



Planning Commission Meeting

October 10, 2024

CALL MEETING TO ORDER

Meeting called to order at 7:15 p.m.

ROLL CALL

Commissioners Present:

Jason Dale (Chair)-Late
Abby Seits (Student)
Randy Rickert
Layne Quinn (Vice Chair) Via Zoom

Commissioners Absent:

Jose Villalpando
Linda Newton-Curtis
Kriss Wright

City Council Representative:

Absent

Staff Present:

Planning Manager: Clay Downing
Associate Planner: Jeremiah Cromie
Assistant Planner: James Dingwall
Assistant Planner: Leanne Wagener
Administrative Assistant: Fé Bates

PUBLIC COMMENTS

None

CONSENT CALENDAR

Approve September 12 Minutes

Action: Approve the minutes from September 12, 2024
Motion: Commissioner Rickert
Second: Commissioner Quinn
Voice Vote: Unanimous Yes

QUASI-JUDICIAL PUBLIC HEARINGS

CUP24-0003: Request to use a vacant lease space at 514 E First Street for a small animal pet rescue. The pet rescue named ARK, currently operates out of a building at 814 E Second Street, in Newberg.

Assistant Planner Wagener presented the Staff report to the Planning Commission and answered Commissioners questions about it.

Chair opened the floor Public Testimony:

PROPONENT: Applicant Daria Veenstra testified to the Commissioners in regard to the application and answered questions from Planning Commissioners.

Other community members gave testimony in favor of the pet rescue at that location.

Chair Closed the Public Testimony and asked for final comments from Staff:

Staff recommended approval of CUP24-0003 use a vacant lease space at **514 E First Street** for a small animal pet rescue.

Chair Opened the floor for Planning Commissioners' deliberation:

After discussion the Planning Commission chose to approve the conditional use permit.

Action: Approve CUP24-0003, conditional use for a vacant lease space at 514 E First Street to be used as a small animal pet rescue.

Motion: Commissioner Quinn

Second: Commissioner Rickert

Roll Call Vote: **5** Yes ; **3** Absent ; Abstained

ANX24-0001 / CPMA24-0001 / ZMA24-0001: Recommend to City Council to Approve an annexation of 19.16 acres at 3809 NE Springbrook road (Yamhill County Tax Lot R3209 02300) into the City of Newberg and change the zoning from Yamhill County Zoning to City of Newberg Low Density Residential (R-1) zoning and approve a comprehensive plan map and zoning map amendment to change 2.97 acres of City of Newberg low density residential (R-1) zoning to City of Newberg High Density Residential (R-3) zoning.

Assistant Planner, Dingwall presented the Staff report to the Planning Commission and answered Commissioners' questions about it.

Chair opened the floor Public Testimony:

PROPONENT: Applicant Sam Huck for 3J Consulting, testified to the Commissioners in regard to the application and answered questions from Planning Commissioners.

Chair Closed the Public Testimony and asked for final comments from Staff:

Staff recommended Planning commission to adopt Resolution 2024-396 which recommends that the Newberg City Council annex property at 3809 NE Springbrook Rd into the City of Newberg as shown in Exhibit A, based on findings in Exhibit B as amended, and subject to conditions of approval in Exhibit C as amended.

Chair Opened the floor for Planning Commissioners' deliberation:

After discussion the Planning Commission chose to recommend the annexation, zone change and comprehensive map amendment for approval to the City Council.

Action: Adopt Resolution 2024-396 which recommends that the Newberg City Council annex property at 3809 NE Springbrook Rd

Motion: Commissioner Quinn

Second: Commissioner Rickert

Roll Call Vote: **5** Yes ; **3** Absent ; Abstained

WORK SESSION

**Creation of Craft Industrial District (M-5) :DCA19-0008/CPMA19-0002/ZMA19-0002:
Industrial Comprehensive Plan & Zoning Amendment**

Associate Planner Cromie presented the proposed craft industrial district(M-5) to the Commissioners. The Commissioners discussed the proposed district amongst themselves and asked questions of staff. Associate Planner Cromie will be bringing this to the November meeting for legislative approval.

ITEMS FROM STAFF

Planning Manager Clay Downing reviewed with the Commission the anticipated schedule of land use projects for the upcoming months. Reminded the Commissioners of upcoming training.

He continued to update the Planning Commission of the other items staff have been working on updating and that the Planning Division work plan and Progress reports can be found online.

ITEMS FROM COMMISSIONERS

ADJOURNMENT

Meeting adjourned at 9:23 p.m.

Attest:



Jason Dale, Planning Commission Chair



Fe Bates, Office Assistant