

MINUTES
City of Newport Planning Commission
Work Session
Newport City Hall Conference Room A
January 27, 2020
6:00 p.m.

Planning Commissioners Present: Jim Patrick, Lee Hardy, Gary East, Jim Hanselman, and Bill Branigan.

Planning Commissioners Present by Phone: Bob Berman.

Planning Commissioners Absent: Mike Franklin (*excused*).

PC Citizens Advisory Committee Members Present: Braulio Escobar, Greg Sutton, and Dustin Capri.

City Staff Present: Community Development Director (CDD), Derrick Tokos; City Engineer, Tim Gross; and Executive Assistant, Sherri Marineau.

1. **Call to Order.** Chair Patrick called the Planning Commission work session to order at 6:00 p.m.

2. **Unfinished Business.**

A. **Fiscal Year 2020/2021 Goal Setting.** Tokos reviewed his memorandum. He walked through the priorities the City Council set for goals and noted the ones that pertained to the Planning Commission. Tokos explained that the goals that ended with a (c) were goals identified by staff that the City Council prioritized.

Hardy asked for a definition of “revitalize” in goal 20.A.6. Tokos explained it was a reinvestment in properties. Hardy question if reinvesting to extend the life of a building would added vitality to the City center when there was limited parking. Tokos explained that with the Transportation System Plan (TSP) the City would be looking at what they wanted the area to look like long term, where to make investments, and how they would modify transportation circulation in the area to give property owners ideas on how to make investments. There would also be a storefront façade program in the Urban Renewal that would be put together. These were pieces that would be rolled out after the City got ideas on how they wanted to change the transportation network and land use planning standards for the area.

Berman asked for clarification on how the goals related to the TSP. Tokos explained that the TSP would do design charrettes to help people visualize how to reshape areas using Urban Renewal and State funds. Berman asked what the timing for goals and the TSP was. Tokos explained that in terms of the TSP the work would extend through 2021. The land use regulations would start to be framed toward the end of the 2019/2020 fiscal year.

Patrick asked for clarification on what the thought process was for goal 20.A.4. Tokos explained that he wasn’t privy to how the City Council set the goals. He thought that the Council’s thought process was that the public didn’t know Accessory Dwelling Units (ADUs) were an option and they wanted to get the word out. A discussion ensued about State House Bill 2001 and how ADUs added to the water/wastewater system.

Tokos noted that the goals that were listed with bullet points were items that had been identified by the City Council goal setting but hadn’t been prioritized. Tokos reviewed goal 20.C.1 concerning commercial/industrial buildable lands inventory. A discussion ensued regarding locations of commercial/industrial properties in the city, the limited effect they had on the system, and the process to extend services to properties.

Tokos reviewed goal 20.C.3 concerning food cart operations. A discussion ensued on current opportunities for food trucks in Newport and the viability of operations in Newport.

Tokos asked for the Commissioner's comments. East asked if any research had been done to implement more charging stations in the city. Tokos noted that OSU and the hospital had thoughts on adding charging stations. Tesla looked at adding stations in different areas in Newport but this didn't work out. They chose to move to Lincoln City and install charging stations there.

Patrick thought they should add a goal to finish annexing properties in South Beach. Tokos said this was a low priority for the City Council but was on the Commission's list. Hardy wanted to encourage the Council to work with various entities to increase training in the trades and forego the goals pertaining to the arts.

Tokos reviewed the Planning Commission goals next. Berman asked if the Nye Beach rules could be expedited for construction of larger homes. Tokos explained the changes could be done in a more expedited way but what the City Council was looking for was a report back from the Commission to say what they thought they should be doing in Nye Beach. The City Council would provide thoughts on how the City should proceed. Tokos explained that the Nye Beach discussion would be picked up by the Commission in March and could be completed by the end of the fiscal year. Berman wanted it to be addressed in a timely manner and asked the Commissioners for their thoughts. Patrick thought it would be hard to make targeted changes to the rules because it was a C-2 zone. Tokos said it would be difficult to draft rules to restrict someone building over a series of lots and thought a design guideline review could be done. Hardy cautioned on making changes that infringed on people's property rights. Patrick thought it would be hard to do this in a targeted way without messing other things up. Berman reminded that this had just been done with the decision to allow residential on ground floors in certain streets in Nye Beach. Tokos thought that there might be public members who would want to see a broader range of changes done instead of targeting. Berman suggested that a discussion on this topic be held in another work session where the Commission would specifically talk about Cliff Street, independent of the review the City Council requested.

Tokos asked for additional thoughts to convey to the City Council. Berman wanted the normalization of the city limits for Newport added. Tokos would adjust the list based on the Commissioner's comments and bring it back to them to review at the next regular session.

B. Final Review of Draft Amendments to the Sewer Facilities Element of the Comprehensive Plan. Tokos reviewed his staff memorandum and asked City Engineer, Tim Gross for his comments. Gross noted that the Plan '95 document was not referenced in the goals. Tokos would add this.

Gross gave an overview of how bypassing worked for the wastewater plants during peak flows. He noted that peak flows happened once every 5-7 years and was a natural event that couldn't be designed for. A bypass was necessary for short events so that the plants weren't destroyed when there was a system overflow. A discussion ensued regarding examples of projects for Infiltrations and Inflow (INI) and how Public Works fixed infrastructure to properly deal with overflow. Berman asked if the bypass flow went out to the ocean. Gross explained that it was discharged right off of Nye Beach around 3rd Street and gave an overview of how the system flow worked in the City.

Tokos noted that the plan document added a specific amount of time for people to connect into city services. The 250 feet connection only applied to properties within the city limits. Tokos reminded the Commission that the City could not, in most cases, compel property owners to annex. Gross asked if the new policies had to be worked into the plan document. Tokos explained that when the amendments were adopted they would become city policy and it wouldn't hurt to add it to the document.

Gross gave an overview on city sewer lines and his thoughts that the City needed to have some forethought on how developments planned for connections.

Tokos noted the Commission could initiate the legislative process at the regular session meeting.

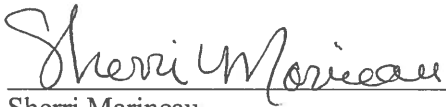
3. New Business.

A. **Review of Potential Amendments Related to Car Camping.** Tokos reviewed his memorandum with the Commission and explained the concept. He noted it wasn't clear if any religious organizations wanted to participate. Escobar asked why the amendments needed to be considered if none of the religious facilities wanted to do it. Tokos explained that the Homeless Task Force identified areas for car camping and was why it was brought to the Commission. A discussion ensued regarding Lincoln City's car camping rules. Patrick thought it was a good idea to add a requirement that there needed to be 24 hour access to facilities. Escobar was concerned that they were creating a law for something that no one asked for. Patrick reminded that the Commission had set up other rules in the past that weren't mandated but only had a few that were being used. These rules were in place in case someone needed them. Branigan asked if there were any rules that restricted how long someone could park a car to camp. Tokos said this was usually left up to the religious organizations to determine this. Hanselman thought an occupancy limit should be set but wasn't sure how to do this. Tokos explained that provisions could be put in place and rules could be added later when issues arose. Hanselman didn't think adding toilet facilities for car camping around town would hurt, but thought it would be a cost to the City.

Tokos said the City Council wanted the Commission to put together an ordinance to address this issue, which would include land use provisions. The Commission could implement the statute with a few standards, and then add provisions to it later. Tokos noted that a broader scope of the ordinance they could consider would be to allow camping on residential lots. The Commission was in general agreement to restrict camping to church parking lots. Patrick didn't think setback rules would mean a lot if camping was restricted to church parking lots. A discussion ensued regarding the number of current church parking lots in Newport. Hanselman wanted to see what the churches thought about the amendments first. He also suggested that the City could consider allowing car camping on a designated city parking lot. There could be multiple vehicles camping on a lot and then there could staff to manage it. Patrick suggested doing the narrow amendments to allow car camping at religious organizations first and see if there were any takers, then discuss a broader outreach later.

Adjourned at 7:32 p.m.

Respectfully submitted,



Sherri Marineau,
Executive Assistant