

MINUTES
City of Newport Planning Commission
Regular Session
Newport City Hall Council Chambers by Video
August 10, 2020

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

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

2. **Approval of Minutes.**

A. Approval of the Planning Commission Work Session Meeting Minutes of July 27, 2020 and the Planning Commission Regular Session Meeting Minutes of July 27, 2020.

Commissioner Berman submitted minor corrections to both meeting minutes.

MOTION was made by Commissioner Berman, seconded by Commissioner Franklin to approve the Planning Commission Work Session and Regular Session Meeting Minutes of July 27, 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 7:04 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-PD-20.**

Tokos reviewed his staff report and gave the history on the different concepts the applicant had gone through for the development. Currently they were amending the plan for a facility that would accommodate up to 120 students in five (5), two-story duplex dormitory units around a community center with a manager's apartment. He reviewed how the applicant met the criteria for approval and the conditions of approval.

Franklin was concerned that the parking requirements being met. He asked how 39 parking spaces and two ADA spaces were enough parking for 120 students. Franklin wanted to know why there wasn't more parking for the structures and the community center. Tokos would let the applicant talk about these questions. He noted the community building provided more common area and wasn't available to anyone except the student proper. The prior approved plan development set the spaces per unit standard at 1.3 spaces per sleeping unit, which they have met. This was not being amended with the current proposal.

Berman asked if there was a need for an additional traffic analysis. Tokos said they weren't generating enough traffic to trigger an analysis under the code. Berman asked if any additional buildings built in a second phase would cause an analysis. Tokos explained OSU wasn't proposing additional buildings, they were just proposing five duplex dormitories with a community building. Hardy questioned if the occupancy met the fire code. Tokos explained that this wasn't a fire code issue but the building would meet fire and building codes.

Berman asked for more information on the removal work in the wetlands. Tokos would let the applicant talk about this and noted the work in the wetlands would be permitted under the Department of State Lands (DLCD).

Berman asked what Tokos was referencing in the report when it said the units filled other housing needs. Tokos explained the units might be made available to other people if the units didn't have students staying in them. OSU was approached by OCCU and the hospital about the needs for short-term housing. The housing wasn't limited to just students only.

Hanselman was confused by the mitigation and their use of a vegetative filtration basin. He was concerned with the concept of pollutant removal to the maximum extent feasible. Hanselman asked if they were assuming auto products would evaporate or would there be something in place to absorb petroleum products. He also wanted to know if this would be fenced off. Tokos would pose the question to the applicant but didn't think they were deep enough to warrant putting up a fence. The City was working on the Stormwater Master Plan update that worked to put water quality standards in place, recognizing that eventually the community would be large enough to be subject to water quality requirements from DEQ. The city wasn't there presently there. When it came to pollution control, the city wasn't controlling the pollutants as they came off public streets any more than what they were asking the applicant to do because the city wasn't a large enough community. The city was striving towards this and part of what they were doing with the Stormwater Master Plan. Hanselman thought it was a good time to start this and this project was a way to strive for this.

Proponents: Lori Fulton addressed the Commission and noted that she was with the Capital Development and Planning team at OSU. She reviewed how their application met the criteria. Fulton introduced Eric Philp with SERA Architects, and Dave Craig with the OSU Housing and Dining Services to the Commission.

Eric Philps gave a presentation to the Commission that included an overview of what the previous approved submission was and what they were changing. He reviewed how the buildings were set up and the site program; the site design and typography of the area; the site plan for the base bid; the parking areas and access pathways; the mix of plantings throughout the development; an alternate to the site plan with the fire pit and outdoor grill; and the storm water approach plan.

Philps then reviewed the architectural design by covering the community building square footage and layout. He then reviewed the community building floorplan, materials and perspectives of the building. Philps reviewed the architectural details of the dwelling units next. He then reviewed the floor plans, building materials, building perspectives and trash enclosure plans.

Lori Fulton reported that the wetland mitigation permit had already been approved through the DLCD as well as a stormwater permit. Berman asked the applicant to talk about the energy concepts and why they weren't including solar. Philps reported the solar energy codes were not a part of the project goals.

Branigan asked if the students would stay for one semester or if it was a mix of graduates and undergraduates. Craig explained that the marine studies program was primarily juniors and seniors. They intended this to serve undergraduates who were not partnered. This would evolve over time and the goal was to have students housed over a year's time, like a year abroad program. Craig explained that it was hard

to tell how this would change. They were trying to build something that met the current short-term needs but could be adjusted for junior and senior students who were there longer periods of time. Branigan asked if the dorms at Hatfield would keep going. Fulton reported that the intent was to not use Hatfield once this property was developed.

Berman asked what the plans were for future expansion of housing over the next 10 years. Lori said the property had room to accommodate additional development and wasn't sure what that would be. They just understood that they could expand on this property.

Franklin asked for clarification on if the parking would accommodate the 120 people who would stay there. He was concerned that the community building wouldn't have enough parking if the use was ever changed. Franklin also asked if OSU was able to say they wouldn't change the use. Fulton couldn't say there wouldn't be a community event there. The community building was more of a day use lounge for students to congregate and study. It wasn't intended for classes or a broader community activity. They couldn't promise that it wouldn't happen though. Fulton noted that there were facilities down the road for these types of gatherings. The development was less than a mile from campus and students were okay with ride sharing and carpooling. OSU wasn't concerned about problems with this. Berman asked where other vehicles would park if there were 50 cars who needed to park onsite. Fulton wasn't sure about this. Berman asked what the major way of commuting for students. Fulton wasn't anticipating any shuttle service. Some students would drive, ride bikes and walk. Craig reported that OSU had conversations with Lincoln County Transportation about stops to encourage students to not bring a car. This was common in Corvallis and something the students were used to. Berman thought transit already went to the college. Craig reported he had already talked about this with the County Transit.

Proponents: None were heard.

Opponents: None were heard.

The hearing was closed at 8:06 pm.

Franklin thought the community center would be used for other purposes and wanted to see more parking offered. He thought the housing was beautiful. Hardy thought the parking was limited and the units were too small to house 12 per unit. Branigan felt the same as Franklin and thought there was enough property to expand the parking. He thought the applicants did a tremendous job. Berman was concerned about when the MSI program was expanded to 500 people and where these people would live. He didn't know anything about the filtration process but thought it was something to look into. Berman thought Public Works should look into what would be leaving the facility along with the residue left. He would vote to approve. Hanselman thought they did a nice job. He thought there would be research on sedimentation ponds but it was not enough for him to vote against it. East liked the new design and supported it 100 percent. Patrick liked the new design and thought it met the needs for now. He thought the future might be more problematic but they needed to get it built.

MOTION was made by Commissioner Franklin to approve File 1-PD-20 with the four conditions and a requirements to resubmit a site plan to show additional parking. No second was heard.

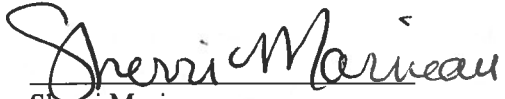
MOTION was made by Commissioner Berman, seconded by Commissioner Franklin, to approve File 1-PD-20 with the four conditions. The motion carried in a voice vote. Commissioners Franklin and Hardy were a nay.

Tokos reported that he would present a final order and findings to the Commission at the next meeting for approval.

6. New Business. None were heard.

7. **Unfinished Business.** None were heard.
8. **Director Comments.** None were heard.
9. **Adjournment.** Having no further business, the meeting adjourned at 8:12 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Sherri Marineau". The signature is written in black ink and is positioned above a horizontal line.

Sherri Marineau
Executive Assistant