

Minutes
City of Newport Planning Commission
Regular Session
Newport City Hall Council Chambers
Monday, January 14, 2013

Commissioners Present: Jim Patrick, Rod Croteau, Mark Fisher, Bill Branigan, Glen Small, and Jim McIntyre.

Commissioners Absent: Gary East.

City Staff Present: Community Development Director Derrick Tokos and Executive Assistant Wanda Haney.

A. Roll Call. Chair Patrick called the meeting to order in the Council Chambers of Newport City Hall at 7:00 p.m. On roll call, McIntyre, Small, Croteau, Patrick, Fisher, and Branigan were present. East was absent.

B. Approval of Minutes.

1. Approval of the Planning Commission work session and regular session meeting minutes of December 10, 2012.

MOTION was made by Commissioner Fisher, seconded by Commissioner Branigan, to approve the Planning Commission minutes as presented. The motion carried unanimously in a voice vote.

C. Citizen/Public Comment. No comments on non-agenda items.

D. Consent Calendar. Nothing on the consent calendar.

E. New Business.

1. **Reappointment of Planning Commission members.** Branigan and East were reappointed by the City Council at their last meeting.

2. **Election of Planning Commission Chair and Vice Chair for 2013.** **MOTION** was made by Commissioner Fisher, seconded by Commissioner McIntyre, to reinstate Patrick as Chair and Small as Vice Chair. The motion carried unanimously in a voice vote.

F. Action Items.

1. **Initiation of Newport Urban Growth Boundary expansion to include the City reservoir properties (File No. 2-UGB-12).**

Having discussed this matter in the prior work session, there was no discussion. **MOTION** was made by Commissioner Small, seconded by Commissioner Fisher, to move forward with initiating the Newport Urban Growth Boundary expansion to include the City reservoir properties as discussed at the work session. The motion carried unanimously in a voice vote.

G. Unfinished Business.

1. **Update on proposed UGB amendment (File No 1-UGB-12) involving the old quarry site for a water storage facility site in Agate Beach.** Tokos reminded the Commissioners that they had talked about two different UGB amendments. The minor amendment involved the old quarry site for a water storage tank. Hancock has the subsurface rights on that property and would basically like to sell those rights. Because of how quickly the City would like to move forward with a water storage facility on the site, we decided that it is just best to do the conditional use permit process for the storage tank with the County and work with Hancock for the subsurface rights. Given the need to get a conditional use permit application, this needs to be sorted out by the end of March so that construction can start by summer. There won't be a UGB expansion for that site. Circumstances are different for that site, there isn't a capital project as we are talking about in terms of the reservoirs. We have to get a conditional use permit with the County and are working on the application now. Tokos said we should be fine proceeding without the subsurface rights, but we don't want a third party owning the subsurface rights under a project. The City bought the surface rights; and the owner of the subsurface rights can't access them through the site. Tokos doesn't know why it was done that way.

H. Director's Comments.

1. **Status of Territorial Sea Plan update.** Tokos noted that recommendations on the TSP have moved forward. Tokos was wearing a jacket that said "PMEC Newport", and noted that Newport prevailed for the PMEC site. The announcement had been made today, and the official press release went out at the end of the day or will at 8:00 a.m. tomorrow morning. The Pacific Energy site

will be a wave energy testing facility. He said what that means in terms of the territorial sea is that our area will not be for commercial deployment, but more or less reserved for research deployment. There will be a public meeting with LCDC on January 24th where a commission will consider changes to the TSP setting out locations where commercial deployments and research deployments are appropriate and what the criteria are that they would be evaluated against. The TSP has been in the works for several years and is close to fruition.

Croteau asked about infrastructure for P MEC. Tokos said there is some existing through regulatory process. They are looking for a local match, but there is no commitment from the City. There will be some resources solicited from our local area. The project itself is a Department of Energy project. There is no demand on water, sewer, or anything. Primarily we get a test site offshore with grid connection and upland equipment. Offices and visitor center would happen down the road, but the commitment is there. Funding is going to dictate a bit how quickly the office and visitor center comes to fruition. It's recognized that their initial outlay has to focus on getting the test facility in place, the cabling, and the grid connection. The top sites for grid connection are in South Beach Lost Creek State Park; the day-use facility area and off the jetty in South Beach; Thiel Creek, which is privately held; Yaquina State Park on the north side, and Don Davis Park. Tokos said they were told today that the reason why Newport was selected is the flexibility of where they could connect to the grid. Having those different options is beneficial. They were thinking globally about which community they wanted to be in. They had to look at the big picture and what each community has to offer. Newport has more marine-related assets than Reedsport. Tokos said they are working with State Parks to get an upland connection set up. Modification to the master plan for the State Park will be required, which will end up in front of the Planning Commission at some point.

2. Joint City Council/County Commission meeting to be held on January 16, 2013. Tokos noted that there will be a joint City Council/County Commission meeting on Wednesday. Agenda items include Big Creek Road and some discussion on the TSP and P MEC. They will talk briefly about Teevin Bros. and the John Moore Road impacts and people's concerns; the point being actions the County will have to take for the lead role in Phase 2 conversation. Right now conversation is about what could be done with John Moore Road. The Task Force is looking at an alternative that is east of John Moore Road, and that will be at the County level. There are limits to what the City can do because that area is not in our jurisdiction. On February 4th, the City Council will hear the Task Force recommendations. It involves reconfiguration of the intersection of John Moore and Bay Boulevard so it is safer. They are thinking LED stop signs and a more conventional intersection.

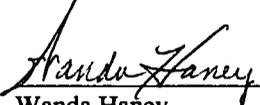
3. Second meeting of the EOA TAC to be held on January 28, 2013. Tokos noted that the second meeting of the EOA TAC will be on the 28th. When the City did the Economic Opportunity Analysis, one recommendation was to get a business recruitment function back into this community. The recommendation was the TAC work out a position description for that function. That group met once and provided feedback. Tokos will distill that into a summary for their next meeting and bring in examples of how other jurisdictions pay for that function. At the meeting on January 28th, Tokos is expecting recommendations for where this position should be, what they should be doing, and who will pay for it.

4. Planning Commission public hearing to be held on January 28, 2013, regarding Comprehensive Plan amendments to the Urbanization and Public Facilities elements. Tokos noted that the Commission had talked in work session that there will be a public hearing on January 28th regarding amendments to the Urbanization and Public Facilities elements of the Comprehensive Plan. He noted that DLCD doesn't have issues with that.

Patrick asked about the usual year-end report. Tokos said he will get it for an upcoming meeting. He noted that residential permitting has been slow, and commercial steady. The Port and LCSD was part of that. Walgreens is starting to happen. The auto parts store is going where the Big Guys Diner was. There is a potential tenant next to that if they can get the drainage worked out. Teevin is moving forward. Their TIA has been received and is being evaluated. This could end up before the Planning Commission if it is appealed.

I. Adjournment. Having no further business to discuss, the meeting adjourned at 7:22 p.m.

Respectfully submitted,



Wanda Haney
Executive Assistant