

NEWBERG PLANNING COMMISSION MINUTES
June 22, 2023

CALL MEETING TO ORDER:

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

ROLL CALL

Members Present: Kriss Wright, Michael Griffiths, Avery Hansen, Jason Dale, Sharon Capri, Jeffrey Musall, Linda Newton-Curtis,

Members Absent: Layne Quinn

Staff Present: Community Development Director Doug Rux; Office Assistant Fé Bates; Planning Manager Clay Downing.

PUBLIC COMMENTS:

QUASI JUDICIAL PUBLIC HEARINGS

ORDER 2023-10: CUP23-0001: Vacation Rental – 300 W Third Street

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

Student Commissioner Hansen read the legal announcement.

Community Development Director Doug Rux presented the staff report. This was a request for a conditional use permit to use an existing two-bedroom home as a vacation rental located at 300 W Third Street. The applicant states that there will be two off-street parking spaces available in the driveway for use by short-term tenants. The application will have an occupancy limit of four (4) people and enforced quiet hours beginning at 10:00 p.m. The subject property is zoned R-2 (Medium Density Residential).

Applicant's Testimony: Brian Love addressed the commission about his application and how he plans to manage the rental.

PC Wright asked applicant some clarifying questions about the management of the rental.

No other public testimony.

Chair Mussall closed the public hearing.

Staff recommends to adopt Order 2023-10 for CUP23-000; Vacation Rental – 300 W Third Street.

Commissioner Wright felt that this application seemed very straightforward with the conditions that staff have required.

Commissioner Newton-Curtis asked about how livability pertains to Vacation rentals because the Neighboring properties comments indicates that to them it is not livable for them. Commissioner Wright commented that we have to go by what is written in our current code. But that it can be addressed with the vacation rental research that could prompt changes to the City's current code.

Action: To adopt ORDER 2023-10, CUP23-0001: Vacation Rental - 300 W Third Street

Motion: PC Dale

Second: PC Wright

Vote:

Yes: 7 No: 0 Abstain: 0 Absent: 1 (Quinn)

MAMD323-0001/MISC123-0009 - Major Modification of CUP-2-90 for a shelter to add 8 additional beds, Design Review for an accessory modular building, and Parking Determination, 615 N College Street: Applicant requests a continuance to August 10, 2023.

Chair Musall opened the public hearing and called for any abstentions, bias, ex parte contacts, or objections to jurisdiction.

CDD Rux presented the Continuance letter to the Commission for a vote.

Chair Musall closed the public hearing.

Action: Continue MAMD323-0001/MISC123-0009 - Major Modification of CUP-2-90 for a shelter to add 8 additional beds, Design Review for an accessory modular building, and Parking Determination, 615 N College Street to August 10, 2023 at 7 pm in the public Safety Building.

Motion: PC Wright

Second: PC Capri

Vote: Yes: 7 No: 0 Abstain: 1 Absent: (Quinn)

ITEMS FROM STAFF

Planning Manager Downing gave an update on staff's vacation rental research that we did not have time to do the research for them.

Planning Manager Downing introduced new staff member Planning Assistant Leanne Wagener.

ITEMS FROM COMMISSIONERS

Planning Commissioner had a discussion about the merits of having some sort of Vacation Rental stipulation and the different possible ways that could be implemented. Planning Manager Downing informed the Commission that he would take all their ideas and include them into his Vacation Rental research.

ADJOURNMENT: The meeting was adjourned at 7:50 p.m.

Attest:

Jeff Musall, Planning Commission Chair



Fé Bates, Planning Commission Secretary