



Planning Commission Meeting

November 14, 2024

CALL MEETING TO ORDER

Meeting called to order at 7:00 p.m.

ROLL CALL

Commissioners Present:

Jason Dale (Chair)
Abby Seits (Student)
Randy Rickert (Via Zoom)
Jose Villalpando (Via Zoom)
Linda Newton-Curtis (Vice Chair)
Kriss Wright (Via Zoom)
Layne Quinn

Staff Present:

Planning Manager: Clay Downing
Associate Planner: Jeremiah Cromie
Community Development Director: Scot Siegle
Administrative Assistant: Fé Bates

PUBLIC COMMENTS

Brandon Slider testified that a tree protection ordinance for the City be considered and adopted.

Commissioner Newton-Curtis asked staff what could be done for the Planning Commission to bring up to the City Council their support of adopting a Tree Protection Ordinance. Planning Manager informed the Commissioner that they could personally write a request, he informed her to contact him after the meeting and he will assist her.

CONSENT CALENDAR

Approve October 10 Minutes

Commissioner pointed out that the wrong minutes were linked on Agenda. Commission will approve minutes at next meeting.

QUASI-JUDICIAL PUBLIC HEARINGS

CUP24-0005: Conditional Use Permit to use a single-family dwelling as a vacation rental at 1801 E Fulton St

Associate Planner Cromie presented the Staff report to the Planning Commission and answered Commissioners' questions about it.

Chair opened the floor Public Testimony:

PROPONENT: Applicant Neal Bialostosky 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 approval of CUP24-0005 a conditional use permit to use a single-family dwelling as a vacation rental home at 1801 E Fulton St

Chair Opened the floor for Planning Commissioners' deliberation:

After discussion the Planning Commission chose to:

Action: Approve CUP24-0005 as a vacation rental home at 1801 E Fulton St
Motion: Commissioner Wright
Second: Commissioner Quinn
Roll Call Vote: 7 Yes ; 0 Absent ; 0 Abstained

LEGISLATIVE PUBLIC HEARINGS

DCA19-0008/CPMA19-0002/ZMA19-0002: Craft Industrial Comprehensive Plan Map, Zoning & Development Code Amendments (Legislative)

Associate Planner Crommie recommend opening and then continuing the hearing to the December 12, 2024 Planning Commission Hearing for file numbers DCA19-0008/CPMA19-0002/ZMA19-0002. The reason for this recommendation is due to ongoing conversations staff are conducting with the Oregon Department of Transportation (ODOT) over the Transportation Planning Rule regarding the proposed Craft Industrial (M-5) zone. This will give staff time to continue to work with ODOT on the matter while also meeting Measure 56 timeline obligations for notices that were already sent out

Chair opened the hearing for continuation of the December 12, 2024 Planning Commission meeting.

Action: Approved continuing the Hearing to the December 12, 2024 Planning Commission Meeting.

Motion: Commissioner Wright
Second: Commissioner Quinn
Roll Call Vote: 7 Yes ; 0 Absent ; 0 Abstained

WORK SESSION

DCA24-0002: Code Maintenance Package

Community Development Director Scot Siegel Presented proposed Development code maintenance amendments to Newberg Municipal Code (NMC), Title 15 Development Code to the commission and received input on some of the items.

Community Development Director Siegel was not able to review all code maintenance items and will continue the review process at the December 14, 2024 meeting.

ITEMS FROM STAFF

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

City Planning Manager Clay Downing informed the Commission that the City hosted HB2006 Workshop Regarding Rent Burdened House holds on November 13th.

Updated the Commission of the Vacation Rental home regulation work being done and upcoming public outreach forums.

- Community Open House on November 20th from 6:00 p.m. to 7:30 p.m. at the Newberg Public Library,
- Vacation Rental Operator Forum, which will be a public meeting focused on receiving feedback on issues related to the vacation rental operators, on December 3rd from 6:00 p.m. to 7:30 p.m. at the Newberg Public Library; and a
- Virtual Community Open House on December 4th from 6:00 p.m. to 7:30 p.m. which will be hosted online.

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

None

ADJOURNMENT

Meeting adjourned at 8:48 p.m.

Attest:



Jason Dale, Planning Commission Chair



Fé Bates, Office Assistant