

**NEWBERG PLANNING COMMISSION MINUTES**  
**October 13, 2022**

**CALL MEETING TO ORDER:**

Chair Wright called the meeting to order at 7:00 p.m.

**ROLL CALL**

Members Present: Charles Aban, Kriss Wright, Jason Dale, Linda Newton-Curtis, and Sharon Capri

Absent: Jeffrey Musall

Staff Present: Community Development Director Dug Rux; Office Assistant Fé Bates; and Assistant Planner Sam Gudmestad

**PUBLIC COMMENTS:** None

**CONSENT CALENDAR**

Action: To approve the September 8, 2022 Planning Commission minutes.

Motion: PC: Capri

Second: PC: Newton-Curtis

Vote: Yes: 5 No: 0 Abstain: 0 Absent: 1 [Musall]

**QUASI JUDICIAL PUBLIC HEARINGS**

ORDER 2022-013- CUP22-0011- Vacation Rental – 500 N Garfield St.

Chair Wright opened the public hearing and called for any abstentions, bias, ex parte contacts, or objections to jurisdiction. There were none.

Community Development Director Rux read the legal announcements.

Assistant Planner Gudmestad presented the staff report. This was a request for a conditional use to use an existing four bedroom single family dwelling as a vacation rental. He discussed the location and zoning, site view, and applicable criteria. Staff recommended approval with conditions.

Applicant Testimony: Bryce Rosenbaum explained the plan for the vacation home.

PC Capri asked about neighbor's concerns about parking and traffic.

Mr. Rosenbaum responded that he would have a property manager who screened renters. He thought there would be enough parking, especially since the home was geared towards families, not individual renters.

Chair Wright asked about having someone local who could respond to emergencies.

Mr. Rosenbaum stated he had family members nearby should something occur. He lived about an hour away.

PC Dale asked if he had other vacation rentals. Mr. Rosenbaum said this was his first one.

There was no other public testimony.

Chair Wright closed the public hearing.

Action: To approve CUP22-0011, Vacation Rental for 500 N Garfield St.

Motion: PC: Newton-Curtis

Second: PC: Aban

Vote: Yes: 5 No: 0 Abstain: 0 Absent: 1 [Musall]

## **LEGISLATIVE PUBLIC HEARINGS**

### **RESOLUTION 2022-382- CPTA22-0002- RECOMMENDATION TO CITY COUNCIL**

Chair Wright opened the public hearing and called for any abstentions, bias, ex parte contacts, or objections to jurisdiction. There were none.

Community Development Director Rux presented the staff report. This was a proposal to adopt the Housing Needs Analysis, Economic Opportunities Analysis, Public/Semi-Public Lands Analysis, Comprehensive Plan amendment, and initiation of an Urban Growth Boundary expansion. He gave a background on the documents and process, Comprehensive Plan amendment, and addressing Statewide Planning Goals, Newberg Comprehensive Plan, and Newberg Municipal Code. Staff recommended the Planning Commission recommend to City Council approval.

Proponents: Rob Hallyburton, Friends of Yamhill County, said some of the items they agreed with and some they did not agree with. He withdrew the comments previously made about the Economic Opportunities Analysis. He then summarized the comments made regarding the Housing Needs Analysis. He had concerns about density and housing mix in the analysis.

PC Newton-Curtis asked for clarification on the concerns. Mr. Hallyburton thought they should consider using public lands for future residential need. If the density was greater and vacant areas were available, the land need would be lower and they would need less land to bring into the UGB.

PC Capri thought cottage clusters and ADUs were addressing increased density of residential lots.

CDD Rux explained the middle housing items were already in the HNA. It came down to a difference in opinion. He thought the City had complied.

Chair Wright asked about the tax lots not included in the CPTA report. CDD Rux explained it was a point in time and they were working on higher density initiatives.

PC Capri thought there should be more open space in neighborhoods. CDD Rux replied there was a general lack of park land in the City. The Chehalem Park and Recreation District provided and owned the majority of the park land.

PC Capri wanted to see more parks in the plan. CDD Rux said they were doing a code audit and open space/parks was one of the items they were going to look at.

PC Capri thought Newberg should have a higher standard for parks and open spaces to maintain its old fashioned charm. PC Newton-Curtis agreed that with the high density, they needed better livability.

CDD Rux explained challenges to getting higher density.

PC Dale noted that without an Urban Growth Boundary expansion, there was no property to take advantage of the rule changes for higher density.

Chair Wright asked if schools or the hospital would be open to selling property for future residential use. CDD Rux replied that he was not aware of that happening for school property. They had been in discussions with the hospital about the option.

PC Capri suggested closing Second Street to make it more of an urban area with park blocks and making Third Street the access. CDD Rux responded that Third Street did not go all the way through. ODOT's, as well as the City's, emergency response route was on Second Street. To change it, they would need to make a proposal to the City Council to amend the Downtown Plan.

PC Newton-Curtis thought the majority of citizens wanted an aesthetically livable environment and it would be beneficial to rethink some of these items.

Mr. Hallyburton said paying half of your income in rent was not sustainable and detrimental to livability. There was no other public testimony.

Chair Wright closed the public hearing.

PC Aban commented that a lot of staff work had gone into the Housing Needs Analysis.

Action: To adopt Resolution 2022-382.  
Motion: PC: Dale  
Second: PC: Aban  
Vote: Yes: 4 No: 0 Abstain: 1 [Newton-Curtis] Absent: 1

**ITEMS FROM STAFF**

CDD Rux discussed upcoming Planning Commission agenda items.

Next month's meeting would be held on November 10, 2022. This would be an in-person meeting located at the Public Safety Building.

**ITEMS FROM COMMISSIONERS**

PC Capri wanted to make a proposal to the City Council to amend the Downtown Plan. CDD Rux suggested making that motion at the next meeting.

Chair Wright had received an invitation to attend the next Traffic Safety Commission meeting. She planned to attend.

CDD Rux said the Traffic Safety Commission had been working on a Complete Streets concept and would like the Commission's feedback.

**ADJOURNMENT:** The meeting was adjourned at 8:32 p.m.

Attest:   
Kriss Wright, Planning Commission Chair

  
Fé Bates, Office Assistant