

MINUTES
City of Newport Planning Commission
Regular Session
Newport City Hall Council Chambers
April 8, 2019

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

Planning Commissioners Absent: Jim Hanselman (*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, Commissioners Hardy, Berman, Croteau, Patrick, Franklin, and Branigan were present.

2. **Approval of Minutes.**

A. Approval of the Planning Commission work and regular session meeting minutes of February 25, 2019.

MOTION was made by Commissioner Croteau, seconded by Commissioner Berman to approve the Planning Commission work and regular session meeting minutes of February 25, 2019 with minor corrections. The motion carried unanimously in a voice vote.

Patrick asked what the practice was for approving joint Planning Commission/City Council meeting minutes. Tokos would confirm this with the City Recorder and report back to the Commission.

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

4. **Action Items.** None were heard.

5. **Public Hearings.** At 7:03 p.m. Chair Patrick opened the public hearing portion of the meeting.

A. **File No. File 1-MISC-19.**

Tokos gave his staff report. He acknowledged the handouts given to the Commission of public comments submitted by Katey Townsend, Rich Waller, Kathy Kowtko, Blair Bobier, Lucinda Taylor, Cathey Briggs, Haley Emerson, and Elise Jordan who were all in support of the project.

Branigan asked if there were any covenants to prevent the developer from selling the property before the 10 years were up. Tokos explained that for the city's purposes the developer just needed to provide that the units were available at 60 percent median threshold. He explained that the project had a high degree of subsidy from the State and would therefore be tied up tightly in contracts with the Oregon Housing Community Services. For the city program's purposes as long as they were making the units available at 60 percent or lower it would meet the requirements. If anything happened and the rents were at market rate, the tax exemption would go away. Tokos didn't expect this to happen.

Berman asked if their application had anything to do with a reduction in System Development Charges (SDC). Tokos said there wasn't a program to reduce or waive SDCs and these fees were something the

developer had worked into their overall development costs and public improvement costs. Berman asked if the property tax exemptions included the property taxes such as ESD and School District taxes. Tokos said once the County signed on, between their four taxing districts and the city taxes, it put them over 51 percent of the overall assessed authority. Once the total went over 51 percent, then all of the other ones are participating by statute.

Proponents: Lola Jones with the Samaritan House addressed the Commission. She attested that low income housing was greatly needed in Newport. She reported that there were many families that were super low income and 30 percent area median income. This type of housing was very important for these families because it might be their only option for housing. Jones suggested that renters who were more high risk were being shunted out the bottom of the housing spectrum. This development might be the only option for these families. She invited the Commissioners to consider the housing crises in the community when considering their decision.

Hardy objected to Jones' suggestion that tenant selection was being done by cherry picking applicants. They would choose the first best qualified applicant and there were other factors that qualified or disqualified an applicant. She asked that Jones not overgeneralize. Jones said she stood corrected.

Daryn Murphy, with Commonwealth Development addressed the Commission. He said he wanted to thank staff for their work on the application and how they worked through the process. When his company was considering this development, the incentives the City had were part of the consideration. Murphy hoped this project would make a dent in affordable housing.

Croteau asked how many projects the developers had done like this. Murphy figured about 50 projects nationwide. Patrick asked what the \$189,000 in subsidies were. Murphy said the LIFT program was \$99,000 per unit. The balance of the subsidies were a Federal Tax Credit program which was around \$75,000.

Berman asked if the rent matrix based on the number of bedrooms was based on the current 60 percent and how often this was revised. Murphy said it was the current median for the county. They would typically raise rents when the county median was published. Berman asked what tenant selection process they used. Murphy said they followed the fair housing guidelines and generally it is a first come, first serve basis. They had a strict income screening processing and looked at certain criminal convictions.

Croteau asked what the developer would be doing for playgrounds and recreational facilities. Murphy said there would be a community room and play structures onsite. This development was a workforce project and they would tend to do more amenities for these types of projects.

Branigan asked if every tenant would be required to have a month's rent in advance. Murphy said they would have to pay the first month's rent along with a small deposit. Branigan asked what the typical turnover was. Murphy didn't have the statistics on hand but suspected there would be less turnover in Newport.

Franklin asked how the decision was made to designate the number of one and two bedroom units in the development and asked if they had talked to local nonprofits. Murphy said they talked to nonprofits and the feedback was that they should do as many one bedroom units as possible. The reason they didn't do as many one bedroom units as the community would like was because of an economic equation to balance the development budget, financing sources and uses. It was more challenging to do this with all one bedrooms.

Patrick asked what their timeline was. Murphy reported that they hoped to break ground in May 2019 and it would be a 12-14 month turnaround.

Berman asked if they had any plans to do a flashing light crosswalk in the area for residents to get across Highway 101. Murphy said not at that time but it was something they could consider talking to the city and

Public Works about. Croteau noted there was going to be more people crossing the highway with this development and something they should give serious thought to.

Berman asked about the plan for the access at the 60th Street north end, and if there would be a physical barrier to keep people from accessing this location. Murphy said there would be an emergency barrier there to keep the public from accessing that entrance, and it wouldn't be an access point for residents.

Opponents: None heard.

Hearing was closed at 7:37 p.m.

Branigan was moved by Jones' presentation and felt the project was needed in the community. He would vote to approve. Franklin was surprised at how fast tracked the project was and felt it should be approved. Croteau felt the standards were meet. Berman was skeptical at first on how the program would work, but felt this project was a whole other level and supported it. Hardy felt it would be a positive experiment with the process. She didn't think that alone it would solve the perceived affordable housing problem because there was a problem with income levels. Hardy wanted to see an adjunct to this in terms of a required livable minimum wage, retraining, and a reorientation of adults to be responsible citizens. She felt this was a good start. Patrick liked the project and was glad to see the program working.

MOTION was made by Commissioner Croteau, seconded by Commissioner Branigan to approve a recommendation to the City Council for File No. 1-MISC-19. The motion carried unanimously in a voice vote.

6. Unfinished Business.

A. Transportation System Plan Advisory Committee / Desired Outcomes.

Chair Patrick reopened the discussion on the Transportation System Plan Advisory Committee (TSPAC) from the Work Session meeting. Tokos reviewed the staff report and discussed how stakeholders would be chosen as representatives on the TSPAC. He asked the Commission to give comment on the structure of the TSPAC.

Berman referred to the part of the Parks Plan that was deferred to the TSP and asked if that would be covered by the Bike and Pedestrian Committee. Tokos confirmed it would. Patrick noted he couldn't think of anyone else to add to the list of stakeholders. Branigan asked if the Port of Newport would get involved. Tokos said they would be engaged through the process but they wouldn't need to be on the TSPAC. Croteau said when looking for volunteers there should be one or two sentences on what was involved with being a TSPAC member. Berman noted that he was interested in serving as the Commission representative on the TSPAC.

MOTION was made by Commissioner Croteau, seconded by Commissioner Franklin to nominated Bob Berman as the Planning Commission representative on the Transportation System Plan Advisory Committee. The motion carried unanimously in a voice vote.

Tokos reviewed the "desired outcomes" for the project and noted they were looking for a bullet list of things that needed to be accomplished. These included some assurance that the Yaquina Bay Bridge would be replaced in its location or another site; a desired downtown streetscape to revitalize the area; and a pallet of acceptable streetscapes/cross sections and how to deviate from the typical streetscapes. Patrick suggested adding a tool for what to do with existing streets. Tokos said that other outcomes included refinements to information requirements; short term improvements that could be made before the big Urban Renewal funding projects hit; signal timing on Highway 101; and the three face signal addition on Hubert Street. Tokos asked the Commission for their thoughts on other desired outcomes to add to the list.

Patrick wanted the existing list to be prioritized to see what should be kept. He gave an example of the sidewalk from the hospital to Elizabeth Street that was on the list but was never done. Berman wanted to see a list of pedestrian safety improvements to reduce pedestrian accidents. Patrick wanted to see rules added to require people to use existing cross walks. Berman wanted clarification on what would be happening with Hurbert Street. Branigan thought they needed to consider adding beautification to the list.

Berman wanted to see specifics on how maintaining the two significant highways in Newport would be handled by the city and ODOT. Tokos said the TSP covered all of the streets and the bulk of the streets were Newport's responsibility. He wasn't sure how much ODOT would be willing to commit to anything for the TSP and maintenance, but thought the TSP should acknowledge maintenance.

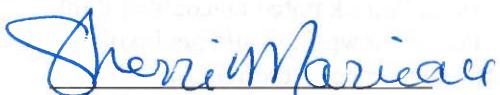
Franklin asked if ODOT would be responsible for putting traffic signals into place and wondered how this would be addressed for the traffic from the new Surf View Village apartment complex project. Tokos said that project went through a partial traffic impact analysis and they looked at the signalization issue but it wasn't warranted. He explained that the State's signal warrant process was daunting. The city had reserved funds for signalization in certain areas. It would be good for locals to get more signals on Highway 101, but it was difficult to get the State to agree to allow signalization on Highway 101 because the side traffic was so low that it wouldn't meet their warrants. Franklin voiced his concerns about the safety of people crossing traffic on Highway 101 without signals.

Tokos noted he would be sharing an outline of the public engagement program for the TSP process with the Commission at another work session meeting. Berman asked if the Commission was the lead organization for the TSP update. Tokos explained it was a city/state partnership and ODOT was the lead in terms of the administration of the contract. The city would have a lot of influence in the process and the Commission would have a significant role in the transportation planning component of the TSP. Croteau asked who would appoint the Advisory Committee. Tokos reported the committee would be appointed by the City Council.

7. **Director Comments.** None were heard.

8. **Adjournment.** Having no further business, the meeting adjourned at 7:58 p.m.

Respectfully submitted,



Sherri Marineau
Executive Assistant