

NEWBERG PLANNING COMMISSION MINUTES
April 14, 2022

CALL MEETING TO ORDER

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

ROLL CALL

Members Present: Sharon Capri, Jeffrey Musall, Jason Dale, Conner Hansen, and Aiden Gray

Absent: Kriss Wright, Charles Aban

Staff Present: Community Development Director Doug Rux, Assistant Planner Sam Gudmestad, Paralegal Robin Steele, City Recorder Sue Ryan, Senior Engineer Paul Chiu

CONSENT CALENDAR

Action: To approve the March 10, 2022 Planning Commission minutes.

Motion: PC Capri

Second: PC Dale

Vote: Yes 5 No 0

QUASI JUDICIAL PUBLIC HEARINGS

Conditional use permit approval to use a single-family dwelling as a vacation rental home at 2035 N. Heritage Way/ CUP22-0003

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

Student Planning Commissioner Gray read the legal announcements.

Assistant Planner Gudmestad presented the staff report. This was a request for a Conditional Use Permit to use a single family dwelling as a vacation rental home on N Heritage Way. He gave a background on the application and discussed the applicable criteria. Staff recommended approval with conditions.

Applicant Todd Nelson said the property was purchased to use as a part time residence and part time vacation home when he was out of town.

There was no other public testimony.

Acting Chair Musall closed the public hearing.

Action: To approve Planning Commission Order 2022-05

Motion: PC Capri

Second: PC Gray

Vote: Yes 5 No 0

Appeal of MISC 221-0001 Modification of Street Right-of-Way and Improvement Width – N Elliott Road Improvement Project - Continued Hearing

Acting Chair Musall opened the public hearing.

Community Development Director Rux presented the staff report. This hearing had been continued from the March meeting. At that meeting public testimony was taken and the Commission asked staff to try to resolve the issue with Mr. D'hondt's property and potential right-of-way acquisition. Staff had continued to have conversations with Mr. D'hondt and verbal understandings had been reached that the road project would not include improvements along Mr. D'hondt's property. He gave the options for Commission action tonight.

The Planning Commission discussed the options.

Senior Engineer Chiu explained they had come up with a different design so they no longer needed right-of-way from Mr. D'hondt's property. The City would like to construct the improvements this summer and it would be awkward not to have this issue resolved while they were soliciting for construction bids. He would like the application to come to a completion.

There was discussion regarding the impact to public safety in not putting in sidewalks along Mr. D'hondt's property, how the City would instead put in an additional crosswalk with a rapid flashing light, project costs, how it had been difficult to work with the property owner to come up with an agreement, and staff did not want to continue to delay, how another 30 days would not bring about a resolution, timeframe for approval, and how the Planning Commission's decision could be appealed to the City Council.

Acting Chair Musall closed the public hearing.

Action: To approve Planning Commission Order 2022-04.
Motion: PC Capri
Second: PC Gray
Vote: Yes 5 No 0

NEW BUSINESS

Update City of Newberg Planning Commission Participation Guidelines for consistency with NMC Chapter 2.15 Departments, Boards and Commissions

CDD Rux explained the update to the Commission participation guidelines regarding attendance, student commissioner, and typos.

Action: To approve Planning Commission Resolution 2022-379
Motion: PC Gray
Second: PC Capri
Vote: Yes 5 No 0

ITEMS FROM STAFF


CDD Rux gave an update on the Planning Commission schedule.

ITEMS FROM COMMISSIONERS

Commissioner Dale brought up an idea for Accessory Dwelling Units in industrial and commercial areas for employees. There was consensus for staff to look into the idea.

ADJOURNMENT: The meeting was adjourned at 8:34 p.m.

Attest: 
Kriss Wright, Planning Commission Chair


Sue Ryan, City Recorder