

**MINUTES**  
**City of Newport Planning Commission**  
**Regular Session**  
**Newport City Hall Council Chambers by Video Conference**  
**January 11, 2021**

**Planning Commissioners Present by Video Conference:** Jim Patrick, Lee Hardy, Jim Hanselman, Bill Branigan, Gary East, and Bob Berman.

**City Staff Present by Video Conference:** 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 7:11 p.m. On roll call, Commissioners Hardy, Hanselman, Branigan, East, Berman, and Patrick were present.

2. **Approval of Minutes.**

A. **Approval of the Planning Commission Work and Regular Session Meeting Minutes of December 14, 2020.**

**MOTION** was made by Commissioner Berman, seconded by Commissioner Branigan to approve the Planning Commission Work and Regular Session Meeting Minutes of December 14, 2020 with minor corrections. The motion carried unanimously in a voice vote.

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

4. **Action Items.**

A. **Appointment of Planning Commission Officers.**

**MOTION** was made by Commissioner Branigan, seconded by Commissioner Berman to confirm Jim Patrick as the Planning Commission Chair. The motion carried unanimously in a voice vote.

**MOTION** was made by Chair Patrick, seconded by Commissioner Berman to confirm Bill Branigan as the Planning Commission Vice Chair. The motion carried unanimously in a voice vote.

5. **Public Hearings.** None were heard.

6. **New Business.** None were heard.

7. **Unfinished Business.**

A. **Review / Score Consultant Proposals for Preparing a South Beach / US 101 Commercial-Industrial Corridor Refinement Plan.** Tokos asked for one or two volunteers to score the proposals as they came in. Berman and Branigan volunteered.

B. **Council Adoption of Newport Addendum to the Lincoln County Multi-Jurisdictional Natural Hazards Mitigation Plan (Informational Item).** Tokos explained that the Commission dealt with this in the past. This was strictly informational to let them know the plan was recently updated and took over a year to happen. Tokos reported that this made the city eligible for pre and post disaster grants or funding from FEMA. The city reviewed this annually and did major updates every five years. Patrick asked if the boundary on the map on page 22 was the South Beach Urban Renewal District or the Urban Growth

Boundary (UGB). Tokos reported this was the South Beach Urban Renewal fact sheet and was the RFP. This had nothing to do with the hazard mitigation plan.

Berman noted that one of the maps included in the packet showed the landslide risk encompassed the property the Commission reviewed at the last public hearing. He thought there needed to be a serious discussion on geologic hazards in this area. Tokos noted that he had talked to Lisa Phipps with the DLCD and this was a rough scale map plan. The city had this down to the parcel level in their GIS system and the landslide blocks were just north of the 40 acre piece to be brought into the UGB. Berman thought there was some risk there. Tokos explained that they expected the Department of Geology and Mineral Industries to get the updated mapping done at some point.

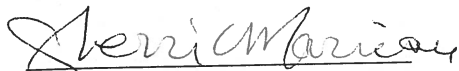
**C. Ad-Hoc Work Group to Develop Options for Distributing Affordable Housing CET Funds (Informational Item).** Tokos explained this discussion was to keep the Commission up to speed on where they were at. The City Council would like the Commission to pull together a list of recommendations together now that they've collected the funds for a couple of years. Jim Patrick was appointed to this work group. Tokos noted that he included a summary of the collections so the Commission could see what they were. There wasn't a lot of money but there was enough money collected over the years to make it timely and appropriate to start setting a framework on how the city would make these funds available within the constraints of the law. The recommendation could involve the Commission having a roll in this. The Council wanted someone from the Vision 2040 Committee to be on this group, but nobody had stepped up yet. This was all he was waiting on.

Berman asked how much money there actually was because it looked like there was three different funds. Tokos confirmed there were three different funds. Four percent was for the administration of the program. The remaining amount went to three different funds. Fifteen percent went to the Oregon Housing and Community Services fund for down payment assistance. Thirty five percent went into the Affordable Housing general fund, which was flexible. This fund already had about \$100,000 that was part of the original seed money to create a housing fund. This was from proceeds from a city owned property and had the most flexibility to it. Tokos reported that the remaining fifty percent goes into the Affordable Housing Development incentives. This had to be used for things such as paying down system development charges on an affordable housing project or paying down building permit fees. Tokos noted this was very strict in terms that it could be used for.

**8. Director Comments.** Tokos reminded they were recruiting for an open vacancy on the Planning Commission. He asked the Commission to let people know about the opening. Only one application had been received at that time and they needed a few more before interviews could be done.

**9. Adjournment.** Having no further business, the meeting adjourned at 7:25 p.m.

Respectfully submitted,

  
Sherri Marineau  
Executive Assistant