

MINUTES
City of Newport Planning Commission
Regular Session
Newport City Hall Council Chambers
Monday, May 9, 2016

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

Commissioners Absent: Mike Franklin (*excused*).

City Staff Present: Community Development Director (CDD) Derrick Tokos and Executive Assistant Wanda Haney.

1. **Call to Order & Roll Call.** Chair Patrick called the meeting to order in the City Hall Council Chambers at 7:17 p.m. On roll call, Hardy, Berman, Croteau, Patrick, Hanselman, and Branigan were present. Franklin was absent but excused.

2. **Approval of Minutes.**

A. Approval of the Planning Commission regular session meeting minutes of April 11, 2016.

MOTION was made by Commissioner Croteau, seconded by Commissioner Berman, to approve the Planning Commission regular session meeting minutes as presented. The motion carried unanimously in a voice vote.

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

4. **Action Items.** No action items.

5. **Public Hearings.** No public hearings.

6. **New Business.**

A. **Appointments to fill the vacancies on the Planning Commission's Citizen Advisory Committee.** At their work session, the Commission had interviewed two of the three candidates for the advisory committee. Tokos noted that even though the Commission has two vacancies on the Advisory Committee and three candidates, he didn't know that they are limited to just having three members on the committee; it could be expanded to four. Croteau thought it would be good to expand to four. He noted that Marvin Straus, who wasn't able to attend tonight, has an engineering background. For matters dealing with things like wave and wind energy, he thinks that would be valuable. Hardy asked if the Commissioners could vote for some but not all. Tokos suggested taking them one at a time. Hanselman said that he has worked with Mr. Straus and thinks he is an outstanding candidate for an advisory committee member. He said that Straus's application reflects the quality person that he is; he has the capabilities and skill set. Hanselman said he understands it's hard to vote on someone you've never met or talked to.

A voice vote was taken on appointing Robert Heida. Heida was elected with a unanimous vote. A vote was taken on Karmen Vanderbeck. Vanderbeck was elected unanimously. A vote was taken on Marvin Straus. Straus was elected in a 5-1 vote, with Patrick, Croteau, Hanselman, Berman, and Branigan voting in favor; and Hardy opposed.

Patrick thought that when the Commission has an opportunity for four people who want to serve, the Commission should take them all. Tokos noted that this is an ad hoc committee formed by the Planning Commission; it's not a formal City Committee per se. So, the Commission is free to flex that as you feel you need to.

7. **Unfinished Business.** Unfinished business was discussed under Director Comments.

8. **Director Comments.**

A. Tokos noted that the annexation of the reservoir property was approved by the City Council at their last meeting. So, that's finished. He noted that annexations have to go to the Department of Revenue, and there were about three changes we did to satisfy them. They get technical to make sure that everything is perfect for the land descriptions because it becomes subject to city taxes; although this is all public zoned. The Department of Revenue are sticklers and want it perfect.

B. Tokos noted that the LID code changes are done, too. It will go into effect June 1st. So that project is about wrapped up. The City will be meeting with people on Golf Course Drive; and that will probably be the first LID that gets funded. We won't know the exact figures until fall. That code will be put to use, and we'll see an uptick on LID formation. He said that people are in the mood to engage their neighbors.

C. Tokos said there doesn't appear to be anything on the agenda for the next May meeting. The Commission does have a public hearing on June 13th for a UGB minor amendment. There may be a work session for the first June meeting as well.

D. Tokos will be taking an ordinance to the City Council to extend the existing parking districts (economic improvement districts) for two years. He will get those to the Council shortly so that they're in effect before July 1st.

E. The second budget meeting will be Tuesday evening, and Tokos will be attending. He noted that he's in the process of recruiting for the Senior Planner position. We advertised the position once, but had a hard time getting people to apply. What he's done is expand the position to an Associate or Senior Planner; and that advertisement is out. This time, we're going with a hard deadline instead of "until filled;" and he thinks that's June 10th. Hopefully we'll get a few more applicants. Once that person is on staff, our department will be up to the staffing level that was pre-recession. The Commission will probably find a few more work session items. We'll start moving the legislative stuff more rapidly than we have.

F. Tokos said he's knee-deep in trying to wrap up the paperwork to gain the properties up on 70th. A FEMA representative has been out here the last two weeks. FEMA is looking for a full acquisition package so we can see any funds for acquisition. The upfront appraisal and title work has been performed. We're pulling in quotes from manufactured dwelling haulers and dismantlers, too. There's still some needed paperwork some owners need to provide to the Feds, like proof of citizenship and the hazardous materials worksheet. Croteau asked if this is basically a vacation of the land. Tokos said the City would acquire the parcels, the homes would be removed, the foundations and slabs would be taken out, and services capped off at the curb line. We would need to deal with the slopes in some areas. The City would own the land as open space in perpetuity. It will be \$0.75 on the dollar to the homeowners, which is better than nothing. It would cost a lot to stabilize those parcels; and these are folks of modest means. Croteau said it sounds like we're losing affordable housing instead of gaining. Tokos said the six remaining homes are salvageable. The approach is to have them broken down, wrap them, hauled to the airport and store them, and work with nonprofits to repurpose them. They're perfectly good homes. In repurposing them it's unlikely we can act in the time we have. We'll have to haul them. The City is probably incurring independent costs. We'll probably have to have them rewrapped before we can get rid of all of them. In that way we don't lose inventory; it gets moved to somewhere else and not destroyed. We will have an engineering geologist do a report. It's an involved process. There's lots of paperwork.

G. Going back to the LID discussion, Patrick asked if we're going to do something about the sidewalks in town; either through LIDs or the TSP? Tokos said that sidewalks are picked up in different areas. Multi-use paths, too. We reserve \$15 thousand per year for sidewalk work. Most of it being done right now tends to be small infill. We're about to do the Bay Front between the Historical Society property and Local Ocean. That was funded by the parking district. Next year, we'll put sidewalk up Harbor. That's an \$80 thousand project where half is coming from the parking district. We have multi-use path work in South Beach along Abalone by OMSI. Where the State is scaling up for the signal work at 35th, there will be a multi-use path loop. There's sidewalk from Ferry Slip all the way up 40th. We have Urban Renewal funds paying for it leveraging matches from large private property owners. Patrick said what he was thinking was that we need to get sidewalk on Nye Street. Tokos said we've talked about community development block grant funds to do sidewalk over by the housing. He thinks that's an option we can pursue at some point. There's some by Betty Wheeler. That deals with spots. We do have an enhancement grant application for sidewalk on the east side of 101 to connect with Little Creek apartments at 35th and tie in at 25th. Hanselman asked about plans for sidewalk along Oceanview Drive. Tokos said that's difficult. It's not in the foreseeable future. The

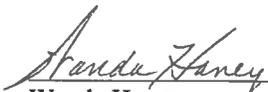
problem with Oceanview is that it's very narrow right-of-way and you have a lot of people who have put landscaping improvements in the right-of-way. We ran into that on 3rd Street. Right or wrong, people get invested in the right-of-way next to their property. Hanselman said he was concerned about the area that had the speed limit changed from 25 to 35, which makes it more dangerous for people in the street because there's no sidewalk. Tokos said there are traffic standards that have to be met for a change in the speed limit. They would put counters out there, and it's up to the City Engineer to take a look at it. Tokos said there will be some improvements done to the crosswalk there as we get further along in the Big Creek pump station project that will make the crosswalk more apparent. He said there's one last round of sidewalk in South Beach east of Ferry Slip on 35th. Sidewalks are being done where we have available funds. The \$15 thousand is to do pieces here and there.

H. Croteau said there seems to be a lot going on in town regarding homelessness, vacation rentals; and it all comes back to affordable housing and the barriers to that. He recalled that there had been talk about a working group of folks like contractors and bankers. He wondered if that had made any traction in actually defining the barriers and what the City can do. Tokos said the City Council is struggling with it. They got caught up with the Land Trust over the property by Don Davis Park. Their positions run the gamut; we have a whole spectrum. It's still a sore subject with some of them; and we're trying to figure out how to reconcile that. City Manager Nebel has offered to set up a multi-jurisdictional meeting for our Council to sit down with the County Commissioners and Lincoln City Councilors to ascertain what we're trying to accomplish. He feels the construction excise tax is more effective if done countywide because you bring in more resources. There's a difference between what you can do as an individual jurisdiction and what you can if you pool resources. This might be a situation where we don't want to do it as an exclusive jurisdiction. The multiple unit property tax exemption is another good example of that. If both the City and the County do it, then those properties in Newport receive benefits. We need backing by policymakers. He noted that we will pull together a group on SDCs and construction excise tax, which will be next fall.

I. Berman noted that the Parks System Master Plan was on the goals list. He asked if that is getting started. Tokos said it will be delayed another year because of the visioning process. Some TSP work will be as well. Not only is it difficult to manage other projects and do visioning as well, but it would be inappropriate to do a Parks System Master Plan while doing the visioning because parks would be part of that. Berman said that's the same as it was for the multi-use trail at the reservoir. He thought a Parks Master Plan would be great. Tokos said it's partially funded now and will be fully next fiscal year. We will have funding to do it, but the City Council wanted higher visioning information from the community. It will include a general thought about parks and where they should go before we get into the Parks Master Plan, or the 101 by-pass for that matter. Patrick thinks we need to see an overview first; what's our roadmap for where we're going and then start putting in the pieces. We have been doing it the other way around. Tokos said the visioning is the City of Newport, but greater Newport. We pulled in the school district, the Port, County Health and Human Services, police, and fire. He noted that the consultant interviews are set for June 24th. We're down to four or five. He should have his additional staff person on board by then, or at least hired. We're looking at that work in the fall. We can move the construction excise tax discussion into that. That's a pretty good place where we can make an argument to industry. There has been a lot of discussion on what our employers can do. Say they're paying a 3% excise tax every time they're expanding, they are contributing. On the flip side, they're not responsible for providing housing units or doing something on an on-going basis; it's a one-time contribution.

9. Adjournment. Having no further business, the meeting adjourned at 7:49 p.m.

Respectfully submitted,



Wanda Haney
Executive Assistant

