

MINUTES
City of Newport Planning Commission
Work Session
Newport City Hall Council Chambers by Video Conference
March 8, 2021
6:00 p.m.

Planning Commissioners Present by Video Conference: Jim Patrick, Lee Hardy, Bob Berman, Jim Hanselman, Braulio Escobar, and Bill Branigan.

Planning Commissioners Absent: Gary East (*excused*).

PC Citizens Advisory Committee Members Absent: Dustin Capri, (*excused*) and Greg Sutton.

City Staff Present by Video Conference: Community Development Director (CDD) Derrick Tokos; and Executive Assistant, Sherri Marineau.

1. **Call to Order.** Chair Patrick called the Planning Commission work session to order at 6:04 p.m.
2. **Unfinished Business.**
 - A. **Review Draft City Council Goals for Fiscal Year 2021 / 2022.** Tokos reviewed the City Council Goals and Objectives report for 2021-2022. He noted the sections that were highlighted in yellow applied to the Planning Commission.

Hardy asked about the affordable and workforce housing goal. She reviewed the two documents that Tokos emailed to the Commission for the Building On New Ground and meeting Oregon's housing needs, and the housing needs assessment. Nowhere on the document was there an analysis of the root causes for housing affordability issues. Hardy wondered why this was omitted because it was the key starting point. She thought the documents were redundant and missed the point. They could subsidize and still end up with a development like Surfview Village where there was an unsupervised disadvantaged population that had strong social issues. Hardy didn't think this corrected the problem and was just a band aid. Tokos explained that what they were trying to do was increase the supply of housing across the board for rentals, home ownership, affordable housing, and market rate housing. They had been reasonably successful in the last two years to get some multifamily development constructed. The objective the Council had over the coming year, while updating the city's buildable land inventory, was that they needed to do this to comply with State law. HB 2003 legislature changed the metrics on how they evaluated and updated the housing inventories, the housing needs assessment, and the housing production strategy. The Council was looking for them to support some bilingual materials. Some of this has been done by Debt Northwest in terms of the rehab loan program they laid out, and some of this was done by Proud Ground in terms of buyer education. The Council wanted to see more of this done in the community.

Tokos noted that there had been a meeting on the dark sky lighting plan with Central Lincoln PUD about how they could cost effectively swap over to LED fixtures. Hanselman asked if they were speaking about the street lights that belonged to the city. Tokos explained it was mostly the CLPUD lights.

Tokos reviewed the electrical vehicle charging station goal and noted the three locations they were looking to add them. He explained how the agreements would work. There had been discussions on transitioning the city fleet to hybrid and electrical vehicles. They would also look at what would be involved with setting up public charging stations, and a concept of a fixed fee for staff to charge their vehicles at work. Branigan asked if it would be smarter to put charging stations at the Bayfront instead of the Aquarium because there would be more use there. Tokos agreed that both locations were good, but the reason the Aquarium was chosen was because it was in the Urban Renewal Boundary which had funds.

Berman asked for an update on the land that was previously going to be a Basics Market. Tokos confirmed the plans fell through and they were looking to sell the property.

Tokos asked for thoughts on the goals. Berman wanted to see Goal 4 and Goal 43 enumerated. He thought that Goal 4 should say, "Evaluate the feasibility of normalizing city limits for island properties" added as another objective. Tokos asked for clarification on where this should be added. Berman wanted it added under Goal 4. He also wanted Goal 43 to have a 268(A) added that said, "Examine the feasibility of a neighborhood visioning process for Nye Beach as part of the Design Review Overlay update." Berman also noted the formatting on the report wasn't right and needed to be worked on.

3. New Business.

- A. **Commission Role in the Distribution of Affordable Housing CET Funds.** Tokos reviewed his staff report. The City Council updated the composition of an Ad-Hoc Work Group to assist the City in developing a framework for how Affordable Housing Construction Excise Tax (CET) Funds should be distributed. They appointed individuals to serve on the Work Group, and Jim Patrick was the Commission's representative for the group. The first meeting would be held on March 25, 2021. Local governments often elected to distribute funds out of a Housing Trust Fund by way of a competitive application process, such as a Request for Proposals (RFP) or a Notice of Funding Availability (NOFA). Advisory Committees are often established and staffed to facilitate the process. Tokos thought that it would work better for the City if the Commission served in that capacity and addressed the issues on a biannual or quarterly basis. He asked if the Commission was comfortable serving in that capacity.

Branigan asked how much money was in the program. Tokos reported that the calculations were left out of the packet in error. He thought the flexible fund had close to \$200,000 and about \$100,000 of this was carryover from proceeds from a sale of a property. Tokos would have updated numbers for the upcoming meeting and would share this with the Commission. Patrick asked how many years they had been collecting fees. Tokos reported it had been about 2.5 years. This year they were over \$100,000 in collections and a big chunk of this was from the Wyndhaven Ridge apartment build.

Tokos asked for thoughts on if the Commission thought it was a good idea to pull a committee together. Patrick thought having it be the Commission plus a few others would work. It would be hard to get enough volunteers to participate if they were only meeting twice a year. Hanselman thought the advisories for the communities that Tokos sampled included some expertise that would be of value if the Commission took this on. Most of the Commission didn't have direct experience with the homeless population and so forth. Hanselman supported the concept of pulling in people from very select groups that were working with these impacted populations. Escobar asked if this was funding for affordable housing or homeless issues. Tokos explained the flexible pot of funds could be used for a broad range of things that would be permissible. He gave examples of what types of things were permissible and not.

Branigan was comfortable with the Commission doing this, but recommended someone from the City Council sit in when they did the allocations so they were apprised of what was being done. Tokos thought they would set it up so that the Commission plus additional people who would be making a recommendation to the Council who would then accept or make adjustments. Patrick was interested in see what the Housing Trust Fund and Advisory Committee came up with. Tokos noted that when the Work Group met on March 25th this would be one of the options. Patrick thought the Commission plus a mix of people would be good. Berman supported the Commission as the core and then add on expertise in particular areas such as homelessness and specific financial areas.

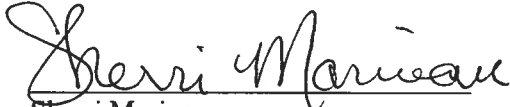
- B. **Statement on Diversity, Equity, and Inclusion.** Tokos reviewed the statement and email from the City Manager. He asked for comments or questions. Berman wanted it noted that in his experience with the City he had yet to see anyone indigenous and of color in the policy making or agenda setting items. It was obvious this was lacking and he thought it was a problem. Hanselman thought they should be doing outreach to the Siletz

tribe for their thoughts. Unless they talked to the tribal nation they wouldn't have any more information than what they had currently. Branigan reminded that the majority of the tribal members lived in Siletz. He thought it would be nice to include them, but noted that Newport was away from Siletz.

C. **Updated Planning Commission Work Program.** Tokos reviewed the updated Commission work program. He noted the May 3rd joint Commission and Council meeting, and asked which Commissioners would be available for the meeting. Hanselman, Branigan, Patrick, and Escobar said they were available. Berman reported that if it was a hybrid meeting he could attend.

4. **Adjourn.** The meeting adjourned at 6:49 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 the printed name and title.

Sherri Marineau,
Executive Assistant

