

**City of Newport
Draft Planning Commission Regular Session Minutes
October 14, 2024**

LOCATION: CITY COUNCIL CHAMBERS, NEWPORT CITY HALL 169 SW COAST HIGHWAY NEWPORT	Time End: 8:57 P.M.
Time Start: 7:00 P.M.	

ATTENDANCE LOG/ROLLCALL

COMMISSIONER/ ADVISORY MEMBER	STAFF
Chair Bill Branigan	Derrick Tokos, Community Development Director
Commissioner Bob Berman	Sherri Marineau, Community Development Dept.
Commissioner Jim Hanselman	Nina Vetter, City Manager
Commissioner Gary East	
Commissioner Braulio Escobar	PUBLIC MEMBERS PRESENT
Commissioner John Updike	Michael Smith, Norwest Engineering
	Cal Blake, CGC VI, LLC
	Dan McLaughlin
	Bonnie Serkin, Landwaves Inc.
	Peter Anderson, DOWL
	Julie Eckman

AGENDA ITEM	ACTIONS
REGULAR MEETING	
CALL TO ORDER AND ROLL CALL	
a. Roll Call	None.
APPROVAL OF THE MINUTES	
a. Meeting minutes of Work Session Meeting on September 23, 2024	Motion by Berman, seconded by Updike, to approve the work session meeting minutes of September 23, 2024 as written. Motion carried unanimously in a voice vote.
b. Meeting minutes of Regular Session Meeting on September 23, 2024	Motion by Berman, seconded by Updike, to approve the regular session meeting minutes of September 23, 2024 as written. Motion carried unanimously in a voice vote.
CITIZEN/PUBLIC COMMENT	
	None.
NEW BUSINESS	
Meet City Manager Nina Vetter.	City Manager, Nina Vetter introduced herself to the Commission. Vetter and the Commission commented on the outstanding work the Community Development performed.

PUBLIC HEARINGS

File #3-NCU-24: Nonconforming Use Permit to Install a New Cold Box System to More Effectively Convert Natural Gas to a Liquid at the NW Natural LNG Plant.

a. PUBLIC HEARING OPEN

7:07 p.m.

b. STAFF REPORT - DERRICK TOKOS

Mr. Tokos reviewed the staff report.

c. PUBLIC COMMENT

Applicant Michael Smith with Norwest Engineering, representative for the applicant, addressed the Commission. Commissioners asked questions concerning the cold box system and the size and position of the equipment.

d. PUBLIC HEARING CLOSED

7:18 p.m.

e. COMMISSION DECISION

Updike was comfortable and supportive of the request. East, Berman, and Hanselman agreed. Escobar noted that NW Natural had been good neighbors and didn't have a problem with the request. Branigan didn't object.

Motion was made by Escobar, seconded by Berman, to approve File #3-NCU-24 to authorize the construction of the Cold box system at the Northwest Natural LNG plant in Newport, consistent with the staff report. Motion carried unanimously in a voice vote.

File #2-SUB-24: 4-Lot Townhouse Subdivision on Nye Street.

a. PUBLIC HEARING OPEN

7:21 p.m.

b. STAFF REPORT - DERRICK TOKOS

Tokos reviewed the staff report and criterion for the condition of approval.

Berman questioned the contour lines on the aerial image, and the staff report note concerning the substandard street that didn't meet the city sidewalk standards.

Escobar questioned how many lots would be created. Tokos confirmed it was three townhomes with a lot for common elements.

c. PUBLIC COMMENT

Applicant Cal Blake, with CGC VI, LLC, addressed the Commission. The Commission asked questions concerning the height of the townhomes; how viable the workforce housing pricing for units would be for the developers; the storage unit location and use; and

<p>d. PUBLIC HEARING CLOSED</p> <p>e. COMMISSION DECISION</p>	<p>considerations for installing EV charging stations for the townhomes.</p> <p>7:38 p.m.</p> <p>East was happy to see something done with the lots. Updike agreed and asked if the design standards would be reviewed, which they were. Berman agreed and though the conditions were good. Hanselman thought the request was well thought out, and pointed out there wasn't enough affordable housing. Escobar thought the workforce housing was needed and supported the request with conditions. Branigan confirmed that dark sky lighting would be done and expressed his support for the decision.</p> <p>Motion was made by Hanselman, seconded by Berman, to approve File #2-SUB-24 with conditions. Motion carried unanimously in a voice vote.</p>
<p>File #1 & 2-PD-24 / 1-SUB-24 / 2-TIA-24: Wilder Remainder Phase (Planned Development, Final Development, Preliminary Subdivision Plat, and Traffic Impact Analysis).</p> <p>a. PUBLIC HEARING OPEN</p> <p>b. STAFF REPORT - DERRICK TOKOS</p> <p>c. PUBLIC COMMENT</p>	<p>7:44 p.m.</p> <p>Tokos reviewed the staff report, and shared an alternate condition of approval for Item No. G that was presented to the Commission at the hearing.</p> <p>The Commission discussed provisions for visitor parking and ambulance access when people parked in areas where they shouldn't; location of the property that Wilder would be dedicating to the City and its cost for the City for maintenance.</p> <p>Applicants Bonnie Serkin, with Landwaves Inc., and Peter Anderson, with DOWL, addressed the Commission and reviewed the current layout of the Wilder development, the variety of homes, and how the parking worked with the CC&Rs for the community.</p> <p>The Commission asked questions concerning enforcement; the disc golf course; cost range to purchase the lots; variety of the housing sizes; clarification on the fence heights; and wetland mitigation procedures.</p> <p>Dan McLaughlin, Newport, addressed the Commission. He asked for clarification on if existing fences in Wilder would be grandfathered in if they were already approved and built. Tokos confirmed the existing fences would not be impacted by the changes. McLaughlin spoke about the</p>

<p>d. PUBLIC HEARING CLOSED</p> <p>e. COMMISSION DECISION</p>	<p>traffic impact analysis and how the increased population pressure with a traffic light would increase the flow of traffic down the hill. He wanted it recognized that they needed another way off of the hill in an emergency. Tokos reported there was a gravel road that served as an emergency access and a second exit. They were also working to get a traffic light on 40th Street and US 101.</p> <p>Julie Eckman, Newport, expressed concerns about parking in the neighborhood in areas where people didn't have room to park in their garages and chose to park on the street.</p> <p>8:40 p.m.</p> <p>Berman thought the concept was great but had issues with the parking. He appreciated the detailed presentation and asked the applicants to consider dark sky lighting and conduit for electric charging as well. Escobar liked that they were making more housing and didn't have a problem with them.</p> <p>Updike was in favor. He noted he thought there might be problems with parking on the hammer head portion of the street located at the end lot. He questioned how much the fence height would affect the decision, and why the six inch addition was critical.</p> <p>East thought the first phase of Wilder worked well. He was in support. Hanselman was also in support. Branigan had a issue with the alley by 37th Street. He thought the pathway should be extended out for the houses at the end, but was in support of the request.</p> <p>Motion was made by Updike, seconded by Escobar, to approve File #1 & 2-PD-24 / 1-SUB-24 / 2-TIA-24 as noted in the staff report, including the alternate condition G, that the peak height of any structure of lots one through 156, shall not exceed 35 feet; and amending Condition D, to allow for an engineering solution to properly address the vehicular circulation necessary at the interface of Alley C and the multi-use path, at the director's discretion. Motion carried unanimously in a voice vote.</p>
<p>DIRECTORS COMMENTS</p>	<p>Tokos reported the City Council would be taking action on the FEMA requirements at their second meeting in November, and would approve the Estuary amendments which would be effective in 30 days.</p> <p>Updike questioned if the City had a specific code to require Dark Sky compliance. Tokos explained the dark sky compliance was something the City Council was</p>

working on, but it was a challenge to put the requirements on private property owners.

Submitted by: *Sherri Marineau*

Sherri Marineau, Executive Assistant