

**MINUTES**  
**City of Newport Planning Commission**  
**Regular Session**  
**Newport City Hall Council Chambers**  
**August 13, 2018**

**Planning Commissioners Present:** Lee Hardy, Bob Berman, Jim Patrick, Mike Franklin, Jim Hanselman, Rod Croteau and Bill Branigan.

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

1. **Call to Order & Roll Call.** Commissioner Branigan called the meeting to order in the City Hall Council Chambers at 7:00 p.m. On roll call, Commissioners Hardy, Berman, Franklin, and Branigan were present.

2. **Approval of Minutes.**

A. Approval of the Planning Commission regular session meeting minutes of June 11, 2018.

**MOTION** was made by Commissioner Franklin, seconded by Commissioner Berman to approve the Planning Commission regular session meeting minutes of June 11, 2018 as presented. The motion carried unanimously in a voice vote.

B. Approval of the Planning Commission regular session meeting minutes of July 13, 2018.

**MOTION** was made by Commissioner Branigan, seconded by Commissioner Hanselman to approve the Planning Commission regular session meeting minutes of July 13, 2018 as presented. The motion carried unanimously in a voice vote.

3. **Citizen/Public Comment.** No public comments.

4. **Action Items.** No Action Items.

5. **Unfinished Business.** No Unfinished Business.

6. **Public Notices.** At 7:02 p.m. Chair Patrick opened the public hearing portion of the meeting by reading the statement of rights and relevance. He asked the Commissioners for declarations of conflicts of interest, ex parte contacts, bias, or site visits. None were heard. Patrick called for objections to any member of the Planning Commission or the Commission as a whole hearing this matter; and none were heard.

A. **File No. 4-MISC-18.**

Tokos gave a staff report for the hearing. He noted that there would be changes for the provision of the code and reminded that the purpose was to have public vetting. There would be changes to the code moving forward.

Tokos read the conditions for the proposal. He noted David Ogden Stiers' contributions to the City of Newport.

**Proponents:** Catherine Rickbone and Andrea Spirtos addressed the PC. Rickbone said that the Oregon Coast Council for the Arts (OCCA) was in a multi-phase capital campaign and explained how the renaming of the Black Box Theatre was a part of this. Andrea explained how re-naming's were done with capital campaigns. She noted all the work Stiers did for the PAC to inspire the young people of Newport. Rickbone and Spirtos requested the PC grant the request.

**Opponents:** None were heard.

Hearing closed at 7:11pm.

Hardy, Berman, Croteau, Franklin, Hanselman & Branigan & Patrick stated they supported the decision.

**MOTION** was made by Commissioner Berman, seconded by Commissioner Croteau to recommend File No. 4-MISC-18 for City Council review. The motion carried unanimously in a voice vote.

**B. File No. 5-MISC-18.**

Tokos gave staff report for File 5-MISC-18. He noted Martin's input to the City of Newport.

**Proponents:** Catherine Rickbone addressed the PC and noted that the piano room hadn't been built yet so it would be a new name for what would be built. She said the area that the room would be built would be on the west side of the PAC. Spiritos explained Martin's contributions to the community and to the PAC.

Berman asked what the difference was between renaming versus naming. Tokos said this was vetted by the City Attorney and he felt it was appropriate under these standards at that point and time.

**Opponents:** No were heard.

Hearing closed at 7:17pm.

Branigan noted he had a potential conflict as he knew Martin. He was in favor. Hanselman supported it. Franklin, Croteau, Berman, Hardy and Patrick agreed.

**MOTION** was made by Commissioner Branigan, seconded by Commissioner Croteau to recommend File No. 5-MISC-18 for City Council review. The motion carried unanimously in a voice vote.

**C. Consideration and Possible Recommendation of Substantial Amendment 13 to the South Beach Urban Renewal Plan.**

Tokos gave staff report and noted extending date from 2020 to 2025. He listed what the amendment addressed, and referenced the letters from the taxing districts and why the city had to consult with them. Tokos noted that he hadn't received any feedback from the taxing entities. (26:00) He referenced the emails he received on comments from different entities and noted that the PC had to review this to send a recommendation onto the City Council. He noted there was nothing new in the projects as it was already a part of different facilities plans and thought it was in conformance.

Berman said Table B3 in page five should have a total at the bottom of each of the columns. Franklin asked if the projects that said they were not funded on Page 9 of 25 were just not funded or would be at a later time. Tokos said they were not a part of funding for the plan at that point in time. He said not everything was done and it would be a decision the CC made when going through the plans. He reminded that Urban Renewal were living documents. Hanselman noted that on Page 8 of 25 it stated that a sewer station on SW 26<sup>th</sup> Street was not being funded. Tokos said it was originally listed before they did the refinement plan and when it was done, it was determined they didn't need to do a list on stations at that time. Croteau asked if it would be wiser to extend the dates to be completed in a reasonable timeframe. Tokos said there was an assumption that they would need the full seven years after 2020 for debt retirement and we realized we didn't. We could extend our projects later than 2020 and still meet our requirements. 31:30) The closure date was the date frozen increments are released back to the districts.

**Proponents:** None.

**Opponents:** Dennis Fry. Property owner on SE 62nd St addressed the PC and said had received notifications that affected 62nd Street. He was not opposed to an extension of dates. He said he heard there would be inclusions of industrial properties and asked if that was included in the City. Tokos said the pocket at SE 62<sup>nd</sup> was unincorporated it was not in the City Limits. Tokos said they were required to notify all properties in the notification area and also included notifications will bills to anyone who got water bills. The City was in the process of acquiring the right-of-way from 50th Street and it would be looped into 62nd St. The expectation would be done as developments and would allow sewer to airport. If the amendment went through there was a chance to extend the sewer and this would pick up 62nd Street. Fry said he had holding tanks and wasn't opposed to sewer. If he was required to hook up to sewer, he wanted to see improvements to water and storm drain systems. There was only a 2" line that served his property. There was a 10" line for the fire line. He said it was costly to pay to have a line brought in to his property and he hadn't

received much help from the City. He asked that the City improve the water delivery system to that area along with addressing the storm drainage from Highway 101.

Hearing closed at 7:43pm.

Hardy didn't have a problem. Berman agreed. Croteau said he was sympathetic to Fry's story and ready to approve. Franklin had no issues. Hanselman said that Fry's concerns with water was an issue and hoped something worked out down the line. He had no problems with the amendment. Branigan didn't have a problem. Patrick had no problems with extended. He recommend Fry bring the storm drain and water concerns to the CC to get traction.

**MOTION** was made by Commissioner Croteau, seconded by Commissioner Berman to recommend the Substantial Amendment 13 to the South Beach Urban Renewal Plan for City Council review. The motion carried unanimously in a voice vote.

7. **New Business.** None were heard.

8. **Unfinished Business.** None were heard.

9. **Director Comments.** Tokos encouraged the PC to attend the VRD open houses on August 15 and 22, 2018 at 6pm in the Council Chambers.

Croteau asked about the Samaritan House plans. Tokos said they didn't have funding right now. Franklin asked about OSU apartments. Tokos said they were struggling with costs on project. They were working on whether or not to revisit how they managed the apartment project as public/private instead of just OSU managing. Tokos said they didn't account for cost factoring for building at the coast and storm drainage issues. The City was working on things with them and they were in a holding pattern until they get things figured out. Franklin asked if the housing was a requirement for the facility in South Beach. Tokos said it was something they committed to for the community. Croteau asked if the scope had been reduced. Tokos said they scaled back their initial phase and dealing with some cost concerns.

10. **Adjournment.** Having no further business, the meeting adjourned at 7:48 p.m.

Respectfully submitted,



Sherri Marineau  
Executive Assistant

