

NEWBERG PLANNING COMMISSION MINUTES

August 22, 2019

PUBLIC SAFETY BUILDING (401 E. THIRD STREET)

Chair Edwards called meeting to order at 7:05 pm.

ROLL CALL

Members Present: Sharon Capri
Kriss Wright
Allyn Edwards
Jeffrey Musall
Colin Bolek, Student PC

Members Absent: John Wuitschick, excused
Robert Ficker, excused
Jason Dale

Staff Present: Doug Rux, Community Development Director
Cheryl Caines, Senior Planner
Kristin Svicarovich, Engineering

PUBLIC COMMENTS:

None

ADMINISTRATIVE PUBLIC HEARING

1. Resolution recommending that the Newberg City Council accept the Riverfront Master Plan, File No. GR-16-004 Resolution No. 2019-348

CALL TO ORDER:

Chair Edwards called hearing to order at 7:08 pm.

CALL FOR ABSTENTIONS AND OBJECTIONS TO JURISDICTION:

None

STAFF REPORT:

Senior Planner Caines gave a presentation on the Riverfront Master Plan. She explained the project schedule and funding, vision statement, riverfront study area, existing infrastructure conditions, barriers to connectivity, similar projects in other communities, and public input that was received. The concerns about affordable housing would be addressed through a different process. She gave highlights of the Plan including access to the river, parks, open space, and trails, using the Bypass area for different types of activities, complete streets, and mixed use hub. The consultant came up with three alternative designs for this area. Alternative A was similar to the previous Riverfront Master Plan. Alternative B had different uses for the old mill site with commercial, mixed employment, and industrial and new streets were added for connectivity. Alternative C kept the site more industrial with a small amount of commercial. It also introduced residential in the area and more connectivity of streets. After getting public input, two new alternatives were added. Alternative D took some community feedback and kept the mill site all industrial with no connectivity and Alternative E was based on the community feedback with streets, trails, connectivity, industrial, commercial, and mixed employment. The Citizen Advisory Committee and Technical Advisory Committee recommended moving forward with Alternative E. The analysis that was done was based on this alternative. The old mill site was going to be put back on the market and since the

analysis had been done, it would be easy for the new owner to apply the proposed changes to the site. The Master Plan was a guiding document that would help with making future decisions. It summarized the story of the Plan, included details of the Plan in the appendices, and included an action plan for implementation. This would be an acceptance of the document, not adoption, which would make it easier to change in the future. A portion of the riverfront area was outside of the City limits, but was in the Urban Growth Boundary which meant that it was the planned area for the City to grow into and could be annexed into the City in the future. She described the proposed Comprehensive Plan designations in the Master Plan and how these changes would have to be adopted by the City Council through a public hearing process. The R-D, Riverside District, zone would be applied to all of the properties in this area, which would show this entire area was part of the riverfront district and there would be specific design standards for new development. She discussed the potential number of residential units there would be if the whole area was developed and how there was a lot of infrastructure that would have to be built. There would be a significant impact on some of the existing intersections and mitigation had been proposed with new traffic signals at Blaine and First and Blaine and Hancock. The intersection of OR 219 and Wynooski would need to be monitored. The cost estimates for the needed water, wastewater, stormwater, transportation, and trails infrastructure projects were also included in the Master Plan. She discussed funding sources that could be used for these projects. All of the City's master plans would also need to be updated to add the projects. She then explained what was included in the implementation steps, the partnerships for projects, and quick wins. If approved, this would go to the City Council in September.

Chair Edwards thanked staff and the citizen committees for their work.

PC Wright asked if the future owner of the mill site planned to work with the City regarding the stormwater ponds. CDD Rux responded the property had only recently been put on the market. There were unknowns about the north pond and it would be a future study area. It could be filled in or made to be a regional stormwater facility for the property or wetland mitigation.

PC Capri asked about the timing for the implementation of the Master Plan. SP Caines referred to the action plan which could change to reflect community needs and funding opportunities. It was an initial action plan that would help them figure out what could be done in the short and long term and created certainty for people who wanted to develop in this area.

PC Capri noted several of the projects were long term and the Master Plan would take a long time to implement fully.

CDD Rux explained the work of CPRD for the trail system in this area. He agreed implementation took a long time, and a lot of it was driven by market conditions and some of the improvements would have to be done in partnership with CPRD and ODOT. The infrastructure improvements would also take time as developments came in.

PUBLIC COMMENTS:

Howard Harmon, Newberg resident, was in favor of the Master Plan. He asked if some of his property on River Street would be taken to widen the street for bike lanes and who would pay for the improvements.

SP Caines responded River Street was a major collector and was currently 60 feet wide. CDD Rux added River Street was already planned to be improved in the next 20 years. The planter strip that was currently in the right-of-way got narrower in order to accommodate bike lanes. There were times the City had to buy a foot or two for right-of-way in order to make everything fit, but the preliminary study showed there was enough right-of-way for the project. South of the Bypass they would need an additional two feet on either side for a pedestrian/bike path. On 9th Street, there would be sidewalk and ADA ramp improvements. The developers would pay for these improvements. The Master Plan did not increase property taxes.

CLOSE OF PUBLIC TESTIMONY:

Chair Edwards closed the public testimony portion of the hearing at 8:19 pm.

FINAL COMMENTS FROM STAFF AND RECOMMENDATION:

SP Caines said staff's recommendation was for the Commission to accept the Riverfront Master Plan.

ACTION BY THE PLANNING COMMISSION:

MOTION: PC Sharon Capri/PC Jeffery Musall moved to approve Resolution No. 2019-348. Motion carried (4 Yes/0 No).

ITEMS FROM STAFF:

CDD Rux gave an update on the Community Visioning project and Murals project which had been approved by the City Council. Future Planning Commission meetings would be located in the City Library Austin Room.


ITEMS FROM COMMISSIONERS:

The next Planning Commission meeting would be held on September 12, 2019 at the City Library Austin Room.


ADJOURNMENT:

Chair Edwards adjourned the meeting at 8:25 pm.

Approved by the Newberg Planning Commission this September 12, 2019.



Allyn Edwards, Planning Commission Chair



Bobbie Morgan, Office Assistant II