



Planning Commission Meeting

December 12, 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
Jose Villalpando(via Zoom-late)
Kriss Wright(via Zoom)

Commissioners Absent:

Linda Newton-Curtis (Vice Chair)
Layne Quinn

City Council Representative:

Glenn Cloyd (Absent)

Staff Present:

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

PUBLIC COMMENTS

None

CONSENT CALENDAR

Approve 10/10/2024 & 11/14/2024 Planning Commission Meeting Minutes

Action: Approve the minutes for October 10 & November 14 2024
Motion: Commissioner Wright
Second: Commissioner Seits
Voice Vote: Unanimous Yes

QUASI-JUDICIAL PUBLIC HEARINGS

CUP24-0006: Conditional Use Permit to use a single-family dwelling as a vacation rental at 3950 N Bruce Drive.

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 Kristen Collette testified in person and Joel Collette testified via Zoom to the Commissioners regarding the application and answered questions from Planning Commissioners.

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

Staff recommended approval of CUP24-0006: a conditional use permit to use a single-family dwelling as a vacation rental home at 3950 N Bruce Drive

Chair Opened the floor for Planning Commissioners' deliberation:

After discussion the Planning Commission chose to:

Action: Approve CUP24-0006 as a vacation rental home at 3950 N Bruce Drive

Motion: Commissioner Seits

Second: Commissioner Rickert

Roll Call Vote: 4 Yes ; 2 Absent ; Abstained; 1 Unable to vote due to technical difficulties.

LEGISLATIVE PUBLIC HEARINGS

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

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

Chair opened the floor Public Testimony: Received Testimony from Steve Waldroup about concern of the restrictions the new district would have on his existing business located off N. Grant adjacent to the railroad. Commission received Testimony off the audio due to the person making the Testimony being unable to go up to the stand and microphone.

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

Staff Recommends approving RES2024-397 which recommends City Council adopt the Craft Industrial Comprehensive Plan Map, Zoning & Development Code Amendments. Commissioners asked Staff for suggestions to the situation that was brought up with the public testimony and what could be done to try to accommodate the existing business.

Chair Opened the floor for Planning Commissioners' deliberation:

Commissioners deliberated the best options for the Craft Industrial Comprehensive Plan while considering the existing business that may be negatively affected by the change.

Action: Recommend City Council adopting RES2024-397 for a Craft Industrial Comprehensive Plan Map, Zoning & Development Code Amendments with amendments to allow use of warehouse storage and distribution for properties that are rail-oriented.

Motion: Commissioner Wright

Second: Commissioner Villalpando

Roll Call Vote: 4 Yes ; 2 Absent ; ___ Abstained

WORK SESSION

2025 Planning Division Proposed Work Plan

Associate Planner Cromie presented an update on the 2024 Planning Division Work Plan and updates that will be presented to the City Council. Cromie requested Planning Commission Commissioners' provide input related to projects being considered by the Community Development Department's Planning Division including clarification on the list typically included in the Forward-Looking Calendar portion of the Commission's materials.

Planning Manager Downing asked the Commission about the Prior Discussion project list and if they could elaborate on some of the items on the list. He stated that existing Planning staff does not have historical knowledge of why items on the list were put there and what exactly it is referring to. Commissioner Wright and Chair Dale shared some insight on some of the items. Planning Manager Clay Downing requested that if they could think of anything else to please email him.

(CONTINUED) DCA24-0002: Code Maintenance Package

Community Development Director Scot Siegel continued reviewing the 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.

ITEMS FROM STAFF

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

Planning Manager Clay Downing updated the commission of the results from the outreach events that took place for the various Vacation Rental Open Houses.

ITEMS FROM COMMISSIONERS

None

ADJOURNMENT

Meeting adjourned at 9:25 p.m.

Attest:

hinda Newton-Guts.

Planning Commission Chair

Fé Bates

Fé Bates, Office Assistant