

MINUTES
City of Newport Planning Commission
Regular Session
Newport City Hall Council Chambers
Monday, March 13, 2017

Commissioners Present: Jim Patrick, Lee Hardy, Bob Berman, Bill Branigan and Mike Franklin.

Commissioners Absent: Rod Croteau, and Jim Hanselman (*all 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 Council Chambers at 7:00 p.m. On roll call, Hardy, Berman, Patrick, Franklin, and Branigan were present.

2. **Approval of Minutes.**

A. Approval of the Planning Commission work and regular session meeting minutes of February 27, 2017.

Hardy notes a change on page 2 on last paragraph. Change “salt in the air” to say “humidity” and note that structures can be “protected from humidity”. Berman noted that on page 2, on the third paragraph, the work “fazed” should be changed to “phased”. **MOTION** was made by Commissioner Hardy, seconded by Commissioner Berman to approve the Planning Commission meeting minutes with corrections. The motion carried unanimously in a voice vote.

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

4. **Action Items. File No. 1-VAR-17 Findings and Final Order for Variance.**

MOTION was made by Commissioner Berman, seconded by Commissioner Branigan to approve File No. 1-VAR-17 Findings and Final Order for Variance. The motion carried unanimously in a voice vote.

5. **Public Notices.** No public notices.

6. **New Business.** No new business.

7. **Unfinished Business.**

A. **City Council Goals.** Tokos shared the City Manager’s memo. Patrick asked about the section concerning the retention of City employees. Tokos said the City was concerned about turnover in certain departments such as Public Works and Police.

Berman asked if Police Chief Malloy is still interim. Tokos believes so and doesn't know the City Manager’s plans for the position. Branigan asked about decorative murals. Tokos said it is active work in in bay front. There is one with Bornstein and the City is working with other parties.

Patrick liked the Community Development section of the goals. Franklin asked about the safety officer at library. It will not be a City police officer, just security.

B. **Vision 2040-Meeting In a Box Session.** Tokos explained the Enhancing Livable Region topic to the PC. This topic was chosen for the PC as it is closest to what the PC does. Tokos handed out discussion questionnaires to the PC and asked them to fill the forms out based on the topic. Commissioners took time to fill out questionnaires.

Tokos led a discussion on what the PC appreciates about Newport. Branigan likes the diversity of business and tourism. Franklin appreciates the distinct businesses and neighborhoods such as Nye Beach and Bay Front. Patrick

likes the business friendly City services. He also appreciates the environment and small town feel with convenient access to a decent selection of services. Berman appreciates that there is a lot of volunteer opportunities and people who want to help. He also feels that other than sewer, Newport has a pretty good infrastructure. Hardy likes that it is a small town. This makes it easy enough to be aware of issues so opportunities are there for willing people to start resolving issues early. Berman added it is easy to get involved in resolving issues. Franklin said the people who want to volunteer are willing to solve issues. Patrick added the City makes an effort to get people involved.

Tokos asked the PC to rank the things they appreciate in importance of 1-5 with 5 as the top priority. The PC each listed their top 5 and Tokos tallied their answers in order of importance: Environment; diverse economy; diversity of business; easy to be aware; and lots of volunteer opportunities.

Tokos led a discussion on what the PC thought were the biggest challenges. Hardy said the failing infrastructure and waste on funds directed to other things such as aesthetics. Berman stated inadequate housing for diverse community. He also said the Highway 101 corridor is a challenge. Patrick said the Highway 101 congestion. Franklin said the lack of affordable, developable land and lack of maintenance on properties due to the lack of enforcement. Branigan said the lack of medical professionals. K-12 education system is also a challenge.

Tokos asked the PC to rank the biggest challenges in importance of 1-5 with 5 as the top priority. The PC each listed their top 5 and Tokos tallied their answers in order of importance: Inadequate housing; lack of developable land; K-12 education; healthcare crises; emphasis on aesthetics; and Highway 101 congestion. A discussion ensued concerning the Highway 101 enhancements.

Tokos led a discussion on the PC's vision for Newport. Hardy wanted a municipality governed by logic and reason that encourages individual growth toward self-sufficiency. Berman stated he envisioned a small town feel with bigger town facilities and services. Patrick said he sees remote new development. Franklin envisions a plan to fix the sewer system. He also sees a solution to Highway 101/ Highway 20 and a bypass for Newport to help traffic congestion. Branigan sees a local government that has a plan and sticks to it. He also would like to see a 3% growth of economy year by year for the next 10 years. Berman would like to see Newport bring world class industries and sciences to the community. Franklin would like to see a newer look to the Highway 101 corridor that is more inviting.

Tokos asked the PC to rank the visions in importance of 1-5 with 5 as the top priority. The PC each listed their top 5 and Tokos tallied their answers in order of importance: Municipality government by logic and reason; local government with plans they stick to; small town feel; promoting development; and 3% growth of economy.

Tokos led a discussion on what the PC's thoughts were for strategies for achieving the vision. Patrick said lower total development costs and make ODOT work. Berman said effective use of urban renewal, create incentives for new housing, and encourage new business. Hardy said make education and training of all age levels a priority with stricter educational requirements. Branigan said reduction of taxes and development costs by attracting more businesses into the community. He also sees leveraging the Port assets to create more income by more aggressive marketing. Franklin liked local governments taking action on plans and sticking to them long term. He thinks more public outreach should be done to get community buy-in.

Tokos asked the PC to rank the strategies in importance of 1-5 with 5 as the top priority. The PC each listed their top 5 and Tokos tallied their answers in order of importance: Vision 2040; business incentives; leveraging port assets; effective urban renewal; and lowering development costs.

8. Director Comments.

A. SDC advisory meeting will happen on March 21, 2017.

B. Tokos is driving the Mayor to Salem for testimony on HB 2470 on March 15th. HB 2470 would have made it more difficult for cities to put in place and amend urban renewal districts. Tokos explained the bill to the PC. Berman asked if Newport's urban renewal had any taxing entities that would have said no. Tokos thought the Community College would have said no. The School District could have possibly but their formula is based off of the number of students, not taxes.

C. Budget season is in full action mode. Tokos said the Highway 101 and 35th Street preliminary design is over budget but there is a strategy to deal with this. Berman asks why it needs to be done when it is just for trucks. Tokos explained the alternative mobility standard and the very restrictive access to Highway 101. The utility lines will be put underground and the project is the City's shot to redo these. 35th is where OMSI would come out and could help make development happen on the commercial piece of property near it.

D. The next Vision 2040 Advisory Committee meeting will happen in April. The vision will be worked into draft themes toward the end of April.

E. SDCs are moving along and a draft report has been completed.

9. **Adjournment.** Having no further business, the meeting adjourned at 8:26 p.m.

Respectfully submitted,



Sherri Marineau
Executive Assistant