracting the residential accessory units, redevelopment and infill lots would be directly offset by the increase in the amount of vacant land needed after figuring in the amount of unbuildable land.

5. **New Zoning Designation:** Noted in the report is a proposal to create a new zoning designation (see page 36). The designation is R-0 Low Density Residential. Zoning of this type would allow a minimum lot size of 10,000 square feet. Other jurisdictions are emphasizing decreasing lot sizes rather than increasing them. While there are benefits to larger lot sizes, this type of zoning can use up a lot of area and thus increase the demand for agricultural property to be converted to urban uses. Therefore, the county would recommend that areas approved for this type of development be planned in a manner to allow their redevelopment to higher densities in the future. We would recommend the development of standards that would require lot clustering and redevelopment plans before the enactment of this zone.

cc: DLCD, 1175 State Street NE, Salem, OR 97310-0590  
The Benkendorf Associates Corporation, 522 SW Fifth Ave., Portland, OR 97204

**PLANNING COMMISSION - REGULAR MEETING  
SECOND THURSDAY OF MONTH**

TIME: 7 p.m.

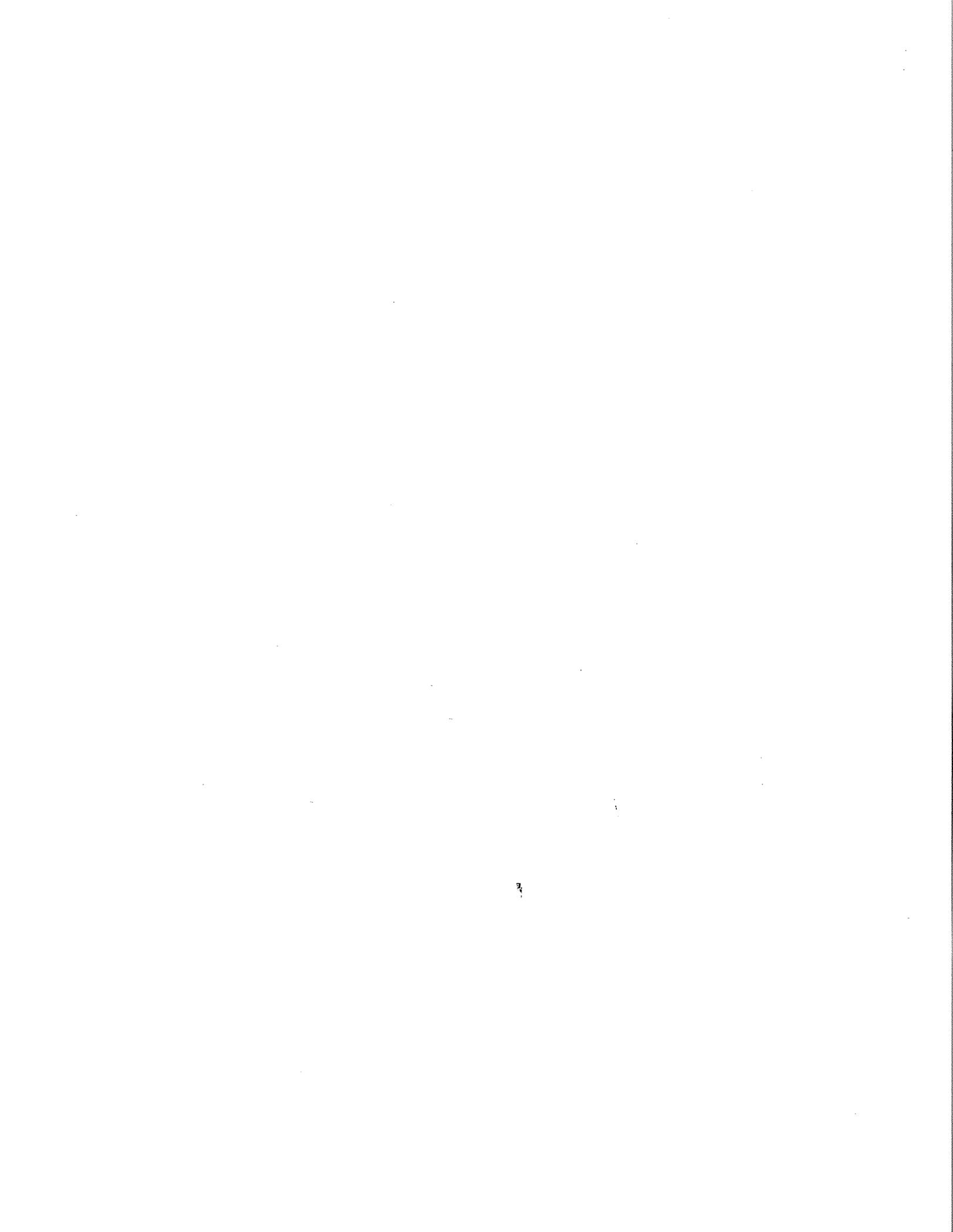
DATE: October 9, 1998

LOCATION: Newberg Public Library

*to continue to continue*

✓ ATTENDANCE	Consent Calendar 9-11-97 minutes	9-30-97 sign program	GR-295 Res. Needs	Planning MOTION Goals Report	Planning To Leave Testim. Exp.		
✓ ASHBY	y	y	y	y →	y		
✓ HANNUM	y	y	y	y	y		
✓ HAUG	y	y	y	y	y		
✓ KRIZ	y	y	y	y	y		
✓ MILLER	y	y	y	y	y		
✓ WALL	y	y	y	y	y		
✓ WALDREN, CHAIR (list chair last)	y	y	y	y	y		
RESOLUTION #:	n/a	97-81	97-80	n/a			
COMMISSIONERS - MOTIONED:	Haug - Kriz	Miller Ashby	Miller Haug	Haug Miller	Haug Miller		
VOTE ON MOTION:	<del>7-0</del> 7-0	7-0	7-0	<del>6-0</del>	7-0		
CONDITIONS:		<i>Continued</i>	<i>Continued</i>				
VOTE ON AMENDED MOTION:				<del>6-0</del>	6-0		

STAFF PRESENT:



ATTENDANCE SHEET

NEWBERG PLANNING COMMISSION

MEETING DATE: Thursday, October 9, 1997

COMMISSION MEMBER

PRESENT

ABSENT

ASHBY, Stephen

[✓]

[ ]

HANNUM, Steve

[✓]

[ ]

HAUG, Matson

[✓]

[ ]

KRIZ, Jack

[✓]

[ ]

MILLER, Myrna

[✓]

[ ]

WALDREN, Richard (Chair)

[✓]

[ ]

WALL, Lon

[✓]

[ ]

OTHERS PRESENT:

Barb Mingay, Planning Tech.

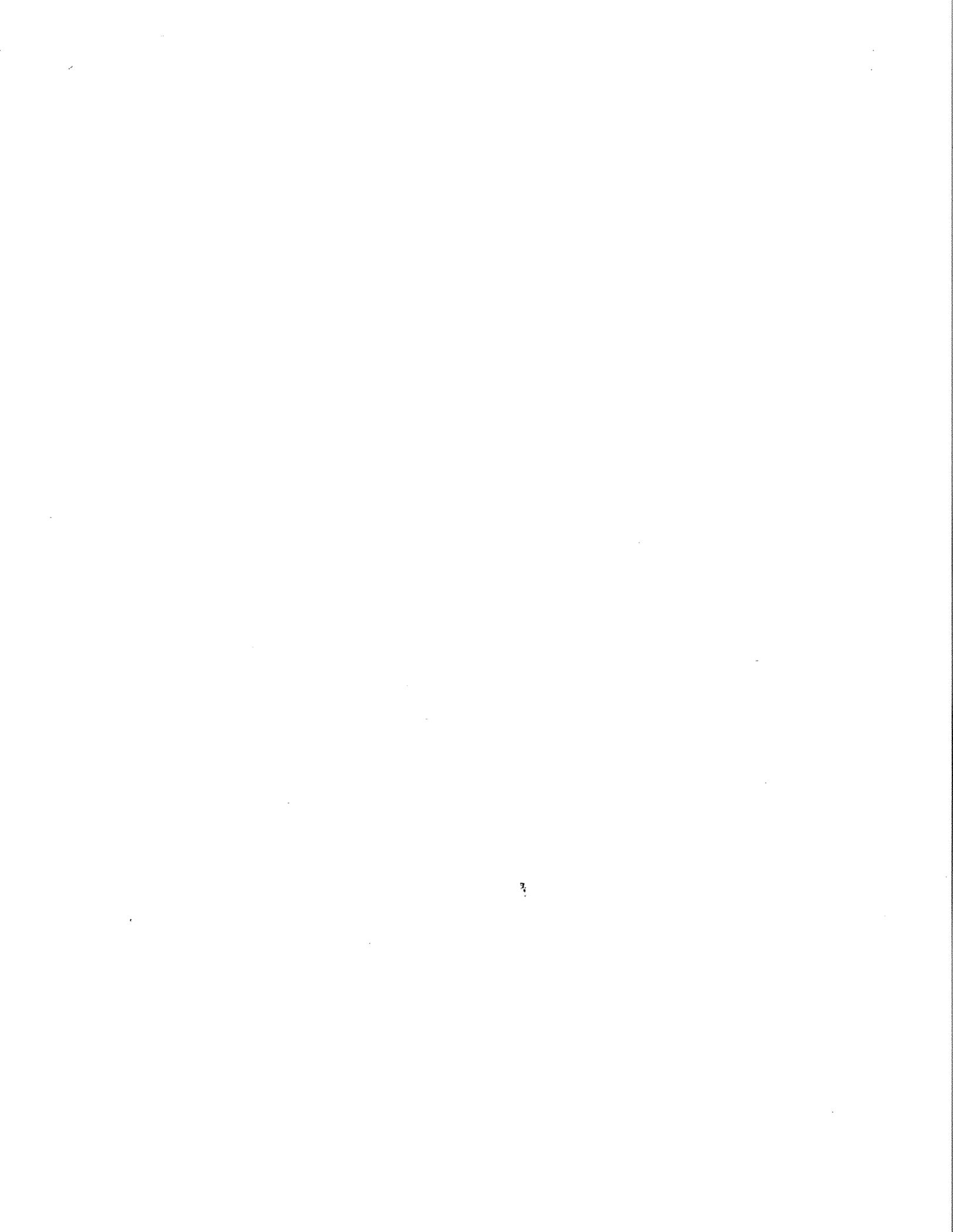
Mike Solbergquist, Community Devop Director

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Submitted By: Heidi Shortell

**NOTE:** Please complete an attendance sheet for all meetings involving City Council members and return it to the Legal Department with the **original minutes**. If the regularly scheduled meeting is canceled for any reason, it should be noted on an attendance sheet and sent to the Legal Department.

**Original minutes, signed by the secretary or chairman, should be prepared and sent to the Legal Department for filing as the official record of the meeting.**



Received into  
Record at 10-9-97  
PC Mtg

To: Newberg Planning Commission  
From: Staff  
Regarding: Newberg Residential Needs Analysis And Policy  
Date: October 9, 1997

BACKGROUND

The City of Newberg was successful in obtaining a grant through the Transportation/Growth Management program for the purpose of conducting a residential needs analysis. The primary purpose of the analysis was to determine the housing needs for the City over the next 20 years. The City hired a team of consultants led by Benkendorf Associates Corporation to conduct the analysis. By submitting a draft document of the analysis, the consultant team has now completed their tasks related to this project.

The next steps of the process will include the review and refinement of the draft analysis by the staff and Planning Commission. Once the document refinement process is complete, the Planning Commission will make recommendations on housing needs to the City Council.

Planning Staff have distributed the draft documents to City Departments and Yamhill County, among other interested parties. Numerous issues have surfaced thus far relating to assumptions used in the report, proposed Code language, population projections and other matters. A preliminary list of issues is included in this memorandum. Others issues are expected to surface during the Planning Commission review process.

Because of the importance of this document and the impacts that it will have on the future growth of Newberg, we are recommending that the Commission continue its review over the course of several months. Staff can provide further refinement of some of the issues presented within this report. Staff will also address comments received by the Planning Commission. This refinement process will take several months to complete.

Additionally, the City expects to fill the vacancy left by the Planning Manager soon. Because of the importance of this project, we believe the new manager should be significantly involved in the review of this document.

Newberg Planning Committee  
Date: 10/9/97  
Re:  
No.: CR-2-95

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Preliminary issues relating to the Draft *Residential Needs Analysis And Policy* include the following initial list.

Analysis Issues

1. Population Projections. The Department of Administrative Services (DAS) at the State of Oregon has determined that counties shall coordinate population estimates county-wide. The population estimates used in the study for the year 2015 are about 2,000 people below the medium growth scenario projected in the study. This is a concern since the population estimates do not match up with the DAS/County coordinated population numbers. This will need to be addressed as a policy decision. The strategic path for this would be to discuss the overall implications of those estimates in the coming months.

The State places a strong emphasis on the use of the State population projections. To deviate from these projections may mean that the City will be required to justify the methodology in a manner that would be greater than that prepared by the State. This could represent a difficult task to undertake.

2. The study focuses on affordability of housing and this may be overstated due to an absence of wealth data. In other words, what kind of housing mix is appropriate. The draft study may conflict with community interests if Newberg desires to attract a higher percent of upper end housing in the future. The absence of wealth data, in particular, effects the R-O zone since the wealth data may show that the City actually has a market need for more upper end housing. The needs analysis may need to include more data relating to a "balance of housing types, including upper end housing.

A companion issue related to upper end housing is the creation of the proposed R-O zone. The R-O zone would become the new larger lot single family residential zone. The minimum lot size in the R-O zone is proposed to be 10,000 sq. ft./lot as compared to 7,500 sq. ft./lot now required in the R-1 zone. One argument which is not brought forth is that without the R-O zoning additional homes will be built in the county.

3. The information in the report indicates that the Yamhill County jobs/housing balance is .91. It does not address what Newberg's jobs/housing balance is, nor does it indicate what it should be in the future. The continuation of the existing situation may not match with the City's vision for the future. Some discussion

should be held regarding the future of jobs/housing balance and the amount of industrial/commercial property available in the community.

4. The report suggests an increase in density in the remaining area to be developed in the community. This would create a significant impact on the City and City services. The report does not address the negative and positive impacts of increasing density on the character and livability of Newberg. A discussion needs to be held regarding what density makes sense in Newberg. In addition, there should be some consideration on the impacts this has on public safety and other public services. We question whether there is a correlation between increasing density and the amount of crime reported in high density areas.
5. The structural vacancy rate is reported at 3% to 5%. This seems to be high and should be checked with local Realtors. Experience in the community suggests that the actual vacancy rate in the community is 1% or less.

### Development Code Issues

#### I. PUD's

- A. The PUD section of the Development Code has a loophole. Specifically, proposed project may be able to use the PUD Code as a way of allowing land uses that would normally not be permitted in the parent zone. We recently experienced the use of this loophole by the Genesis application in which a residential-type use was allowed to be located on commercial C-1 property. In some respect, this constituted a rezone of the property without having to go through the rezoning process.

One idea may be to require a PUD to include a certain percent of the property to be in uses that are permitted within the parent zone. Another idea would be to require the application to be processed like a zone change.

It should be understood that this is nothing against the Genesis project since our Development Code allows for the process which they followed, but there is a loophole and it should be closed

- B. There also should be a general discussion regarding repealing the PUD section of the Ordinance all together. With the specificity of the zoning districts increasing, it is questionable whether the City needs a PUD process for innovative developments to use. The NDC already allows the

creation of specific area plans. Typically, we have seen PUD's used on small parcels as a way to wedge in additional density on substandard streets. The original purpose of PUDs appears to have been targeted toward larger developments with coordinated neighborhoods and amenities.

The PUD section should be considered for repeal or making it applicable to large scale developments defined in the ordinance somehow. The Planning Commission should consider the impact of repealing the PUD section of the Development Code.

- C. The density point calculation used within the PUD code allows a developer to significantly increase the overall density of the site by reducing the number of bedrooms per unit. This standard can allow for a higher density than is normally seen in traditional subdivisions.
2. The proposed code changes the required number of parking spaces so that a minimum of one parking spaces is required for multi-family dwelling units (Page 176). Oregon is rapidly becoming an auto state with recent information suggesting that each licensed driver has an average of three vehicles. The development community is reducing the number of parking spaces while the number of vehicles in our society is increasing. This will lead to more on-street parking and the impact of this standard needs to be considered as a safety hazard as well as a storm sewer maintenance problem. In addition with the baby boomers retiring out of society, there will be more acquisition and storage of recreational vehicles which often end up on streets rather than next to houses or off-street. It seems ridiculous to design a community for fewer vehicles when there is not systems like light rail in Newberg and there is no reasonable end in sight to American's love for the automobile.
3. In Section 10.50.122, there is provision for higher density with less setback. This is in the existing code, but it seems to be backwards. In discussing density standards, now may be the time to take a closer look at the existing setback standards. As proposed the new R-4 (High Density Residential zone) would have no sideyard setback requirement, allowing high density units to be built up to the property line.

Setbacks should relate to the size of the structures next door and possibly to types of uses. Jamming R-3 type development up against R-2 single family or R-1 single family development affects the livability of the low density residential areas. Setback standards should be provided appropriately so that the uses are

blended, but not jammed up against each other.

4. The minimum lot size for duplexes, particularly in an R-1, is set at 12,000 feet. In the R-1 zone those should be limited to corner lots so that advantage can be taken of separate entrance areas on different streets. This helps maintain property values and does not provide a duplex look and feel commonly found when duplexes are built on a single street frontage. The question for the Planning Commission is whether they think duplexes should be placed on corner lots, or anywhere in the R-1 zone.
5. The proposed standards would create a new standard for a "maximum" lot size in all residential zones except the R-O zone. This standard would create a ceiling for the size of lots that is less than what is commonly found in existing neighborhood subdivision. Under the new standard, developers would not be permitted to have larger lots than is permitted by the maximum standard. As an example, the maximum lot size permitted in the R-1 zoning district is 9,950 square feet. Many lots have been platted with larger lot sizes in order to utilize odd shaped properties at the end of a cul-de-sac, along the curve of a road or along the stream corridors.

Although it may be a good idea to set a maximum lot size in order to increase density and maximize the efficient use of land, as worded, the proposed language will create development conflicts with other standards of the NDC.

6. The loophole in the code regarding splitting duplexes into condominiums of 3,750 square foot lots should be addressed. This has happened several times and provides for an attached wall type of structure. The on-going maintenance of these structures, if they are in separate ownership, could become issues for residents of the community. For example, what happens when the roof needs to be replaced and one tenant can afford it and the other one cannot. Do they build half a roof? The Planning Commission needs to consider the long term impact of these types of facilities and address this issue by closing the loophole in the Development Code or revising it so that long term issues are addressed.
7. In Section 10.50.212(7)(k), there is a minimum lot size permitted in the underlying zone districts which can be reduced down to 80% of the lots size in the district. The Planning Commission should consider whether 80% is the correct amount or if it should be 85%, 90% or 95%; or if this provision should only be allowed on smaller infill development. Future property owners purchasing property in an R-1 or R-O zone could see lots go into place which would be 6,000 to 8,000 square feet respectively. This may affect property

owners and the design of the community.

8. The question of accessory units as proposed in the Development Code should be thoroughly discussed. As proposed, accessory dwellings would be allowed in all zones and could be built as new construction. This would defacto provide for a duplex type of development in all zones. The provision would allow for anything from "granny flats to student rental housing". We understand there is a certain need for this type of housing but question its outright use in all residential zones.

The proposed standards and the proposed definition of accessory residential units conflict with each other. One allows for "detached" accessory dwelling units, the other requires all accessory units to be "attached". Choosing either of these standards will affect the use of land and livability of the our neighborhoods.

In addition, only one parking space is provided for the accessory use. What happens if the accessory unit is occupied by someone who owns a RV and an automobile? There would not be sufficient room to park these vehicles. The City's ability to oversee and notice property owners in the adjacent community is limited as proposed as a type one process. Reasonable standards and conditions should be placed by the City on accessory units if they are to be allowed in the community. Certainly, that issue should be thoroughly discussed by the Planning Commission.

9. From an emergency service perspective (police, fire, etc.), there is no information within the document that evaluates the crime or service impacts relating to emphasizing higher densities. The Newberg Police Department may be able to provide additional information as the evaluation of this matter continues through the review process.



*Distributed  
to PC at 10-9-97  
mtg*

**Interoffice  
Memorandum**

**To:** Newberg Planning Commission

**From:** Chief Bob Tardiff

**Subject:** Police Department Comments on "Newberg Residential Needs Analysis and Policy" and "Newberg Residential Development Design Guidelines."

**Date:** October 8, 1997

Thank you for the opportunity you have afforded the police department to comment on these two documents. Unfortunately, I believe to do justice to the issues raised we would need some additional time. I am therefore requesting an extension of time for agency comment.

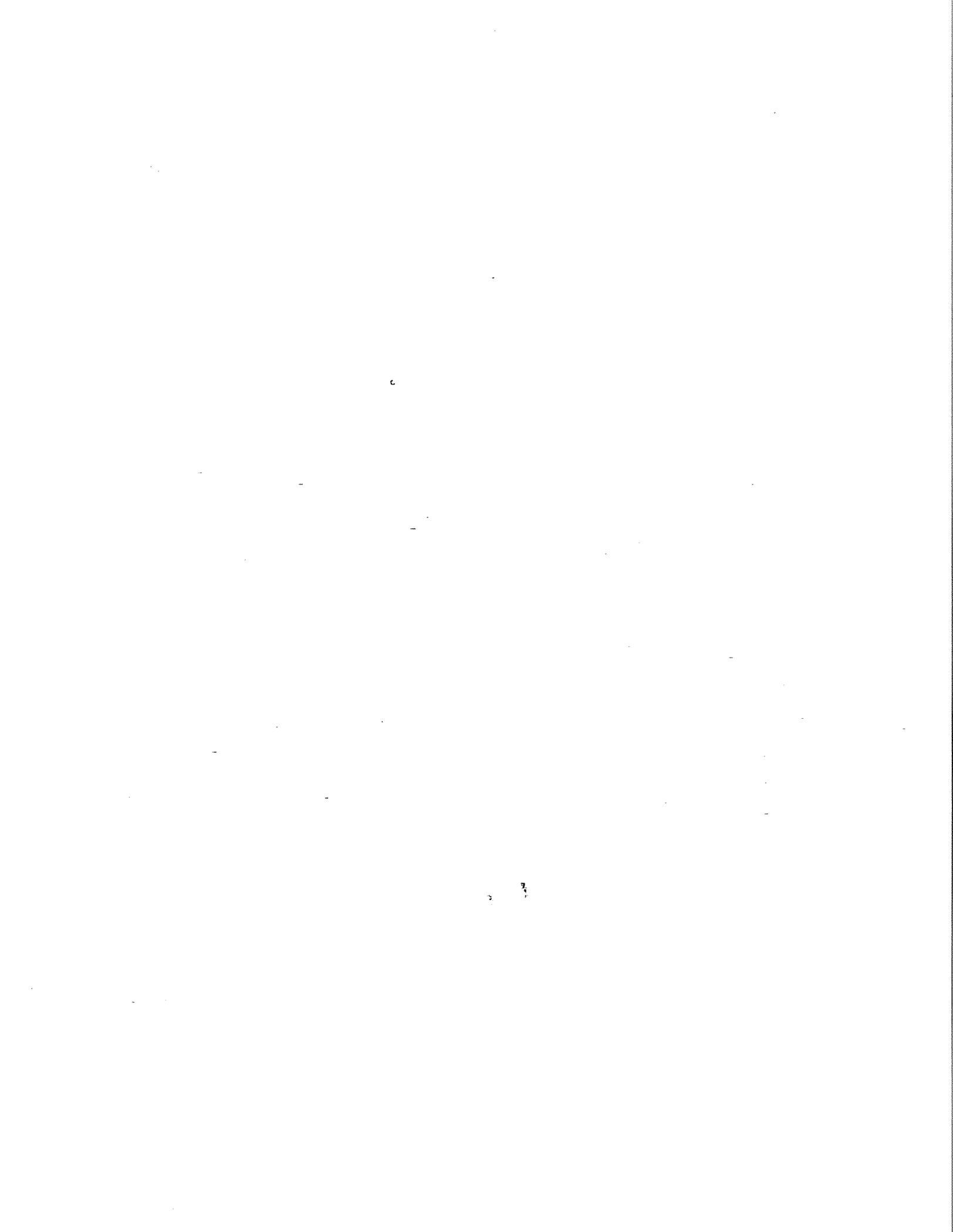
I appreciate the references made in the "Newberg Residential Development Design Guidelines" to Crime Prevention through Environmental Design (CPTED). This is a crime prevention strategy with which we fully agree and actively promote. I am concerned, however, that no research was conducted as to the impact, if any, that emphasizing high density housing could have on crime and on the demand for future police services. It appears that the "Newberg Residential Needs Analysis and Policy" document focuses extensively on providing more high density housing. If provided with additional time for comment, I will attempt to provide you with this missing piece of information.

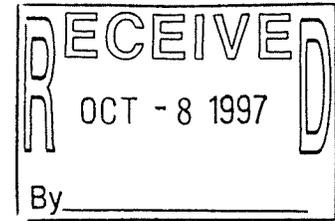
I am not suggesting that high density housing is not important or that having a well balanced community shouldn't be a high priority. I do believe that important decisions such as this should be made with as much information as possible. If, in fact, our research indicates that there could be a correlation between crime rates and density then the community should be prepared to plan for those services needed to mitigate that impact.

*from the desk of..*

**Robert I. Tardiff**  
Chief of Police  
Newberg Police Department  
414 E. First St.  
Newberg, Oregon 97132

Newberg Planning Committee  
Date: 10/9/97  
Re: CR-2-95  
No.: CR-2-95





Helping to shape the use of our natural resources to protect the quality of life in Yamhill County.

---

Jim Ludwick and Sid Friedman  
Friends of Yamhill County  
7500 Lebold Rd.  
McMinnville, Or. 97132  
(503) 472-3631, (503) 538-6785

October 8, 1997

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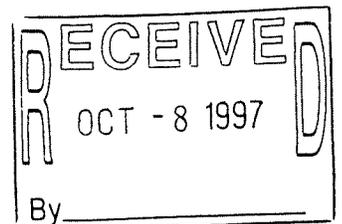
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The City and County Comprehensive Plans, as well as Statewide Planning Goals all emphasize the development of compact, efficient urban centers. The proposed creation of a new residential zone with maximum density of 3.3 dwelling units per acre seems to conflict with these goals and will necessarily result in less efficient land use and increased auto-dependent sprawl.

4) We support proposals to establish minimum density requirements both to ensure that the City develops in a compact and efficient manner and to help provide housing stock that is balanced with community needs in terms of affordability. However, we believe it is critical that adequate *effective* design guidelines be adopted to promote aesthetically pleasing, well-functioning development that is integrated with the existing community in order to gain community acceptance of increased density and avoid the perceived negative socioeconomic impacts sometimes associated with dense development.

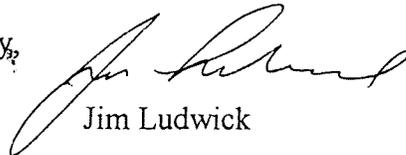
5) For the same reasons, we support the proposal to allow Accessory Residential Units in all residential zones. Development of such uses is similar to infill and we therefore question the assumption that only 5% of homeowners will add accessory units. Comparable data from other jurisdictions that allow such uses would be helpful in evaluating this assumption.

At any rate, we share the County's concern regarding the failure of the Residential Needs Analysis to include even the 5% figure when calculating the capacity of land within the existing UGB to accommodate future residential land needs.

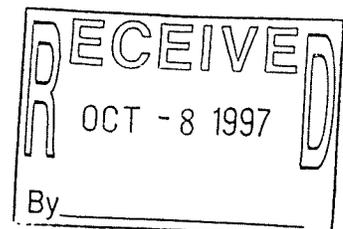
We hope these comments are helpful. Please forward them to the Planning Commission and include them in the official record of the public hearing scheduled for October 9, 1997.

  
Sid Friedman

Sincerely,

  
Jim Ludwick

cc: Ken Friday, Yamhill County Planning Department  
Mark Radibaugh, DLCD  
Bob Cortright, DLCD  
Mary Kyle McCurdy, 1000 Friends of Oregon  
ODOT  
Bill Blosser, LCDC





# Yamhill County

## DEPARTMENT OF PLANNING AND DEVELOPMENT

535 EAST FIFTH STREET • McMinnville, Oregon 97128-4523 • (503) 434-7516

October 1, 1997

### MEMORANDUM

TO: City of Newberg

FROM: Ken Friday, Senior Planner  
Sandy Mathewson, Associate Planner

RE: Newberg Residential Needs Analysis (TGM 95-97, PSC 15311, May 22, 1997)

The county wishes to make the following comments regarding the Newberg Residential Needs document.

1. Population Projection: The study gives three projections - low, medium and high growth. The medium projection (32,818 in year 2016) is almost identical to the county TSP projection. The medium growth scenario is used as the basis for the rest of the analysis of the amount of land needed to meet future residential needs. It may be difficult for the city to justify this growth rate and population projection to DLCD.

Using the method outlined in the August 26, 1997 letter to Ron Pomeroy (City of McMinnville) from Mark Radabaugh (DLCD), which takes each city's proportion of the county's TSP 2014 population projection and applies it to the lower DAS projection, Newberg's 2015 population projection is 28,897. This number is higher than the city's low growth scenario population projection of 27,933 for year 2016, but several thousand less than the medium growth scenario used in the Residential Needs analysis. The Residential Needs study indicates that there is sufficient vacant residential land within the UGB to accommodate projected growth under the low growth scenario. Additional analysis would be required to determine the amount of vacant residential land needed to accommodate the projected population using the DLCD/DAS figure.

2. Accessory Residential Units: A section is proposed to be added to the Development Code to allow accessory residential units in any zone where a detached single family residence is allowed. This is a good method of increasing density, as well as providing social benefits like allowing elderly relatives to live in close proximity. The city should be encouraged to adopt the provisions. The Residential Needs analysis (pg.70) estimates that 5% of homeowners will add accessory units. However, it does not appear that this figure has been included in the analysis of residential land needed to accommodate growth. Subtracting 5%

Post-It Fax Note	7671	Date	10-2	# of pages	2
To	Mark	From	Ken Friday		

from the number of housing units needed would reduce the amount of vacant residential land needed.

3. **Redevelopment and Infill:** The Residential Needs analysis does not appear to have considered the potential for redevelopment or infill. Redevelopment is a situation such as when an older dwelling on a lot in a higher density zone is demolished to allow construction of multi-family units. Infill occurs when a large lot containing a residence is partitioned to create additional residential lots. Both situations reduce the amount of vacant land needed to accommodate residential growth.

4. **Unbuildable Lands:** Buildable lands inventories usually subtract the amount of unbuildable lands from the amount of vacant land available. Unbuildable lands would be areas of steep slopes, wetlands, floodplains, etc. I didn't notice that this had been done in the Residential Needs Analysis.

It is possible that the decrease in the amount of vacant residential land that is needed as a result of subtracting the residential accessory units, redevelopment and infill lots would be directly offset by the increase in the amount of vacant land needed after figuring in the amount of unbuildable land.

5. **New Zoning Designation:** Noted in the report is a proposal to create a new zoning designation (see page 36). The designation is R-0 Low Density Residential. Zoning of this type would allow a minimum lot size of 10,000 square feet. Other jurisdictions are emphasizing decreasing lot sizes rather than increasing them. While there are benefits to larger lot sizes, this type of zoning can use up a lot of area and thus increase the demand for agricultural property to be converted to urban uses. Therefore, the county would recommend that areas approved for this type of development be planned in a manner to allow their redevelopment to higher densities in the future. We would recommend the development of standards that would require lot clustering and redevelopment plans before the enactment of this zone.

cc: DLCD, 1175 State Street NE, Salem, OR 97310-0590  
The Benkendorf Associates Corporation, 522 SW Fifth Ave., Portland, OR 97204

Re-organize a

Tree Planting Program for Newberg.

- ② gather all existing tree planting guides & ordinances. the planning office should be able to help in this.
- ③ look for volunteer services, such as landscape planning/designs and bark dust and maybe city compost materials.
- ④ search for grants & existing tree planting programs.
- ① identify candidate locations for trees & shrubs
  - city property
  - private property
  - state property
  - re-forest streamway
  - street trees
  - wood lots on open areas.
- ⑤ Solicit people to help with a long-term, ongoing effort to beautify Newberg's green spaces.

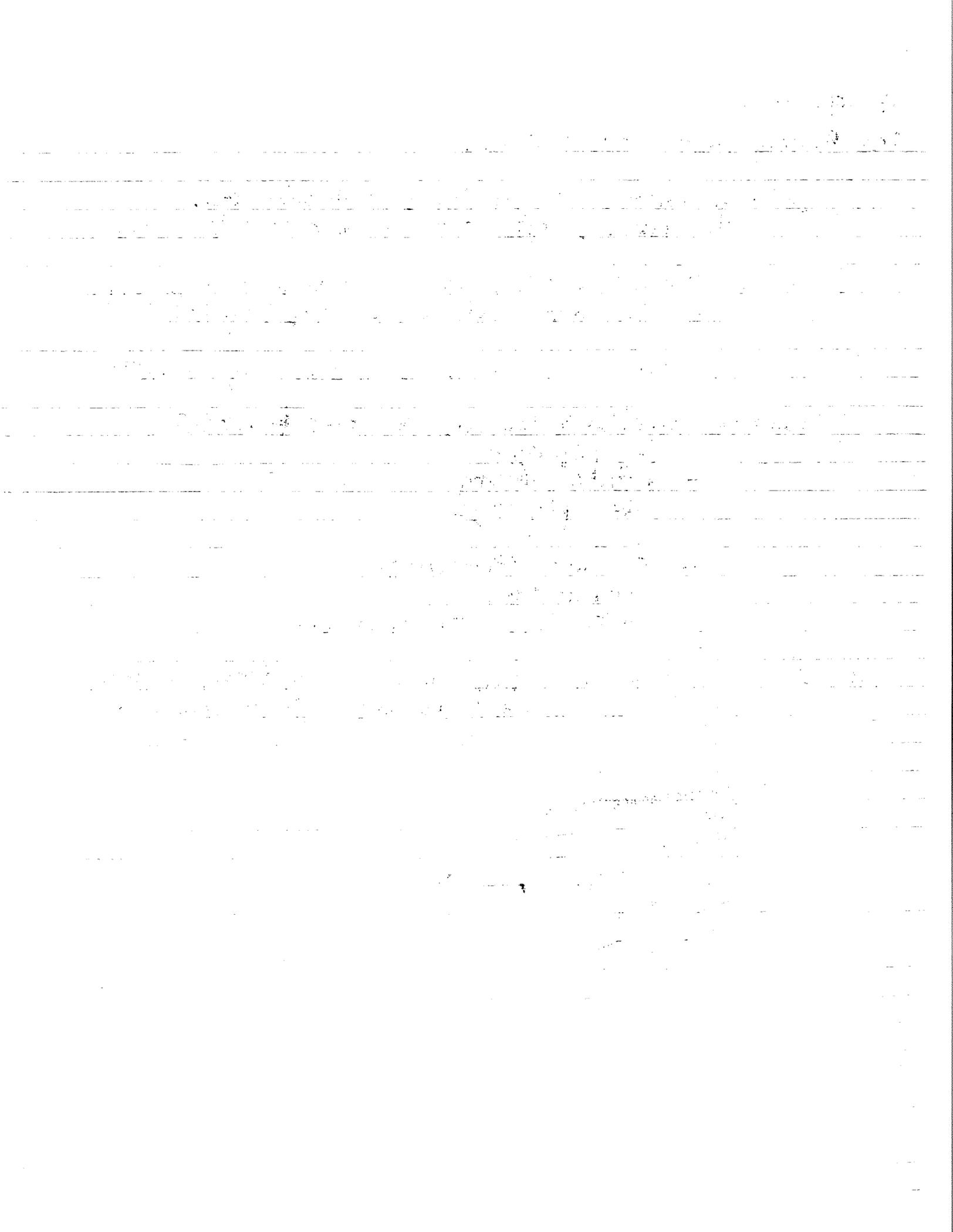
Newberg Planning Committee

Date: 10/9/95

Re:

No.: NO file - general info.

Planning Committee



CITY OF NEWBERG PLANNING COMMISSION  
PUBLIC COMMENT REGISTRATION FORM

PLEASE STATE YOUR NAME AND ADDRESS PRIOR TO SPEAKING  
(Agendas available at entrance)

Agenda Item No.: V.1. FILE No.: GR-2-95 Meeting Date: 10/9/97

If you wish to make ORAL COMMENTS at this meeting, or submit written comments, please **provide all of the information requested below.** The agenda item numbers and project names are printed on the agenda. If you are attending the meeting to observe, you do not need to fill out a Registration Form.

**Please check one:**

- PROPONENT (For)
- OPPONENT (Against)
- UNDECIDED (Testify during either Proponent or Opponent testimony)
- WRITTEN COMMENT (oral testimony not required)

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Sid Friedman

**Please print legibly:**

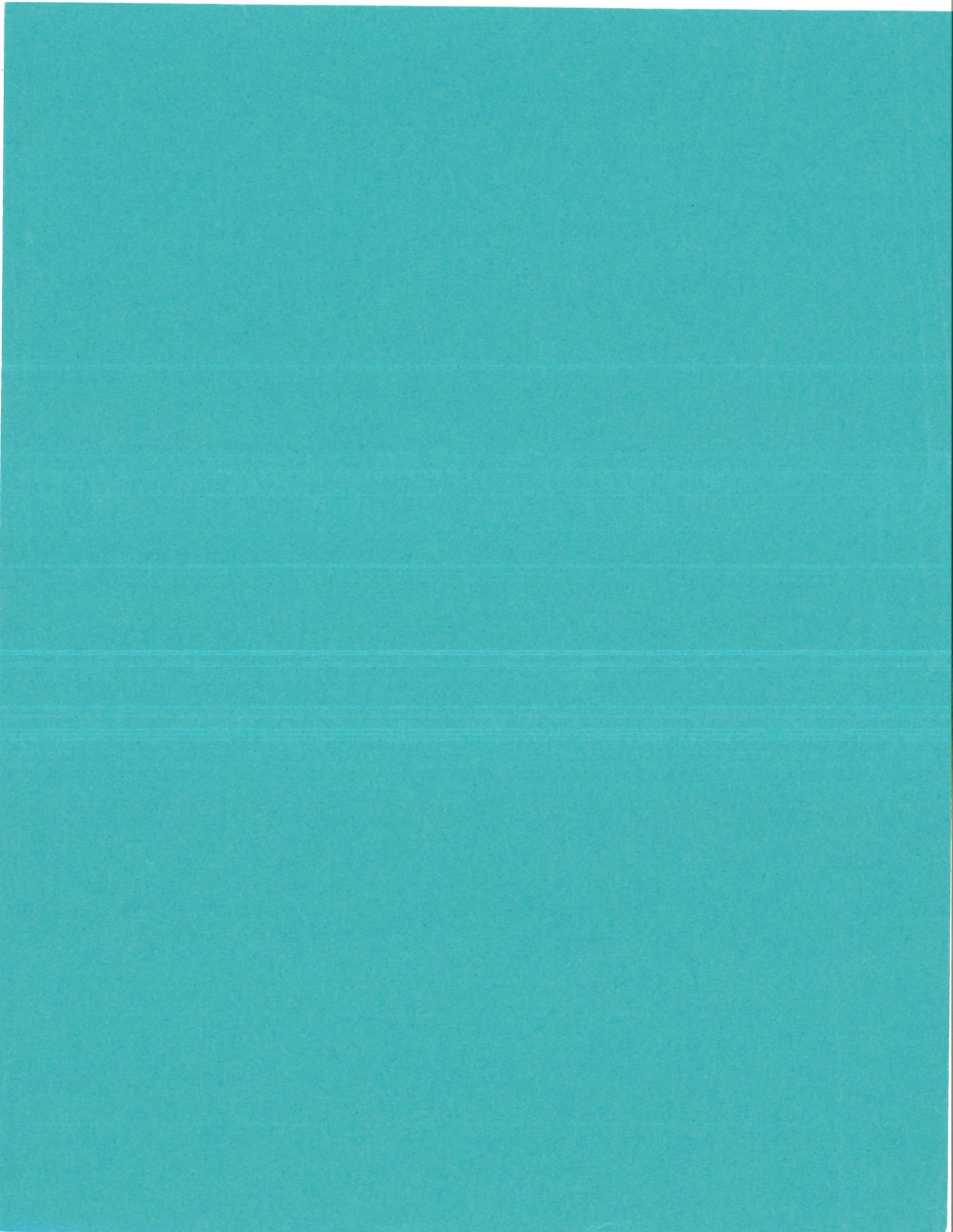
Name \_\_\_\_\_ Phone Number 538-6785

Professional Standing (if representing someone) Representing Friends of Yumbill (city)

Mailing Address (including Zip Code) 31909 NE Corral Creek  
Newberg, OR. 97132

[Signature]  
Signature

THANK YOU FOR COMPLETING THIS! These forms help us spell your name correctly for the permanent record and assists the Planning Commission Chair in determining time limits if there are many residents present.



CITY OF NEWBERG PLANNING COMMISSION  
PUBLIC COMMENT REGISTRATION FORM

PLEASE STATE YOUR NAME AND ADDRESS PRIOR TO SPEAKING

(Agendas available at entrance)

Agenda Item No.:

22

FILE No.:

GR-2-95

Meeting Date:

10-9-97

If you wish to make ORAL COMMENTS at this meeting, or submit written comments, please **provide all of the information requested below**. The agenda item numbers and project names are printed on the agenda. If you are attending the meeting to observe, you do not need to fill out a Registration Form.

Please check one:

- PROPONENT (For)  
 OPPONENT (Against)  
 UNDECIDED (Testify during either Proponent or Opponent testimony)  
 WRITTEN COMMENT (oral testimony not required)

Please print legibly:

Name

Roger P. GRAW

Phone Number

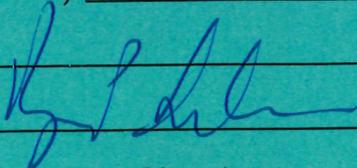
625-4552

Professional Standing (if representing someone)

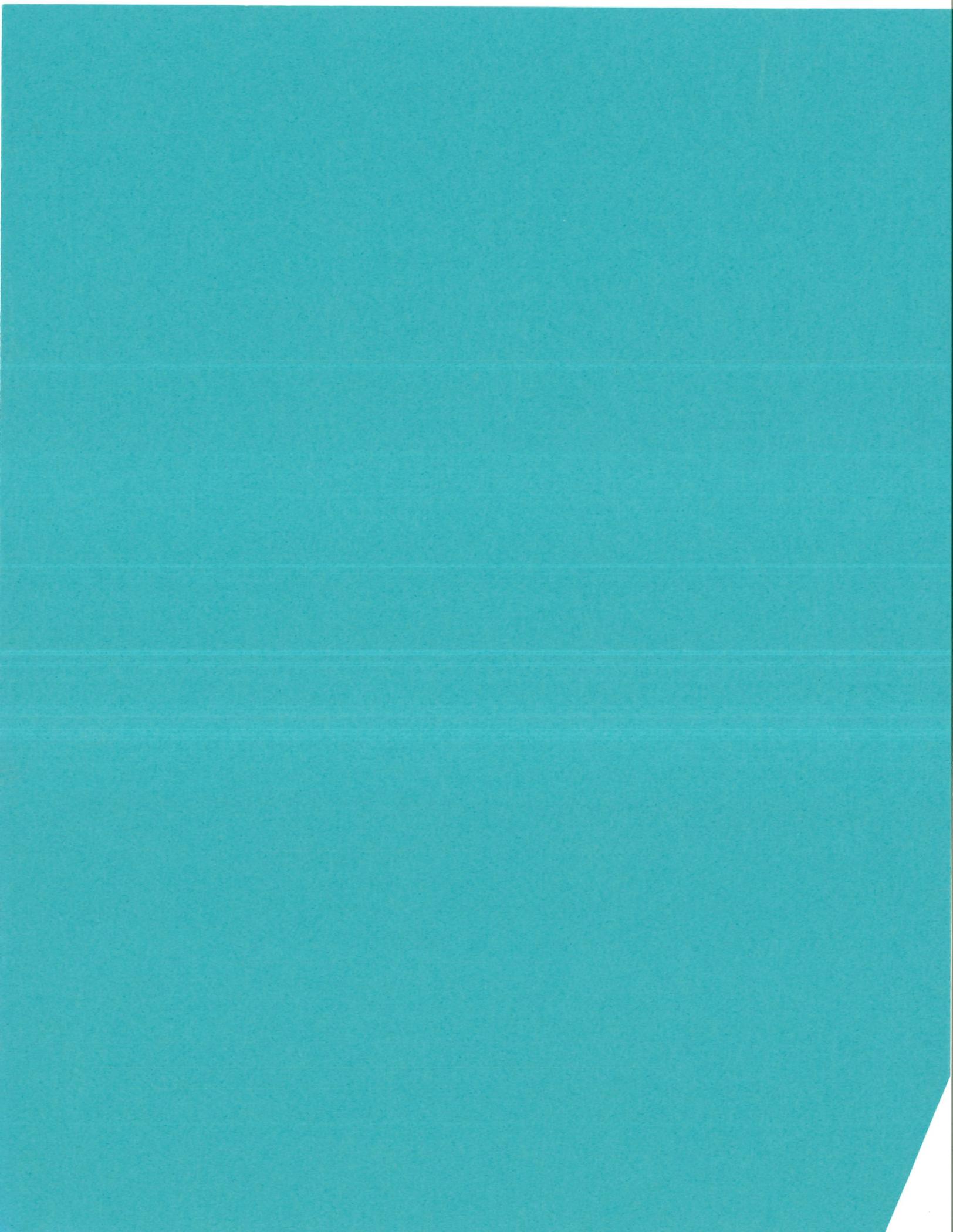
Mailing Address (including Zip Code)

23287 LaSalle, Sherwood

97140

  
Signature

THANK YOU FOR COMPLETING THIS! These forms help us spell your name correctly for the permanent record and assists the Planning Commission Chair in determining time limits if there are many residents present.



Continued to the  
11-13-97 PC  
Meeting

PLANNING COMMISSION RESOLUTION NO. 97-80

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NEWBERG RECOMMENDING THAT THE CITY COUNCIL APPROVE FILE GR-2-95, AMENDING THE NEWBERG COMPREHENSIVE PLAN TEXT AND MAP AND THE NEWBERG DEVELOPMENT CODE TEXT AND MAP TO INCORPORATE NEW RESIDENTIAL ZONING STANDARDS

WHEREAS, On June 12, 1997, the City of Newberg Planning Commission, by unanimous vote, initiated an application requesting a comprehensive plan text and map amendment and development code text and zoning map amendment relating to language revisions to comply with a residential needs grant.

WHEREAS, Notice was published in the Graphic Newspaper on September 24, 1997, which is at least ten days prior to the public hearing before the Planning Commission on October 9, 1997; and on September 24, 1997, notice of the Planning Commission was posted on the site and at four public places to comply with Oregon Revised Statute requirements for comprehensive plan amendments.

WHEREAS, On October 9, 1997, a hearing was held by the Newberg Planning Commission and the hearing was continued.

WHEREAS, On November 13, 1997 the Newberg Planning Commission accepted additional testimony, closed the hearing, and deliberated.

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Newberg that it recommends to the City Council approval of the requested text and map amendments. This recommendation is based on the staff report, findings and testimony.

DATED this \_\_\_ day of \_\_\_\_\_, 1997.

AYES:                      NAYS:                      ABSTAIN:                      ABSENT:

ATTEST:

\_\_\_\_\_  
Planning Commission Secretary

\_\_\_\_\_  
Richard Waldren  
Planning Commission Chair

Exhibits to be forwarded to Council as part of adoption ordinance:  
Text Amendments and Findings

EXHIBIT A - FINDINGS

**Criterion:** *The proposed change is consistent with and promotes the goals and policies of the Newberg Comprehensive Plan and this Code;*

**Response:** The City Council finds that the proposed ordinance is consistent with and promotes the objectives of the Comprehensive Plan and the Development of the city by:

- (1) Fulfilling Oregon's Statewide Planning Goals through implementation of the City of Newberg Comprehensive Plan.
- (2) Maximizing citizen involvement in the hearing process.
- (3) Establishing a process which provides an orderly and efficient transition from under-developed to fully developed urban land uses.
- (4) Developing a new process which provides flexibility in design review and encourages innovative residential design.
- (5) Ensuring that an appropriate mix of land uses will be available for the City of Newberg to accommodate growth.

**Criterion:** Public facilities and services are or can be reasonably made available to support the uses allowed by the proposed change.

**Response:** Site specific property classifications are not affected by this ordinance and, therefore, this criterion is not applicable.

COMMUNITY DEVELOPMENT DEPARTMENT PROJECTS LIST (update 09-Oct-97)

*Distributed at 10-9-97  
PC Mtg*

DIVISION	PROJECT NAME	LOCATION
Pln	Abbott final plat approval (P-28-96 & ADJ-)	3777 Portland Rd.
Pln	Bare partition final plat (P-37-97)	610 N. Main
Pln	Bay Creek Green PUD final plat (PUD-1-96)	N. College
Pln	Brandvold 10 plex (DR-91-97)	710 N. Elliott
Pln	Brandvold 15-plex (DR-92-97)	2501 E. 2nd
Pln	Brandvold partition final plat (P-50-97)	710 Elliott
Pln	Brandvold tri-plex design review (DR-97-97)	609 W. First
Pln	Canyon Creek final plat (S-12-97)	Sherman and Morton
Pln	Cheh. Park & Rec. Central School Cond. use P.C. hearing (CUP-8-97)	415 E. Sheridan
Pln	Chehalem Mobile Home Park Expansion (DR-47-95)	217 Old Hwy 99
Pin	Chevron station (DR-98-97)	3777 Pdx. Rd.
Pln	Cottonwood Meadows II final plat (S-6-96)	Main St. & Holiday Lane
Pln	Creekside PUD Phase II final plat (PUD-3-97)	N. Main & Creekside Lane
Pln	DCI final plat approval held (P-5-95)	Springbrook Rd.
Pln	Duplex (DR-101-97)	619 E 10th St. and 915 S. College
Pln	EFTC new building (DR-89-97)	800 Brutscher
Pln	Family Bargain Center sign program P.C. hearing (G-30-97)	99W & Springbrook
Pln	First Assy of God Church expansion (Dr-63-96)	502 St. Paul Hwy
Pln	Gail annexation held for Spring 98 vote (ANX-15-97)	E. Henry
Pln	Genesis assisted living facility final plan (PUD-4-97/Dr-95-97)	N. College & Foothills
Pln	Glen at Oak Knoll II final plat (S-3-95)	NW Newberg Specific Plan area
Pln	Gorrell partition(P-57-97)	721 S. Pacific St.
Pln	Habitat for Humanity final plat (S-10-97)	905 N. Meridian
Pln	Ivie Trust partition final plat (P-54-97)	1117 N. Meridian
Pln	K2MG industrial building DR-83-97	2700 E. 9th
Pln	Keys Homes final plat approval (P-36-97)	633 N. Grant
Pln	Longstroth partition final plat (P-52-97)	718 Wynooski
Pln	Lumbermans storage yard expansion (DR-103-97)	2210 Pdx. Rd
Pln	Manka medical building expansion (Dr-86-97)	310 Villa Rd.
Pln	Mason annexation held for Spring 98 vote (ANX-16-97)	S. Springbrook Rd.
Pln	Midget Motors expansion (DR-100-97)	519 W. 3rd
Pln	Multi-family units (DR-93-97)	601 & 609 E. 10th
Pln	Newberg Christian Church portable classroom design review (DR-105-97)	2315 Villa Rd.
Pln	Newberg Police & Fire Station new building (DR-90-97)	401 E. Third
Pln	Oak Knoll VII final plat (S-6-94)	NW Newberg Specific Plan area
Pln	Oak West Homes partition final plat (P-51-97)	1502 N. College
Pln	Oregon Mattress Co. new building (Dr-72-96/ADJ-23-96)	2751 Wynooski
Pln	PGE Substation (DR-88-97)	1101 S. Springbrook
Pln	Pacific Park #2 final plat (S-11-97)	Wynooski St.
Pln	Pacific Park final plat (S-9-96)	Pacific St. west of Ninth

COMMUNITY DEVELOPMENT DEPARTMENT PROJECTS LIST (update 09-Oct-97)

Pln	Park & Rec/Ewing Young Park house relocate (DR-96-97)	S. Blaine
Pln	Rathkey partition final plat (P-48-97)	229 N. Morton
Pln	Residential Needs code revisions P.C. & C.C. hearings (GR-2-95)	City wide
Pln	School Dist. Playground cover (DR-73-96)	2015 N. Emery
Pln	Shadowboxes expansion (DR-102-97)	114 E. Hancock
Pln	Taehnlr commercial building (DR-99-97)	2855 E. Hayes St
Pln	Trinity Meadows II final plat (S-7-96)	Mountainview & Main
Pln	USPS Remote facility (DR-87-97)	116 Everest Rd.
Pln	Urban Reserve Area code revisions P.C. & C.C. hearings (GR-5-96)	City wide
Pln	Veatch partition final plat (P-53-97)	506 N. Garfield
Pln	Veatch preliminary partition plat (P-57-97)	721 S. Pacific
Pln	Videoland partition preliminary review (P-56-97)	2301 Portland Rd.
Pln	Watt/Rice design review for a tri-plex (DR-104-97)	300 blk N. Harrison
Pln	Wild River partition final plat (P-55-97)	1210 E. 8th & 801 S. Willamette
Pln	Willcuts annexation held for Spring 98 vote (ANX-17-97)	East 11th St.
Pln	Willcuts lot line adjustment (ADJ-42-97)	Carol Avenue