

MINUTES
City of Newport Planning Commission
Regular Session
Newport City Hall Council Chambers
April 13, 2020

Planning Commissioners Present By Conference Call: Gary East, Lee Hardy, Bob Berman, Mike Franklin, Jim Hanselman, Bill Branigan, and Jim Patrick.

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 East, Hardy, Berman, Franklin, Hanselman, Branigan, and Patrick were present.

2. **Approval of Minutes.**

A. Approval of the Planning Commission Work and Regular Session Meeting Minutes of March 9, 2020.

Commissioner Berman submitted minor corrections to the March 9, 2020 Work Session meeting minutes.

MOTION was made by Commissioner Berman, seconded by Commissioner Franklin to approve the Planning Commission Work and Regular Session Meeting Minutes of March 9, 2020 with minor corrections. The motion carried unanimously in a voice vote.

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

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

5. **Public Hearings.** At 7:32 p.m. Chair Patrick opened the public hearing portion of the meeting.

Chair Patrick read the statement of rights and relevance. He asked the Commissioners for declarations of conflicts of interest, ex parte contacts, bias, or site visits. None were heard. Patrick 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-CP-18 / 3-Z-20.**

Tokos reported that he would present the staff report at the hearing continuation on May 26, 2020. Berman asked how it was determined who would be noticed for the hearing. Tokos said all properties within the XXL boundary were noticed. Patrick asked who Jean Dahlquist was affiliated with and requested there be clarification on the acronym for her organization at the hearing continuation.

MOTION was made by Commissioner Hardy, seconded by Commissioner East to continue the public hearing for File 1-CP-18 and 3-Z-20 to the May 26, 2020 Regular Session meeting. The motion carried unanimously in a voice vote.

B. **File 2-Z-20.**

Tokos reported that he would present the staff report for the hearing continuation on May 26, 2020. Berman asked if there had been any discussions with the property owners related to issues on the west side of Cliff Street. Tokos reported that other than the testimony provided by Charlotte Boxer, he talked to two owners and neither had concerns with the proposed changes.

MOTION was made by Commissioner Berman, seconded by Commissioner Branigan to continue the public hearing for File 2-Z-20 to the May 26, 2020 Regular Session meeting. The motion carried in a voice vote. Hardy abstained.

6. **New Business.**

A. **Updated Planning Commission Work Program.**

Tokos noted the updated work program was based on his best guess on when they would be able to hold public hearings when there was full confidence that people could participate in a meaningful way. He reviewed the program and noted there were three quasi-judicial applications on the program that the City was legally obligated to complete their review within 120 days. Berman asked if there had been any discussions on flexibility to these rules. Tokos reported there had been, and this was one of the things the League of Oregon Cities could get addressed. He noted that written advice from LUBA said this was something that needed to be dealt with by the Legislature, not the Governor.

Patrick asked for an update on the progress with the Transportation System Plan. Tokos reported that in the interest of not having the consultants work hours from home, the project was put on hold. The dates for workshops in mid-May probably wouldn't happen, but the June public workshops might. Tokos explained that they also proposed to budget some additional Urban Renewal dollars for this project, recognizing that the types of outreach they envisioned might not be the best form of outreach. They might have to do more in the way of online surveying than they budgeted. Their best guess for when the public workshops would be held was in mid-June.

Patrick asked about doing video conferences for the Planning Commission meetings. Tokos said the City Council did a dry run on this at their last meeting, and it had a mixed bag of results. He thought the Commission might need to do this moving forward if there were any restrictions on who could attend public meetings. Tokos thought the Commission might do a dry run by video before they used it for a real meeting, and they might have to run the May 26th meeting this way. Patrick asked if they would need to notice the dry run. Tokos confirmed they would.

Hardy asked for an update on the waiver for the 30 day rental requirement for Short-Term Rental (STR) licenses for the Nye Sands Condo units, and asked if there had been any action on this. She also questioned if there would be any issues for other STR owners on the 30 day use requirement due to the restrictions on rental activity at that time period. Tokos thought there would be a conversation with the STR Implementation Work Group about this. If STRs were banned for rentals for 3 months, they would have to discuss a provision in the rules. Hardy asked about the preexisting request for the Nye Sands condos. Tokos explained they would make sure this would happen and be addressed.

7. **Unfinished Business.** None were heard.

8. **Director Comments.** None were heard.

9. **Adjournment.** Having no further business, the meeting adjourned at 7:18 p.m.

Respectfully submitted,



Sherri Marineau
Executive Assistant