



Planning Commission Meeting

6:30PM

Public Safety Building

401 E Third St

Hybrid: Instructions To Join Electronically At www.newbergoregon.gov

Email Comments To: Fe.Bates@Newbergoregon.Gov

February 12, 2026

1. CALL MEETING TO ORDER

2. ROLL CALL

3. INTRODUCTION OF NEW COMMISSIONERS

4. ELECTION OF NEW CHAIR AND VICE CHAIR

5. PUBLIC COMMENTS

(5-minute maximum per person - for items not on the agenda)

6. CONSENT CALENDAR

- a. [12/11/2025 Planning Commission Meeting Minutes](#)

7. QUASI-JUDICIAL PUBLIC HEARINGS

- a. **Land Use Appeal APL-26-1: Appeal of 3-lot partition and 3 Middle Housing Land Division Approvals at 1929 E Orchard Dr (PLNG-25-42)**

- i. [APL-26-1 1929 E Orchard Dr Staff Report.pdf](#)
- ii. [Planning Commission Order 2026-01.pdf](#)
- iii. [Exhibit A PC Order 2026-01 Jan 7th Director Decision PLNG-25-42.pdf](#)
- iv. [Exhibit B PC Order 2026-01 Ryan Adovnik Statement of Interest and Appeal of PLNG-25-42.pdf](#)
- v. [Exhibit C PC Order 2026-01 Written Testimony Applicant & Proponents.pdf](#)
- vi. [Exhibit D PC Order 2026-01 Written Testimony Appeal Proponents.pdf](#)
- vii. [Exhibit E PC Order 2026-01 Written Testimony Neither Support or Opposed.pdf](#)
- viii. [2-11-26 Supplemental Memo APL-26-1 \(TVFR Letter\).pdf](#)

8. CONTINUED BUSINESS

- a. **Discuss newly adopted City Council, Board, Commission & Committee Guidelines and if the Planning Commission would like to adopt additional rules that would accompany the 2025 Committee Guidelines.**

- i. [MEMO-Review of New Council, Boards, Commission & Committee Guidelines.pdf](#)
- ii. [2025 Council Rules Working Final Approved 2025-1020.pdf](#)
- iii. [PC Hearing Scripts\(2025\).pdf](#)
- iv. [Planning Commission Participation Guidelines\(2022\).pdf](#)

9. ITEMS FROM STAFF

- a. **Anticipated Schedule of Planning Commission Activities**

- i. [Planning Commission 2026 Members & Schedule.pdf](#)

- b. **Staff Updates for Planning Commission**

10. ITEMS FROM COMMISSIONERS

11. ADJOURNMENT

ACCOMMODATION OF PHYSICAL IMPAIRMENTS:

In order to accommodate persons with physical impairments, please notify the Community Development Department Office Assistant II of any special physical or language accommodations you may need as far in advance of the meeting as possible as and no later than 48 business hours prior to the meeting. To request these arrangements, please contact the Office Assistant at (503) 537-1240. For TTY services please dial 711.