

MINUTES
City of Newport Planning Commission
Regular Session
Newport City Hall Conference Room A
January 8, 2018

Planning Commissioners Present: Jim Patrick, Rod Croteau, Lee Hardy, Jim Hanselman, Bob Berman, and Bill Branigan.

Planning Commissioners Absent: Mike Franklin (*excused*).

City Staff Present: Community Development Director (CDD), Derrick Tokos, and Executive Assistant, Sherri Marineau.

1. **Call to Order & Roll Call.** Chair Patrick called the meeting to order in the City Hall Conference Room A at 7:35 p.m. On roll call, Commissioners Hardy, Berman, Croteau, Patrick, Hanselman, and Branigan were present.

2. **Approval of Minutes.**

A. Approval of the Planning Commission work and regular session meeting minutes of December 11, 2017.

Berman noted minor corrections to the minutes.

MOTION was made by Commissioner Berman, seconded by Commissioner Croteau to approve the Planning Commission meeting minutes with minor corrections. The motion carried in a voice vote. Patrick abstains.

3. **Citizen/Public Comment.** No public comments.

4. **Action Items.**

A. **Motion to Elect Planning Commission Chair and Vice Chair.**

MOTION was made by Commissioner Berman, seconded by Commissioner Branigan, to confirm Jim Patrick a Planning Commission Chair and Rod Croteau as Planning Commission Vice-Chair. The motion carried unanimously in a voice vote.

B. **Motion to Confirm Appointments to the Vacation Rental Ad-Hoc Committee.**

MOTION was made by Commissioner Croteau, seconded by Commissioner Berman, to appoint Carla Perry, Cheryl Connell, Bonnie Saxton, Braulio Escobar, Jamie Michel, Norman Ferber, Lauri Hines, Margaret Dailey, Don Andre, and Bill Posner as Vacation Rental Ad-Hoc Committee Members. The motion carried in a voice vote. Hardy was a nay.

C. **Motion to Approve Notification Letters to the Vacation Rental Ad-Hoc Committee Applicants.**

MOTION was made by Commissioner Croteau, seconded by Commissioner Berman, to approve the letters of appointment to the Vacation Rental Ad-Hoc Committee and letters to other applicants as written. The motion carried unanimously in a voice vote.

Patrick asked if the number of applicants was on the letter. Tokos said the letter said there were a lot of applicants.

5. **Public Notices.** No Public Notices.

6. **New Business.**

A. **Draft Amendments to NMC Chapter 14.22 Airport Protection Overlay.** Tokos reviewed the revisions to the NMC Chapter 14.22 Airport Protection Overlay. Hardy asked if losing the restriction would put the Airport at

risk of having governmental agencies doing rescue operations for disaster relief not being able to land because of size restraints. Tokos said not to his knowledge but he understood that they were not obligated to restrict offsite use in any manner as part of the overlay. He thought in terms of planes, their concerns would be more in terms of operational, the approach, and condition of the runway. Tokos said the language still retained the restriction on height so there would be no obstructions for airplanes. Croteau said the airport could accommodate large planes. Tokos said they are working on a seismic study to see how well it would hold up because it was built on lots of fill. Berman noted that he had some notes on the changes to the ordinance and would send Tokos his highlighted areas.

MOTION was made by Commissioner Croteau, seconded by Commissioner Branigan, to initiate the legal process regarding NMC Chapter 14.22. The motion carried unanimously in a voice vote.

7. Unfinished Business.

A. DLCD Update on FEMA Implementation Plan Related to Endangered Species Act Litigation. Tokos reviewed the staff memo. He noted that the Feds moved the litigation up a year so it was taken off the PC work program. Tokos reminded the PC that this was different from the FEMA maps.

B. Updated Tentative Planning Commission Work Program. Tokos reviewed the updated work program with the PC. He thought the March 12th work session to review the VRD proposed amendments would be a check-in, not a proposal. Tokos thought the PC should be careful that the Nye Beach discussion not be convoluted with the VRD issue.

Berman asked if the DLCD discussion on the March 26th meeting should happen in April or May. Tokos said he would invite the modeler to present on that date.

8. Director Comments.

A. Tokos informed the PC that there would be a celebration of life for Maryann Bozza who passes away on Wednesday, January 10th. He invited the PC to attend.

B. Tokos reported that the Hatfield projects were moving ahead. He said there would be a minor amendment for the final development plan on the student housing phase for Wilder. The PC might not see this if it stayed minor. Patrick asked about the CC&R's with Wilder. Tokos said the Bonnie Serkin was working with them on this and it was something they had to work out together, not with the City.

Croteau asked for an update on the Samaritan House. Tokos said there wasn't anything new. He reported that the Lincoln County Land Trust did outreach to the community. The City also did outreach to realtors to have them invite any buyers with down payment issues to attend the meeting. Tokos said that the Lincoln County Trust was looking to do three down payment systems in Newport currently and the next phase would add six more. He explained how Lincoln County Land Trust and Proud Ground would be creating an oversight committee for projects in the area.

Patrick asked what the Samaritan Hospital plans were for the sidewalks on the streets. Tokos said he would share the traffic impact analysis decision with the PC that outlined what their improvement requirements were. He explained the list of areas they would be making improvements to.

Tokos reported on the current building projects that were coming. Berman asked what the plans were for the project near the Newport cinemas. Tokos said they may be doing apartments there.

9. Adjournment. Having no further business, the meeting adjourned at 8:09 p.m.

Respectfully submitted,


Sherri Marineau
Executive Assistant