City of Newport Draft Planning Commission Regular Session Minutes February 26, 2024

LOCATION: CITY COUNCIL CHAMBERS, NEWPORT CITY HALL 169 SW COAST HIGHWAY NEWPORT Time Start: 7:20 P.M.

Time End: 8:25 P.M.

ATTENDANCE LOG/ROLLCALL

COMMISSIONER/ ADVISORY MEMBER	STAFF
Chair Bill Branigan	Derrick Tokos, Community Development Director
Commissioner Bob Berman	Sherri Marineau, Community Development Dept.
Commissioner Jim Hanselman	
Commissioner Gary East	
Commissioner Braulio Escobar	
Commissioner John Updike	
Commissioner Marjorie Blom	

AGENDA ITEM	ACTIONS
REGULAR MEETING	
CALL TO ORDER AND ROLL CALL	
a. Roll Call	None.
APPROVAL OF THE MINUTES	
Meeting minutes of Regular Session Meeting on February 12, 2023	Berman reported minor corrections to the minutes. Motion by Commissioner Updike, seconded by Commissioner Berman, to approve the regular session meeting minutes of February 12, 2023 as written. Motion carried unanimously in a voice vote.
CITIZEN/PUBLIC COMMENT	None.
ACTION ITEM	
File No. 1-CUP-24: Final Order and Findings for Conditional Use Permit to Allow the Operation of a Coffee Shop in a W-2/"Water-Related" Zone.	Motion was made by Commissioner Berman, seconded by Commissioner Hanselman, to approve File No. 1-CUP-24 Final Order and Findings of Fact with conditions. Motion carried unanimously in a voice vote.
PUBLIC HEARING	
File No. 3-Z-23: Amendments Related to the Implementation of the City's Housing Production Strategy, to Reduce Code Barriers For Housing Development.	
a. PUBLIC HEARING OPEN	7:27 p.m.
b. STAFF REPORT - DERRICK TOKOS	Tokos presented the written staff report and acknowledged the public testimony received from Cheryl Connell.

The Commission gave input on the amendments. Branigan suggested changing the 30-gallon trash receptacles for four RV sites to 60 gallons. The Commission held discussions on the differences of RV pads that were gravel versus concrete. Hanselman thought the width of a two-lane street for RV parks should be changed to no less than "25 feet" instead of "20 feet." Tokos explained the Fire Department hadn't expressed concerns on the 20 foot street width. He reminded that the 20 feet was for travel lanes and there needed to be additional space on either side of the 20 foot road width for parking. A majority of the Commission was in agreement to make a favorable formal recommendation to the City Council with a condition that the Fire Chief weigh in formally and any comments he has will be considered at the Council level. Section 1 The Commission also wanted to add under solid waste, that receptacles would be provided at a rate of one 30-gallon container for each four recreations vehicle spaces "unless a larger size is recommended by the service provider." None. 8:25 pm c. PUBLIC COMMENT Escobar thought the Commission should take more time to consider the road widths before making a d. PUBLIC HEARING CLOSED recommendation e. COMMISSION DECISION Motion was made by Commissioner Berman, seconded by Commissioner Blom, to forward a favorable recommendation to the City Council for File No. 3-Z-23: Amendments Related to the Implementation of the City's Housing Production Strategy, to Reduce Code Barriers for Housing Development to include the change on the garbage receptacle language and the request for the City Council to hear the Fire Chief's opinion on road widths. Motion carried in a voice vote. Escobar was a nay.

DIRECTOR COMMENTS

None.

Submitted by:

Sherri Marineau, Executive Assistant