

**MINUTES**  
**City of Newport Planning Commission**  
**Work Session**  
**Newport City Hall Conference Room A**  
**February 26, 2018**  
**6:00 p.m.**

**Planning Commissioners Present:** Jim Patrick, Lee Hardy, Bob Berman, Mike Franklin, Rod Croteau, and Jim Hanselman.

**Planning Commissioners Absent:** Bill Branigan (*excused*)

**PC Citizens Advisory Committee Members Absent:** Karmen Vanderbeck & Dustin Capri (*excused*).

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

1. **Call to Order.** Chair Patrick called the Planning Commission work session to order at 6:00 p.m.
2. **Unfinished Business.** No unfinished business.
3. **New Business.**
- A. **Stormwater Master Plan Update.** Tokos reviewed his presentation on Updating of the Storm Drainage Element of the Newport Comprehensive Plan. He noted that the master plan was updated with staff and a consultant in 2016. Tokos said this discussion would be covered over a course of meetings.

Tokos covered the project areas X.1, X.2, U.4, and U.2. Franklin asked if these were projects that would be done. Tokos said they were top priority projects. Project T.2 and T.4 were covered next. Tokos noted the areas that were abandoned and where they would be realigned. Hardy asked when lines were abandoned what would be done if a building collapsed. Tokos wasn't certain what they would do. He reviewed project areas AL.1 and N.1 next. Berman asked why the areas were abandoned. Tokos explained it was assumed they were no longer needed. Croteau asked if any of the lines had been abandoned already. Tokos said yes, they usually abandoned them in place and don't tear them out. Berman asked if these would be added to the GIS system and have a permanent record. Tokos said yes, and said there were some that they didn't know where they were located.

Hanselman asked about the Basin I present problems on the recent highway overlay. He asked why the City signed off with the contractor who damaged additional infrastructure. Tokos said he wasn't sure it was the City and said it might have been the State. He said a challenge with Hwy 101 & Hwy 20 was the State didn't take jurisdiction over the drainage system and viewed it as the City's. Hardy asked how this addressed SDCs. Tokos explained there were a few of the projects eligible for SDC funding. Franklin asked what the scope of the master plan was to complete all the projects. Tokos said the Priority "A" projects should be targeted in the first five years and there was language in the report about this.

Tokos covered the Chapter 6: Regulatory Requirements. He noted that Newport was not an urban area subject to DEQ Phase II permitting. Croteau asked if the City was held to any other requirements. Tokos said Newport was a low level priority. Patrick thought the City did a lot of these projects, such as catch basins on Hwy 101. Tokos said because we took federal money we had to meet certain Federal requirements. He noted this was why the City had to put in a water quality facility for the 35<sup>th</sup> Street and Hwy 101 project. Berman asked about the talk about an erosion control ordinance. Tokos said it was set aside until which time the City hired staff that could pick up some of the normal inspections from the Building Official. Hanselman referenced DOGAMI's Erosion Study and thought it was the time when addressing the Stormwater Plan to do erosion control. Tokos said the first step was to provide the policy direction to develop these things based on a master plan. Berman thought erosion problems could make some projects more of a priority. Tokos said as far as Agate Beach we would look at the TSP and what the priorities to pave were to see how much runoff it would create. Hardy noted she wasn't aware of any stormwater management in the 56<sup>th</sup> Street area. A discussion ensued regarding storm drainage infrastructure in that area. Tokos said that the Phase II regulatory requirements were not required but the City needed to think in terms of them eventually being in place.

Patrick said he had a problem with encouraging the use of impervious surfaces. He said if the City didn't pay attention to where the water was being dumped, as to landslide conditions, it could be a bad thing. Tokos thought we need to do more work in this field to investigate areas we could infiltrate and areas we couldn't. He said the City couldn't require drainage analysis for all development that adds impervious surfaces and said the cost of requiring engineering reports

for smaller projects would kill them due to the costs. Tokos thought making a requirement for projects over a certain threshold made sense. Hardy thought the little projects that weren't being done correctly were making the problems. She felt there should be a list of the areas that could be safely infiltrated. Tokos agreed. He explained how to do systems in different types of areas. Croteau thought it was just the beginning of the process and the City just needed to start.

Tokos reviewed the additional policy considerations not included in the report. Patrick asked what TMDL was. Tokos explained it was Total Daily Maximum Load. Lee noted that the work "elicit" should not be used in conjunction with discharge detection and post-construction erosion. Tokos said it was his mistake and used the wrong word.

Tokos reviewed the Policies Part 1 and the ways to pursue diverse means of financing priority projects. He then covered Policies Part 2. Patrick asked if there should be a matrix for the maintenance. Tokos thought the City could identify the ones they can maintain. Patrick thought the other ones would be maintained by the private owners. Tokos suggested a public and private system matrix to provide options. Patrick asked about the swales by Wilder. Tokos said they hadn't been maintained well and were recently looked at to see why they were flooding. He explained what was happening and how it was flooding into a private pond. Tokos said the water coming down was more than the 24" lines could handle. He noted there would be conversations happening on how to add it to the public system. Franklin asked if it was an issue for the City or private. Tokos said both. Hardy asked if they had an HOA. Tokos said they did. He noted the OSU housing project would be restricting release rate and would have oversized pipes underneath to meter out the water.

Croteau asked if the priority list was developed in agreement with Public Works. Tokos said yes, they reviewed it and was a part of the plan.

4. **Director's Comments.** No Director comments.
5. **Adjournment.** Having no further discussion, the meeting adjourned at 6:45 p.m.

Respectfully submitted,



Sherri Marineau,  
Executive Assistant