

**NEWBERG MULTI-FAMILY CODE AUDIT & AMENDMENTS AGENDA  
CITIZEN ADVISORY COMMITTEE MEETING #1  
Thursday, June 23, 2022 - 6:00 PM**

*Teleconference Meeting* – instructions to join electronically below:

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/81759633686>

Or Telephone:

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Webinar ID: 817 5963 3686

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**I. CALL MEETING TO ORDER – 6:00 PM**

**II. WELCOME & INTRODUCTIONS – 6:01 – 6:10 PM**

**III. OVERVIEW OF PROJECT – 6:10 – 6:30 PM**

- Relationship to the House Bill 2001
- Clear and Objective standards vs. Discretionary standards
- Expectations for this project and role of Citizen Advisory Committee

**IV. GROUP DISCUSSION – 6:30 – 7:15 PM**

Desired outcomes of the Multi-family Code Audit and Amendments

- Are there issues regarding multi-family developments (5+ units) that you've noticed?
- Do you think there are barriers in the development code to building multi-family developments?
- What do you hope for in new multi-family developments in Newberg?
- Are there design standards or other requirements that should be considered for new multi-family developments?

**V. PUBLIC COMMENTS – 7:15 – 7:20 PM**

**VI. NEXT STEPS – 7:20 – 7:30 PM**

- Next CAC Meeting for Multi-family Code Audit & Amendments: August 25, 2022 at 6PM

**IX. ADJOURNMENT**

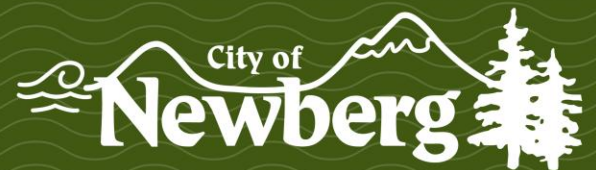
*ACCOMMODATION OF PHYSICAL IMPAIRMENTS: In order to accommodate persons with physical impairments, please notify the City Recorder's Office of any special physical or language accommodations you may need as far in advance of the meeting as possible as and no later than 48 business hours prior to the meeting. To request these arrangements, please contact the City Recorder at (503) 537-1283. For TTY services please dial 711.*

# Citizen Advisory Committee (CAC) Meeting #1

Multi-Family Code Audit & Amendments Project

June 23, 2022

Mary Heberling-Creighton, Housing Planner



## Project Overview

- **House Bill 2001**
  - Clear and objective standards for all needed housing
    - Single-family housing – met
    - Middle housing (duplex, triplex, quadplex, townhome, cottage cluster) – met
    - ADUs – met
    - **Multi-family housing (5+ units) – not met (yet!)**
- **Technical Assistance Grant from Department of Land Conservation and Development (DLCD)**



## Project Goals & Anticipated Outcomes

- **Primary Objective:**
  - Prepare an audit and updates to the Comprehensive Plan and Development Code for compliance with “Needed Housing”
  - The audit will focus on clear and objective standards for multifamily housing (5+ units)
  
- **Anticipated Outcomes:**
  - An updated analysis and audit to understand where there are conflicts and problems with the current state rules
  - A pathway, with recommended amendments, of clear and objective language for multifamily housing

## Clear & Objective vs Discretionary

### Multifamily Development Review Path

A diagram with the text "Multifamily Development Review Path" at the top center. Two arrows point downwards from this text to "Clear & Objective" on the left and "Discretionary" on the right.

#### Clear & Objective

*“Maximum building height of 45 ft”*

*“Use horizontal siding for 50% of the building façade facing public streets”*

*“20% of the front façade of the building must have windows”*

#### Discretionary

*“Respect the scale and patterns of nearby buildings by reflecting the architectural styles, building details, materials, and scale of existing buildings”*

## Role of Citizen Advisory Committee (CAC)

- ***Provide input and feedback at CAC meetings with staff and consultants***
  - *Are we heading in the right direction?*
  - *Are we missing anything?*
- ***Provide input on code amendments***
  - *Review and provide feedback on amendments to the Development Code and Comprehensive Plan*
- ***Hold public hearings and recommend a set of code amendments for adoption by City Council***

## Anticipated Timeline

Newberg Multifamily Code Audit	2022											2023		
	March	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	
1. Project Kick Off and Outreach Plan				■										
2. Technical Analysis and Code Audit						■								
3. Draft and Final Recommended Package of Code Amendments								★ ▲ ★ ■		■				
4. Adoption														
5. Equity and Inclusion Self-Assessment											◆	◆		

CAC Meetings ■  
 Planning Commission/City Council Meetings ◆  
 Housing Developers and Consumers Outreach ★  
 Open House ▲

# Questions?



## Group Discussion on Desired Outcomes

- Are there issues regarding multi-family developments (5+ units) that you've noticed?
- Do you think there are barriers in the development code to building multi-family developments in Newberg?
- Are there design and development standards that should be considered for new multi-family developments? What do you already like?
- What do you hope for in new multi-family developments in Newberg?

## **Newberg Multifamily Code and Comp Plan**

### **Kickoff Meeting with Staff**

Mary introduced the project as fairly straight-forward. The Fair Housing Council approached the City to encourage this project and will be a partner throughout.

The City has completed an HNA but it is not yet adopted.

This project will include zoning code and comp plan amendments and will likely result in 2 paths for multi-family (5+ units) development: 1 clear and objective and 2 discretionary.

The city is working on the HPS and would like to utilize joint public engagement strategies.

The city is also working on implementing the Construction Excise Tax (CET) program.

Upcoming legislation will address tiny houses on wheels (new code section) and a car camping program that was done by PSU (MURP Workshop Project) going before Council.

Resources: Development Code, Comprehensive Plan, HNA, Mary's website for Housing Work and each area plan (downtown improvement plan also)

### **CAC Meeting #1- June 23, 2022 6pm**

Linda has lived in Newberg 30 years.

Jeff has been in town 15 years and on PC for awhile.

Connor is new to the PC but has lived in town 20 years.

Sharon is a 9 year resident who loves the small town feel, worries about parking and traffic.

Jason is a lifelong resident whose family runs Sportsman's Airpark and feels growth can be done well but was not done well in the 1990s.

Mary provided the project overview that we are looking to establish clear & objective standards for multi-family (5+ unit) developments. Phase 1 of the project is an audit and Phase 2 is a code & comp plan update.

Mary envisions the potential for 2 paths, 1 clear and objective and 2 discretionary

Comments:

Open space should be available. If not available onsite, should be nearby (public park). Consider Salem example with stair-step open space requirement based on proximity to park.

It is important to take different tenants and income levels into account.

Solar power regulations feel important. Also affordable charging stations for electric vehicles.

Pedestrian access (multi-modal) important to consider.

Important to balance small town feel with increase of needed housing.