

MINUTES
City of Newport Planning Commission
Regular Session Meeting
Newport City Hall Council Chambers
September, 11 2023

Planning Commissioners Present: Bill Branigan, Jim Hanselman, John Updike, Bob Berman (*by video*), Braulio Escobar, Gary East, and Marjorie Blom.

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

1. **Call to Order & Roll Call.** Chair Branigan called the meeting to order in the City Hall Council Chambers at 7:00 p.m. On roll call, Commissioners Branigan, Berman, Escobar, Hanselman, East, Updike, and Blom were present.

2. **Approval of Minutes.**

Branigan reported minor corrections to both sets of the minutes.

A. **Approval of the Planning Commission Work Session Meeting Minutes of August 14, 2023.**

MOTION was made by Commissioner Updike, seconded by Commissioner Escobar to approve the Planning Commission Work Session meeting minutes of August 14, 2023, with minor corrections. The motion carried unanimously in a voice vote.

B. **Approval of the Planning Commission Regular Session Meeting Minutes of August 14, 2023.**

MOTION was made by Commissioner Updike, seconded by Commissioner Escobar to approve the Planning Commission Regular Session meeting minutes of August 14, 2023, with minor corrections. The motion carried unanimously in a voice vote.

3. **Citizen/Public Comment.** None were heard.

4. **Action Items.** Tokos suggested the Commission do a motion to add an action item to the agenda to appoint the Planning Commission representative for the City Center Revitalization Planning Committee.

MOTION was made by Commissioner Blom, seconded by Commissioner Hanselman to add an action item to the agenda to appoint the Planning Commission representative for the City Center Revitalization Planning Committee. The motion carried unanimously in a voice vote.

MOTION was made by Commissioner Blom, seconded by Commissioner Berman to appoint Bob Berman as the Planning Commission representative for the City Center Revitalization Planning Committee. The motion carried unanimously in a voice vote.

5. **Public Hearings.** At 7:05 p.m. Chair Branigan opened the public hearing portion of the meeting. He asked the Commissioners for declarations of conflicts of interest, ex parte contacts,

bias, or site visits. None were heard. Branigan called for objections to any member of the Planning Commission or the Commission as a whole hearing this matter; and none were heard.

A. File 1-PD-23 / 3-ADJ-23: Final Development Plan and Adjustment Permit for the Oregon State University 77 Apartment-Style Student Housing Residential Units.

Tokos presented the staff report and explained the adjustment request to the off-street parking requirement. He provided an overview of the application for a final development plan in the Wilder planned development area, highlighting the criteria for approval and the conditions of approval. Tokos noted the applicant was required to provide additional overflow parking spaces and gravel reinforced turf to meet the 1.3 ratio of parking spaces per unit, and the location of the off-street parking was to be determined by the applicant. He suggested adjusting the parking ratio go from 1:1 to 1:8, with 81 surface parking spaces and 20 additional spaces for overflow. Tokos mentioned that Lincoln County Transit would determine if a stop was needed at the location, and if so, it must be a pullout to avoid buses stopping in travel lanes.

Berman questioned if the pond would have to be dredged. Tokos reported that dredging of the pond might be necessary in the future, depending on upstream activities and development. The city would have some maintenance responsibility. Updike questioned the timing of the dredging work for the pond, and if they needed to mitigate offsite drainage until construction started. Tokos reported there was an original erosion control program for site development work to try to limit the amount of turbid water that was flushed down into the drainage system. During the course of construction, the expectation was that the pond would hold for them proceeding their development. The dredging work would need to be done by the time of occupancy.

Updike asked if the distance for the trash enclosures were set up according to the new standards. Tokos reported the application was in before that ordinance was in effect, and couldn't be applied to this decision. Berman asked if the applicant checked with Thompsons Sanitary on their enclosures. Tokos reported that he raised the need for coordination with Thompsons with the applicant early in the process.

Applicant: Bob Cowen, Director of the Hatfield Marine Center, and Brian Varricchione, Planner with Mckenzie, Inc. addressed the Commission. Cowen discussed expanding the Hatfield Marine Science Center's operations with 450 students and a 30 percent increase in faculty. He noted that OSU made a promise to have extra students there and house them. The university aimed to build housing for students and professionals, ensuring they were not adding to the local housing shortage.

Varricchione reported they had worked to make sure this project conformed to the applicable code provisions and special dispensations granted to Wilder over the years. He explained the site was about five acres in size. As a result of this, one of the design objectives was to limit the footprint and to preserve trees with a L-shaped building and a courtyard for residents. Varricchione noted that there was a small wetland on the property as well. The Department of State Lands recognized the validity of this area for five years, but it had lapsed. However, the wetland scientists went back out and re measured and determined that the location conformed to what they measured previously, five years ago. They were confident the boundaries as shown would continue to prevail.

Varricchione reviewed the utility plan and the proposed utility connections. He then went over the elevation drawings of the apartment building. The building would be 44.5 feet tall and under the height limit. Varricchione covered the image rendering of what the apartment building would look like from ground level. He explained there would be 77 units over three stories. There would be

81 bedrooms with a mix of studios and one bedroom units. There would be very few two-bedroom units. Varricchione mentioned that this wasn't a dormitory, but apartment style units with their own kitchens.

Varricchione reported that part of the motivation for the parking adjustment request was based on evidence from the surveys done at the OSU Corvallis campus. He noted that a large part of the request was based on data from the Institute for Transportation Engineers. Mckenzie's traffic engineers looked at the data and based their findings for parking on midrise apartments. They used that data to determine that based on bedroom count, the demand was less than one parking space per unit. OSU didn't want to go that low and suggested setting it at one space per unit with a few extra spaces. Varricchione wanted to point out that the addition of gravel parking would require them to take out more trees on the lot, which they wanted to avoid. They were requesting they keep the adjustment to just 81 spaces and see how it went.

Varricchione reported the State of Oregon had a special permit for erosion control, which was currently under review. The state would dictate various measures that were required to minimize soil leaving the site. Once approved, the state would monitor the construction.

Varricchione reported that the transit district looked into having a bus stop at the location and found that it was inconclusive on having one. They didn't request a stop be placed there.

Julie Bradshaw with Mckenzie Inc. addressed the Commission and reported that she was the project architect. She explained that they had looked into the trash requirements early on but didn't have written documentation from Thompsons yet. They would circle back with them to make sure the provisions were met. The trash enclosure would be located at the south of the site, and would have a double gate for the trash enclosure. Bradshaw reported there hadn't been any further conversations with transit. OSU understood that they didn't have plans for a stop at their site and would review this at a later time. There wasn't a current need for a stop, but there might need to be one at a later time. Escobar hoped they could put one in the future. Bradshaw said the county communicated that there wasn't a current need for a stop on the OSU site, but there may be a need in the future. She explained that the transit district had a stop near the OSU visitor center, and there might be space for a turnout at the site for future needs. Hanselman asked if the transit had a stop at the Hatfield property. Cowen confirmed they had one near the visitor center. Varricchione stated they didn't have any problems with this condition.

Branigan asked if the professionals they recruited were from the Northwest or from all over the United States. Cowen reported the professionals were nationwide. The students were coming in the summer and from national programs. Branigan noted this location was remote as far as getting to restaurants and amenities. He questioned if OSU had any plans to run a shuttle bus or van service to take people to other spots in town. Cowen stated that some programs did this, but they weren't. This project's apartments had kitchens in them, and OSU assumed the residents would utilize them to cook. Hanselman asked what the projected occupancy rate would be. Cowen reported it was about 80 percent.

Branigan asked if Hatfield provides housekeeping services. Cowen reported there would be house cleaning, maintenance, and student activities for the site. Branigan asked if they would be increasing the staff at Hatfield to accommodate this. Cowen reported they would be adding three to four jobs.

Escobar thought the concept was positive, but questioned the push back on the concept of parking spaces. He asked how firm they were on the 81 spaces instead of the 100 in the staff report. Cowen

explained that they wanted to minimize the impact to the site, and only saw that 86 percent of the units would have cars, meaning there was less than one car for one parking space. They also intended to charge parking fees to reduce the desire for every student to have their own car there.

Berman pointed out that their previous iterations had a full time management onsite, and asked if they still had plans for this. Cowen reported there would be a fulltime onsite manager living onsite. Berman asked if bicycle parking facilities were included. Varricchione reported there would be bike parking at the ends of the "L" of the buildings, and a total of 33 spaces proposed. Berman asked what was their thoughts were on future phase expansions. Cowen reported it was a dream of their to expand, but it was hard to gather funds. Their most recent dream was to have smaller duplexes added to allow spaces for longer term professional residents, with six or eight of these units spread around. Hanselman asked if it would be on the same property. Cowen said it would be, and the thought was to nestle the buildings in the trees. He noted that another phase wasn't a very big possibility at that time. Hanselman pointed out that the addition of the duplexes meant they would have to cut down more trees.

Branigan questioned if the lighting would be the down skies type of lighting. Varricchione reported all of lighting would be appropriately shielded. Branigan asked if they would have stations for electric car charging. Varricchione reported under the Oregon State Code they were required to have 20 percent of the spaces be EV charging ready.

Updike asked if the bike parking would be covered. Varricchione reported most of it was. Updike asked if OSU had LEED Silver standards under that requirement. Varricchione said they had their own sustainability requirements and it was being designed to the LEED Silver. They weren't pursuing the certification, but looking at the design to see if they checked the boxes for sustainability.

East asked how much solar they would incorporate. Bradshaw reported the project would be solar ready, with portions that could have solar on it. When they reached out to the Lincoln County PUD and the Energy Trust of Oregon, they determined this was a dead zone for having solar incentives. Bradshaw explained they did their best to be ready for solar production if it happened in the future.

Proponents: None were heard.

Opponents: None were heard.

Updike asked if the sale approvals and CC&R's were pending or taken care of. Varricchione reported they had been completed with Wilder. Cowen reported they continued to communicate with Wilder to keep a good relationship.

Chair Branigan closed the hearing at 8:14 p.m.

Deliberations: Escobar thought the 77 units were needed and an asset to Newport, OSU, and the Marine Science Center. He had an issue with the pushback on the parking. Escobar thought if parking or a transit stop was needed, it could be located in the area. He was in favor of the proposal with the conditions presented by staff.

Blom agreed with Escobar. She thought the bus transit and parking was in a remote location. Blom was in favor of the project, but had concerns about the parking. She agreed with the staff recommendations. Blom expressed that she wanted to make sure there was an area to accommodate the bus transit system.

- East was excited the project was going forward, and felt the application covered all the bases. He didn't see the parking with the projected occupancy being a problem. East noted there was a city loop bus route that ran by the location for people to utilize. He was in favor and excited to see it go forward.

Berman agreed with the other Commissioners and thought the big issue was the parking. There would be occasions when people would overpark on Harborton Street, which would be a problem. Berman was in favor of the condition requiring an additional 20 parking spaces, along with other conditions presented. He thought this would be a tremendous benefit overall to the city.

Hanselman thought the staff report was correct, and agreed with the other Commissioners that they were unwilling to make the parking adjustment because they wanted to see a plethora of parking there. He reported that he rented his personal property to OSU staff who held big picnics and had a large number of cars that accompanied them. Hanselman suspected the students would have gatherings, and wanted extra parking for their guests. He liked the project and applauded OSU for getting this built for their students. Hanselman was in support of the request.

Updike asked if the city was aware that OSU would be charging for parking when they put the staff report together. Tokos reported he wasn't aware that they would be charging, but didn't think that would affect his recommendation. His recommendation boiled down to the fact that the city didn't have any public parking that was proximate to this site to handle overflow. Tokos explained that he structured his recommendation this way because there would be periods of times where they would be at full occupancy, and there would be guest vehicles that would need to accommodate. Escobar reminded the Commission approved the same parking requirements for the South Beach Church. Updike noted that the South Beach Church wasn't charging for parking. He was on the fence on this issue. Updike was in favor of the staff report and the conditions within it.

Branigan was in favor of the project and happy to see OSU and Hatfield growing. He echoed what the fellow Commissioners thoughts were for parking, down cast lighting, and electric vehicle charging.

MOTION was made by Commissioner Escobar, seconded by Commissioner Blom to approve File 1-PD-23 / 3-ADJ-23 with the conditions listed in the staff report. The motion carried unanimously in a voice vote.

6. **New Business.** None were heard.
7. **Unfinished Business.** None were heard.
8. **Director Comments.** None were heard
9. **Adjournment.** Having no further business, the meeting adjourned at 8:26 p.m.

Respectfully submitted,



Sherri Marineau
Executive Assistant