

NEWBERG PLANNING COMMISSION MINUTES

February 13, 2020
Newberg Public Safety Building
401 E Third Street

Chair Dale called meeting to order at 7:01 p.m.

ROLL CALL

Members Present: Jason Dale
Kriss Wright
Sharon Capri
Jenna Morris
Colin Bolek, Student Planner

Members absent: Jeffrey Musall, excused
Allyn Edwards, excused
Robert Ficker, excused

Staff Present: Doug Rux, Community Development Director
Keith Leonard, Associate Planner

Chair Dale introduced and welcomed new Planning Commissioner Morris.

PC Morris gave her background.

PUBLIC COMMENTS: None

CONSENT CALENDAR:

1. Approval of the January 9, 2020 Planning Commission meeting minutes

MOTION: PC Wright/PC Capri moved to approve the January 9, 2020 Planning Commission meeting minutes. Motion carried (4 Yes/0 No).

NEW BUSINESS: None

QUASI-JUDICIAL PUBLIC HEARING: (complete registration form to give testimony - 5 minute maximum per person, unless otherwise set by majority motion of the Planning Commission)

1. **Planned Unit Development**, 1303 S River Street, Consider PC Order To develop a 18 lot PUD single-family residential subdivision with associated improvements

APPLICANTS: Del Boca Vista LLC

File No.: PUD19-0002

PC ORDER: 2020-01

CRITERIA: Newberg Development Code Sections:

Chair Dale called the hearing to order at 7:03 p.m.

Legal announcement read by Student PC Bolek.

Chair Dale call for abstentions, bias, ex parte contact, and objections to jurisdiction. There were none.

Community Development Director Doug Rux said the applicant had requested a continuance of this hearing.

MOTION: PC Wright/PC Morris moved to continue the hearing for PUD 19-0002 to March 12, 2020 at 7:00 p.m. Motion carried (4 Yes/0 No).

LEGISLATIVE PUBLIC HEARING (complete registration form to give testimony - 5 minute maximum per person, unless otherwise set by majority motion of the Planning Commission)

1. **Municipal Code Amendment:** A Resolution recommending that the City Council Amend the Newberg Municipal Code regarding Accessory Dwelling Unit Parking Requirements.

File No.: DCA19-0009

RESOLUTION: 2020-353

Chair Dale called the hearing to order at 7:08 p.m.

CDD Rux presented the staff report. The Oregon legislature had modified parking regulations for Accessory Dwelling Units which went into effect January 1, 2020. The current requirement in Newberg was one off street parking space for ADUs, and this ordinance would remove that language from the code.

Public Testimony: None

Chair Dale closed the public testimony portion of the hearing at 7:10 p.m.

MOTION: PC Capri/PC Wright moved to approve PC Resolution 2020-353. Motion carried (4 Yes/0 No).

2. **Development Code Amendment:** Development Code Amendment of Residential use restriction on the first floor of buildings on E/W Second Street

FILE NO.: DCA19-0003

RESOLUTION: 2020-354

Chair Dale called the hearing to order at 7:11 p.m.

Associate Planner Keith Leonard presented the staff report. He explained the code amendments, which were amendments to the footnotes in the zoning use table specifically dealing with residential use restrictions and commercial use requirements on east and west 2nd Street. The Newberg Downtown Coalition sent an email in support of these changes. The changes would allow residential use on the first floor of buildings on east and west Second Street in the C-3 zone. They would allow more flexibility for developers and met the applicable Statewide Planning Goals and Comprehensive Plan goals.

Public Testimony: None

Chair Dale closed the public testimony portion of the hearing at 7:16 p.m.

MOTION: PC Capri/PC Wright moved to approve PC Resolution 2020-354. Motion carried (4 Yes/0 No).

ITEMS FROM STAFF:

CDD Rux reminded the Commission about the Statement of Economic Interest deadline. The new City Manager meet and greet would be held on February 24. He then discussed upcoming agenda items.

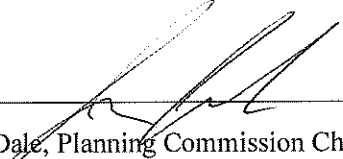
ITEMS FROM COMMISSIONERS: None

The next Planning Commission meeting would be held on March 12, 2020.

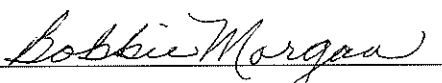
ADJOURNMENT:

Chair Dale adjourned the meeting at 7:30 p.m.

Approved by the Newberg Planning Commission this March 12, 2020



Jason Dale, Planning Commission Chair



Bobbie Morgan, Office Assistant II