

Minutes
City of Newport Planning Commission
Regular Session
Newport City Hall Council Chambers
Monday, July 28, 2014

Commissioners Present: Jim Patrick, Rod Croteau, Lee Hardy, Bob Berman, and Bill Branigan.

Commissioners Absent: Mike Franklin and Gary East (*excused*).

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 6:00 p.m. On roll call, Hardy, Berman, Croteau, Patrick, and Branigan were present. Franklin and East were absent, but excused.

B. Approval of Minutes.

1. Approval of the Planning Commission regular session meeting minutes of July 14, 2014. Berman and Croteau noted a couple of minor vocabulary corrections.

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

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

D. Consent Calendar.

1. **Final Order for File No. 1-SUB-13:** Final Order approving a subdivision plat initiated by the Newport Urban Renewal Agency (OMSI, Investors XII, LLC, and Dick Murry, property owners) to subdivide portions of Waggoner's Addition to South Beach Subdivision, Harborton Subdivision, and certain unplatted property, as the plat of "Sunset Dunes." The Planning Commission held a public hearing on this matter on July 14, 2014.

Berman said that he thought the Commission voted to approve the subdivision at the last meeting. It was explained to him that tonight's action is to adopt the final order and findings. Tokos said that we want the findings to reflect the public input. That is why they weren't available at the last meeting.

MOTION was made by Commissioner Berman, seconded by Commissioner Croteau, to adopt the Final Order approving subdivision File No. 1-SUB-13 as presented. The motion carried unanimously in a voice vote.

Tokos further explained that if the proposal is very straightforward and there is a good chance that nobody will testify, he will draft a final order and findings for the initial meeting. If only the applicant testifies, we don't have to amend the findings; otherwise we would have to adjust them to reflect the testimony. Patrick added that also sometimes our timelines are short. When asked how he would know if nobody will testify, Tokos said if he doesn't have any comments from anybody and it's a modest request then it's likely that no one will. He noted that for this request, we had to send out a lot of notices in South Beach. Also, we had just done the Town Hall meeting. But if it's a small request and just a handful of people received notices and he doesn't hear anything, chances are nobody will show up to the hearing.

E. Action Items. No items requiring action.

F. Public Hearings. No public hearings.

G. New Business. No new business.

H. Unfinished Business. No unfinished business.

I. Director's Comments.

1. Tokos said that the workforce housing is a go. The City Council voted 5-1 to go ahead with the MOU. There were a number of questions raised; but in the end, the Council was satisfied. The Trust has to get an executive director position filled. Once that is filled, we will move into discussion of the projects. Something that involves Newport property will be vetted through the Planning Commission. Berman asked who will be in charge of expenditures from the revolving loan fund. Tokos explained that it will be

authorized by the City Council who will be looking for a recommendation from the Planning Commission. So it will come through the Planning Commission to provide a recommendation.

2. Tokos noted that the next Nye Beach work group meeting will be August 20th. SERA Architecture has been hired, and we are looking at them to provide guidelines on architectural technique as a tool for getting at mass and scale. Questions that came up have been passed along to SERA, and they will meet with the group, then SERA will finalize a recommendation memorandum on the architectural side of things. That will be passed on to the group to work with in getting a recommendation to the Planning Commission.

3. Tokos said that the UGB amendment for the reservoir is final. We are now in the process of pursuing annexation. It will probably hit the Planning Commission in the September or October timeframe. Lincoln County has to finish legalizing Big Creek Road. The legal description for the annexation has to tie to the work they are doing.

4. Tokos noted that medical marijuana is adopted by the City Council. The moratorium will be lifted August 20th. There is a business license endorsement process in effect.

5. Tokos noted that the Planning Commission's first meeting in August, the 11th, will be cancelled. He said that things will pick up in the fall; but there's not a whole lot moving right now for Planning Commission consideration.

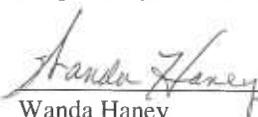
6. Croteau asked if at the City Council meeting, didn't they approve going forward with the electronic sign at the corner of 101 and Hurbert. He asked if that isn't privately funded but will be a city project. Will that be coming through the Planning Commission? Tokos said yes, the City Center folks want an electronic reader sign. It will only come before the Planning Commission if there are modifications to the rules at all; and he doesn't know if there will be any related to this. He noted that we also had the PAC looking at getting an electronic sign in place. It's currently not permitted there because it is in a Public zone. When the electronic message signs went into effect, it was only limited to commercial and industrial zones; we didn't allow them in Public zones. The PAC is pushing to amend that to allow them on the Public zoned property. Patrick said we have one now at the High School. Tokos said yes, the school has had one historically. Berman wondered if they were coordinating in the design with the Chamber. Tokos said yes, but the City Center merchants want a free-standing sign. Berman said that he meant the PAC. He thought that one logical thing on that City Center sign would be performing arts things. Tokos said the PAC is thinking about getting the capability of electronic messaging at their existing monument sign on their property. He is sure they would be looking to get placed on the one on 101. Patrick said the PAC does get events on the Chamber's sign anyway. He's not sure why the Chamber didn't put an electronic reader board on their sign. Tokos said that the Chamber couldn't because they are in a Public zone there. Patrick said that he doesn't see a reason why it wouldn't be allowed just as it is in the other zones; as long as they follow the rules. Berman said he can see why they wouldn't be allowed in residential. Tokos said that those two Public zones stand out, but we do have some Public in areas where you probably wouldn't want to see them. Patrick said maybe we could make it a conditional use in the Public zone. That would allow it to go through a hearing. He said he hoped it wasn't flashing. Tokos said that would change the code. He noted that they are unhappy with the turnover time. He said a lot of folks like these signs and a lot hate them. We established a 5-minute turnover time. The Commission looked at a video from different communities; and it's not about that particular sign, it's more stacking up. We are starting to see a few, and more will pop up as people get the useful life out of their existing signs. They will be looking for something more efficient or what better meets their needs. With five to ten signs stacked up, the turnover has more effect. Patrick said the flashing on the High School sign is kind of annoying, but it's not in a high traffic area. When it's up, the street is blocked off. If you stick that same sign on 101 doing that same thing, he thinks it is a problem. Tokos said that any change in the sign code addressing those issues will come before the Planning Commission.

7. Going back to the annexation, Patrick asked if it was just the city property; and the privately-owned is just in the UGB. Tokos said yes, it's about 310 of the 345 acres. We are taking Big Creek Road. The only private property is on the north side. We have to have the alignment legalized so we know where to call to. Branigan asked if we will be responsible for Big Creek Road. Tokos said at the end of the day, we will be incurring additional costs. The Council has been made aware of that. With getting property, there is a price to pay.

8. Patrick wondered if we need to be concerned about AirBnB that was discussed prior to the meeting. It had been mentioned that there are several Newport locations that show up on there. Tokos said that we can take a look at that website and have a discussion with code enforcement.

K. Adjournment. Having no further business to discuss, the meeting adjourned at 6:15 p.m.

Respectfully submitted,



Wanda Haney
Executive Assistant