

MINUTES
City of Newport Planning Commission
Regular Session
Newport City Hall Council Chambers
Monday, February 9, 2015

Commissioners Present: Jim Patrick, Rod Croteau, Mike Franklin, Lee Hardy, Bob Berman, Bill Branigan, and Gary East (arrived at 7:00 p.m.)

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

A. Roll Call: Patrick called the meeting to order in the City Hall Council Chambers at 6:00 p.m. On roll call, Hardy, Berman, Croteau, Patrick, Franklin, and Branigan were present. East joined the meeting at 7:00 p.m.

B. Approval of Minutes.

1. Approval of the Planning Commission regular session meeting minutes of January 26, 2015.

MOTION was made by Commissioner Croteau, seconded by Commissioner Hardy, to approve the Planning Commission meeting minutes of January 26, 2015, as presented. The motion carried unanimously in a voice vote.

C. Citizen/Public Comment. No public comment.

D. Consent Calendar. Nothing on the Consent Calendar.

E. Action Items. No items requiring action.

F. Public Hearings.

1. **Continued Hearing on File No. 2-MRP-14-A.** Appeal of the Community Development Director's decision of approval for File No. 2-MRP-14, a minor replat of portions of Lots 1 and 4, Block 1, Nye & Thompson Addition as submitted by Bret Fox challenging Condition of Approval No. 2, which requires widening and reconfiguring of the property's access to SW 2nd Street, removing and re-vegetating an "abandoned" portion of the 2nd Street right-of-way, and replacing the sidewalks along the property's Olive Street and 2nd Street frontages. The Planning Commission opened the public hearing on this matter on January 26, 2015, and, at the request of the appellant, continued the hearing to tonight.

Patrick continued the public hearing for File No. 2-MRP-14-A at 6:02 p.m. by reading the statement of rights and relevance. He asked the Commissioners for declarations of conflicts of interest, ex parte contact, bias, or site visits. Nothing was declared. He called for objections to any of the Commissioners or the Commission as a whole hearing this matter; and none were heard. Patrick read the summary from the agenda and called for the staff report. Tokos noted that included in the packet was a letter of February 5, 2015, from Perkins Coie, the law firm representing the applicant, Mr. Fox, asking that the hearing be set over to May 19th and granting an extension of the 120-day decision deadline. They intend to address issues independent of completing the minor replat; but they don't want to forego the opportunity to continue to pursue this appeal if another avenue doesn't work. That is why they are asking to set it aside for a period of time. Tokos indicated to them that he saw no concerns amongst the Commission and advised them that they didn't have to have their legal counsel drive over here tonight.

Patrick asked if there are any utilities in the abandoned part of the street. Tokos said that would get ferreted out if and when they apply for a vacation of the right-of-way, which is something they indicated they may want to do. The question is if the right-of-way is vacated, to whom does it accrue? It may be that all of it accrues to Fox; or a portion may go to the property owner on the south, which is the State of Oregon. They need to work on that; but it's not a big priority of theirs. They may see if they can do a property line adjustment. They will have to see if the two pieces of land that are portions of previously platted lots are legal for a property line adjustment. With land divisions way back when you used to be able to divide by deeds. You would create meets and bounds and record that on a deed, and you

were good. In the 70s the State said no more of that. Any time you divide land, even if it's just in two, you have to do a legal survey. Fox's representatives are going back and doing a deed research to see what Fox purchased and whether they will qualify as legal parcels to do a property line adjustment.

MOTION was made by Branigan, seconded by Croteau, to continue the hearing on File No. 2-MRP-14-A to May 19th as requested and extend the 120-day deadline as they are granting. The motion carried unanimously in a voice vote.

G. New Business.

1. **2015 Goal Setting.** Tokos noted that he had included in the packet a summary document that he would go through and then leave it open for any ideas from the Planning Commission. The City Council is doing their annual goal setting on February 23rd. They are very much interested in the Commissioners' thoughts in terms of what some goals should be on the community development and the economic development side of things. In his memo, Tokos outlined what we accomplished in the last year and where the priorities are. He would like to hear what the Commissioners might want to put out there as priorities.

Tokos' memo starts off with a reminder for the City Council of what we do, which is a helpful refresher for them. Land use planning, building services, and Urban Renewal are the Community Development Department's functions. Next Tokos showed some building permit traffic, which picked up last fiscal year; and he doesn't see that trend changing. He fully expects in the coming year to be issuing possibly 30 single-family permits or in that ballpark. Wilder is coming in with additional phases. There will be some piecemeal on the north side until any new subdivisions come in. We've had an active conversation with the property up north that MerchBanc had. That's that large c-shaped piece they annexed in that sits back behind Szabo's, east of Long View Hills, and on up north to the east of 70th and 71st. There could be 280-some dwellings potentially. They came in and talked and are likely to start working on a Traffic Impact Analysis. We are running out of lots on the north side that are developable. The last of the subdivisions are starting to fill out. Kseniya's Ridge is built out. The subdivision behind the Intermediate School on Jeffries Court has mostly built out; the remaining lots are the toughest terrain-wise. There are not a lot of vacant lots on the north side. None of these phases are going to be big. The owner on that MerchBanc piece is talking about something modest; either on the north or south end, but not entirely built out. Wilder will have nine lots and multi-family, which there will be a number of. Tokos fully expects that 2015 will have something close to what we had this year. On the commercial side and the industrial side, it will be steady. OMSI's plans are in now; and those will be issued this calendar year. The hospital is trying to position themselves for a May bond measure for the hospital expansion. If that happens, 2016 would probably be the window for that. The institutional stuff is moving along at a pretty steady clip with one significant project each year. For commercial, Wilder has plans for a coffee shop; and Rogue Brewery is looking at a 40,000-square-foot expansion. We should have reasonable commercial expansion of either existing or new construction in 2015. Oceanview Retirement just submitted an application for annexation. They are moving along, so that construction could hit next year too. That was an expansion of 48 beds he believes. Oceanview did the UGB expansion where the City traded .06 of an acre out of our quarry for right-of-way. Tokos expects building permit activity in 2015 to be on par with what we had going.

Berman asked how Tokos' staffing level is. Tokos noted that he is still down a planner, which limits what we can do in many respects. We had the retirement of our part-time building official and retained the services of a full-time building official who can take on electric, plumbing, and mechanically presumably. We will have everything in-house and will only contract on larger commercial and specialty things, which will help on the building side with resources and time. Tokos is going to be putting in for the Senior Planner position to be filled; but he doesn't believe it will be approved because of the lack of resources on the City side. There are a lot of competing needs for the City resources. It may get filled if the north side Urban Renewal District gets approved. They will have to deal with it then because Tokos is not capable of taking on that on top of everything else. You need to actively manage an Urban Renewal District for it to be effective. The north side wasn't actively managed and drug on and on. There's no reason it should go for 40-50 years, and you shouldn't have 7 years of nothing when you're still taking the taxes but are not leveraging it for any purpose.

Ongoing goals: Tokos noted the first ongoing goal is to maintain and implement economic development strategies. We are working on getting a new Urban Renewal District, which is one way to go about doing that. He actively had his hands full with getting Phase 2 going with the subdivision plat and vacations. It takes time working with the

property owners. The property acquisition is still ongoing with the Schones family. The Phase 2 borrowing is happening next month. It is very active right now. Got all of the improvements in the design phase. We are looking at April 15th as the targeted bid date for infrastructure work that the City is responsible for; Abalone, 30th, pavement of Brant and sidewalk, 27th sidewalk, Safe Haven Hill, the multi-use path, and the Ferry Slip road things. Also, we did the student housing study. Assuming that it gets adopted by the City Council, Tokos expects picking up a conversation shortly with the County about getting a tax abatement program for multi-family development. Getting the abatement program going will hopefully be helpful in getting more rental inventory.

The second ongoing goal is to involve citizens in all aspects of planning. Tokos said we've done a fairly decent job in that if folks are interested in public involvement. It is important; but it is labor intensive. The more outreach we do, the more public comments we receive; and they expect responses. We have to be strategic. When we offer those public outreach opportunities, we have to make sure they are meaningful. We have to provide the staff level needed to make sure people are heard and responded to. Tokos has always said to offer more limited outreach and do well rather than too much and not get it right because then the public gets frustrated. We have several advisory committees. There's the Nye Beach Design Review ad hoc committee that's been active and should be wrapping up. There was the student housing study. Outreach was done on the property acquisitions. We also do town hall meetings where we do direct mailings to everyone in the area.

Fiscal Year 2014-15 goals: One is to incorporate Storm Drainage and Sewer Master Plans into the Comprehensive Plan. Tokos noted that we have limited resources, and Public Works is strapped too. This has been in the hands of the consultants, and the important technical work is done. It needs to be worked into policy documents for presentation to the Planning Commission and the City Council. Tokos expects that will happen next fiscal year.

Another goal for FY 14-15 is to coordinate with Public Works to initiate amendments to the Airport Master Plan. They just finished the RFP process, and Tokos went through that with Public Works. He expects them to select a consultant. The last update to the Airport Master Plan was done in 2004.

A third goal is to initiate substantial amendments to the SDC methodology to reflect projects from the Master Plan updates. Tokos noted that there is always talk about the SDC methodology annually. Property owner, Rob Hoeft, the candy store owner in South Beach, is concerned about his ability to be able to pay for a restaurant. Local Ocean paid these fees. It's not necessarily an impediment to economic development; but clearly is to smaller operators. Tokos just did a presentation to the City Council going through the SDC methodology. The last methodology was written in 2007, and since then the City has collected \$1.5 million. But it is volatile and hard to predict. A big chunk comes in on commercial and industrial; and we don't have a lot of those in a given year. For instance, the Teevin Bros. log yard, which would have been substantial, didn't materialize. One of the things Tokos discussed with the City Council is that to recognize that when we have a Stormwater Master Plan that we will have a new project list. With the Sewer Plan, we'll have new capital projects. With the 2012 TSP update, we didn't revisit the transportation methodology. Next fiscal year, we should take a look at the methodology to course correct in the capital project needs and growth projections. In the Water System Master Plan, by this time, our population was estimated to be 11,500; but our current population is just over 10,000. The more robust growth projections are, the capital projects are inconsistent with what is realistically needed. They need to be scaled back, which influences the rates. Similarly, we need to take a look at credits; they are a little overgenerous and difficult to administer. The stormwater methodology is messed up; it's too easy to circumvent and not pay. We need to look at ways to make it effective. We need to look at equity issues such as for restaurants. Are they scaled right? If so, should they still be adjusted? We don't have the liberty to say the small guy doesn't pay the same as the chain store does. The State Legislature said no more of that. The methodology has to be formula-based and straightforward so you know you're being treated fairly and can figure out what you're being charged.

Another goal is to complete the annexation of the reservoir properties and the jurisdictional transfer of Big Creek Road. Tokos noted that the County had to clarify Big Creek Road not being in the legal right-of-way right now. They have to figure what the boundary should be. We can't do legal descriptions for what we want to annex yet because of that. Patrick wondered if County Planning is shorthanded; but Tokos said they just ramped up. He thinks the City's priorities just aren't the County's. Tokos continued that we still have a long way to go with the analysis of the reservoirs so we're still a long way away from doing improvement projects. We are not under pressure to get that analyzed as soon as possible. He said it was the same thing with Safe Haven Hill. That process took forever because it was FEMA money we were working with, and they had lots of priorities at the federal level. Berman asked if any

of the aspects of the regional park could start, or if we have to wait until after the annexation. Tokos thought that conversation is probably not going to happen until we get through the Parks System Master Plan. We can't get any traction on that. That Master Plan was last updated in 1993. We are off the charts in terms of what we need park-system-wise. What should our maintenance of the parks system be? The Master Plan update got stripped out of the budget last year. We are trying to partially set aside funding. It's a resource issue. We are not in a position to do it with the pool construction right on top of us. The pool construction will start next fiscal year. We will work this summer to get the additional parking we need for that.

The next goal is to develop strategies for property acquisition and sale of City assets. This involves an issue with City resources again. It takes a fair amount of time to deal with opportunities when they present themselves. Patrick said it would be good to see an inventory of city-owned properties. Tokos has put that together and presented it to the City Council. Patrick said it would be nice to see that. Tokos noted that it includes both developed and undeveloped properties. He said, in doing this, you find all the messes that haven't been cleaned up; and they need to be addressed.

On the next goal, coordinate with the Finance Department to institute credit/debit card payment of land use and building fees, Tokos said he has been working with them on this issue. He gave Finance all the information. They just don't want to institute it because they have some concerns about their internal controls. It's basically on hold until they feel confident that when they roll it out it is responsible. Patrick thought the City should also accept credit cards for business licenses; it should be everything. Tokos said he doesn't see it happening; but he will keep pushing on it. He will be surprised if it's implemented this fiscal year.

On goal "G", secure agreement on multi-jurisdictional partnership to facilitate development of workforce housing, Tokos noted that we did that partnership. It's in place and moving ahead. We have Proud Ground working as a contractor executive director for the Land Trust figuring out how to effectively apply for CDBG funds to get resources available for grants to potential buyers. We would make grant funds available to them so that they can afford a unit that they couldn't otherwise. In return the Trust owns the property and leases it back to them. It's the same model, just a different way to get there. As opposed to building from scratch, these would be buyer-initiated grants. To drive down the cost, they would buy the unit, the Trust would take it on the land, which would go into a 99-year renewable lease. We need resources, which we may be able to get through CDBG. That is being worked on right now.

Next, leverage URA funds to acquire needed rights-of-way in South Beach. Tokos said that all rights-of-way needed for Phase 2 projects have been acquired. Especially when that property's acquired, we will have everything we need for the work we will be doing the next few years. The design for those improvements is being done. The four projects are aligned so they can go out at once because they are all in one geographic area; and that way we should realize a cost savings. They are separate projects but so close together and connected. We will likely get the same firm bidding on all of them. They will probably work on them all at once, which will be a plus. One thing that we will probably have to kick out is line undergrounding on Ferry Slip. We are looking at taking the overhead lines and burying them along the multi-use path. That requires more work with PUD, and there is no way to get that taken care of so it could bid on April 15th; so we will have to push that out.

For the next goal, initiate the process of forming a new north side Urban Renewal District, the City Council will consider resolutions at their March 16th meeting to kick that off. Tokos has information to get out to the taxing entities before then.

Seal Rock Water District withdrawal. Tokos said this is where the City is trying to clean up the mess that was created in 2007 when the City took over the services responsibilities for much of South Beach from Seal Rock. The properties were never withdrawn from the Seal Rock Water District. Seal Rock WD ended up doing a Master Plan and putting out a bond issue, and some of those properties that were served by Seal Rock are still technically in the district and got hit with those new bond issues. They are paying the City assessment when they were annexed and city water fees; and they are paying Seal Rock for nothing. The boundary stops at the Airport and wraps around the Airport. Idaho Point residents were hit, along with a mismatch throughout South Beach. Wilder is hit the most, and it is expanding and growing. Tokos said the statutes are tough to deal with; and Seal Rock, while they acknowledge that it's not fair and they need to deal with it, it's been difficult getting it resolved.

Patrick thought that one long-range goal should be to do something about annexing; getting more aggressive and there should be a plan of what we want to annex. Island properties need to come into the City. Tokos agreed, for service

as well as it's a real headache for the police department. It's not only for the tax rolls. That's something the City Council would like to do at some point too. The City made a major investment in water and sewer and would like to see it utilized down there.

Continuing on through the FY 14-15 goals, Tokos noted that the next one is moving forward on LIDs. He said basically with LIDs, the City hasn't utilized them in an effective way in a very long time. That's a very viable way of funding improvements; especially when you have small sections of local streets. We've collected a lot of non-remonstrance agreements, but we haven't acted on those. This is about helping the City develop policies for how to utilize the LID resources. These are the types of projects we want staff to prioritize for potential funding through LID. This is how we can structure it so we can reasonably utilize it. A reserve should be put in because we run the risk of not getting paid back. It could provide us an opportunity to put together a stock of informational material for when we go out to engage people. It is basically a tool for getting those property owners who directly benefit to pay for it. There are a lot of ways to set that up. It can be that payments don't happen prior to the improvement, and the City has to pay. Then the City gets paid back over time. The City has 35 acres of property on the north side that we got through foreclosure because we didn't get paid back. This is moving along. It's fully funded by the State. The consultant is just about under contract. Berman asked how good the inventory is of those agreements. Tokos said we have them organized. We put together a GIS layer that probably needs to be updated for the last few. We have to see how effective they are in terms of content. Each one is different. Some were for signal lights, others were for sidewalks; they're all geographically specific.

Regarding the next goal of assisting on preliminary planning for replacement of the Yaquina Bay Bridge, Tokos noted that things are moving along slower than hoped on the future planning. That is an ODOT-managed project. The City doesn't have a lot of control. They are working on baseline modeling. Croteau said that he noticed that it dropped out of FY 15-16 and back to the two to five year goals. Tokos said he doesn't expect it sooner. It's taking a while for ODOT to get this done.

The last of the FY 15-16 goals is changes to the Nye Beach Design Review Overlay. Tokos said that should be done this fiscal year. He has the draft ordinance changes from SERA and is working on the corresponding changes to the code. Then we'll get a recommendation up to the Planning Commission. Tokos will talk to the Citizens Advisory group about the proposed lowering of height limits in Nye Beach. He'll have that discussion with the group, and that will get shared with the Planning Commission.

Goals for FY 2015-16: Moving on to goals for FY 2015-16, Tokos noted that the first one is to incorporate Storm Drainage and Sewer Master Plans into the Comp Plan.

The next goal is to work on the Airport Master Plan.

Then there's a goal for amendments to the SDC methodology. Tokos noted that we have funding for that; it's not coming out of the General Fund.

For the goal of completing the annexation of the reservoir properties, Tokos noted that process is moving forward.

Tokos noted that Goal "E" is a new one, and that is the parking study. We will want to get that budgeted for the coming fiscal year. This is time-sensitive because of the expiring districts. Nye Beach expires in July; and the City Center and the Bay Front are a year behind. The payment in lieu of fee was \$750; it was never changed. Changes to that were never adopted; nobody ever wanted to do that. Payment in lieu of didn't work effectively. He doesn't know that we want to revisit that. Berman noted that the parking study will be the same time as Nye Beach ends. Tokos said that Nye Beach is one that we have to figure out what to do with in the intervening time. The Parking District wants to go through reauthorization and get a clause in there that says they can terminate it if an alternative way of funding is developed to give them an out. They want to keep it going, though, so there's no period without contribution. We need to make changes to the Zoning Ordinance to make sure payment in lieu of doesn't pop up again. Tokos was asked what the study will look at. He said parking metering, using room tax or gas tax to pay for it. We are relying on the fact that public assets are being used to meet something normally provided by the private sector with no resources to maintain them; and we have an obligation to come up with a way to make sure they are available and don't fall apart. That has to be funded out of something; there's nothing reserved for that. The fees through the business license surcharge aren't enough to do a whole lot. In the Bay Front you have to decide if you

want to maintain what you have or come up with a strategy to get a parking structure down there. The carrot in this is eliminating off-street parking requirements in all areas. It's too much for an individual property owner to take on given the terrain we are dealing with, which prevents redevelopment activity. Berman asked how the study gets paid for. Tokos said he is working with CM Nebel on that. Nye Beach is willing to kick in some of what they collected already; say \$5 thousand. At \$5 thousand from each district, that's \$15 thousand. The study costs \$45 thousand, we are \$30 thousand short. Some of that could come from room tax and General Fund or lean on the districts to contribute more. There are ways. The study would provide us with a lot of good information going forward. It will help organize our thoughts of what we are trying to accomplish. Is it just a maintenance program over the years? If so, we need to figure out how much to hold away each year. Maybe the City Center will decide they don't need to push there now if they demonstrate that there is more than enough to cover their needs. The current need for the Bay Front is over the top. He would be shocked if we don't have some sort of metering. If we're talking about the revenue streams to support a structure, we can't look past that option because it's a significant funding source.

Goal "F" is engaging the taxing entities on the possibility of establishing a multiple-unit tax exemption program next fiscal year. We are making changes to the Comp Plan. We need to implement this. We need to find out how many would be willing and what the terms would be. Tokos expects to be bringing this back to the Planning Commission to see if the terms are consistent with your expectations on what we are trying to accomplish. He thinks that will happen. He doesn't think there will be a lot of push back; especially if it's tailored to undeveloped properties.

Work on the withdrawal of properties from the Seal Rock Water District will continue.

Goal "H" has to do with the fact that our department needs to spend time on building services. Now we have a full-time Building Official, we need to capitalize on this. The building code itself, and the building fee structure hasn't been evaluated since the 2007-08 timeframe. We will be moving on e-permitting pretty soon, which is a service we should be able to make available to the public. Tokos was asked if we pay the County to do any of this; and he said no; only if they backup. For a mechanical permit, people have to go to the County. Trying to pull that here is going slowly. Tokos will keep pushing on that to get an IGA to get it transferred to us near term. We can then approach the State to get it officially transferred. Hardy asked if we're updating the building codes, are we going to address building construction flaws; if you're doing the wrong things and getting away with it. Tokos said we are starting to do work on dangerous buildings and how best to abate them. Dangerous buildings are defined in the 1997 Dangerous Buildings Code. We have one circumstance of a motel working through that process right now. They had issues like exposed electrical wiring in the rooms, plumbing discharging on the ground, and water intrusions in the units, which in many cases was pouring over exposed electrical wiring. Hardy asked if we have a system in place to deal with these, or are we going to have to adopt something. Tokos said we have two ways; under the nuisance abatement code or under the unsafe building code, which is a national code that we have adopted. The two processes are different.

(Commissioner East joined the meeting at this point.)

Hardy continued by saying that water intrusion can lead to mold and interior structural failure. Tokos said if there is imminent structural failure, we clearly want to jump on that. We are trying to make the process clear and straightforward and as fair as possible. Part of it is that a lot of those properties are in that condition because the property owner doesn't have a way to do it and will avoid bringing this up to code. As efficient as it can be, the better.

There's a goal to get the mechanical program transferred to the City for those properties within the Newport city limits. Getting that changed over is a priority. We want it in-house. Our new Building Official is able to deal with that.

Tokos noted that we had already talked about e-permitting and also about credit card payments. Those are goals for FY 15-16.

There's a cycle coming up with the State for transportation projects. We are looking to coordinate with ODOT on a joint project to improve signal timing. Hubert Street is a good example, as well as 20th and 101, and 6th Street. Some might include actual construction work at the intersections. Tokos doesn't know how this will play out. That STIP funding will be light on funding. Lincoln City got most of ours in the last cycle; so the next STIP cycle could be tough for big coastal projects. Linn and Benton counties may say why not them. Tokos thinks that signal timing is a good

project. It's a glaring need; especially in the summer; and it's not a huge expensive fix. Branigan asked if we should add something about pedestrian crossings. Tokos said those are about to get built finally.

We will continue to work on workforce housing issues. That is a long, hard, difficult process. He apologized that we're not making as much progress as we had hoped. Hopefully the CDBG will be a good option. Tokos will also have a conversation with Habitat and maybe get units going that way.

Patrick said that one thing he hears from developers is that paying SDCs up front is a big hit. They're paying for services that they're not getting until the end. Tokos said with SDC methodology, we can look at workforce housing as part of that. As part of the housing study, we heard the biggest hit out here is the availability of land. Developers can't get land at reasonable prices, which drives everything up. SDCs were mentioned too; but land was the big thing. Property tax abatement hopefully may be a way to help if they can factor in a 10-year abatement. Berman asked if we could consider deferring payments of SDCs over a time period instead of waiving property taxes. Tokos said as the City, he likes the property taxes because everybody takes a hit; not just the City. The problem with getting too generous with SDCs is that we starve ourselves of resources we need to put infrastructure in place, which is also a problem for development. If there's no infrastructure, a big chunk has to be built and financed somehow. It's a balancing act.

2-5 Year Goals: Lastly, Tokos' memo listed the 2-5 year goals, which he had pretty much covered already. He said he wouldn't go through them individually unless there were questions.

Berman said that short-term there wasn't anything about erosion control. Tokos said it's in the 2-5 years because we have to get the Stormwater Master Plan adopted first to provide the framework for how projects should be developed. It will include policies for how to manage stormwater on private property. Stormwater and erosion are inherently connected. Our Building Official might have enough to implement erosion control on private properties. It's lining up; but it's more in the 2-5 year window. We'll get the Stormwater Master Plan next fiscal year.

Croteau asked if we should have something about student housing. Patrick agreed it possibly should be there. Tokos said he will put that in there. If we get the tax abatement program next fiscal year, what's the emphasis on student housing over the 2-5 year period? The City is continually working with OSU on that. Berman thought that seems specific. He said that particular opportunity with 500 students will break ground in 2016. Somebody has to be getting ready to get them a place to sleep. Tokos said that the City has little influence over that. OSU will proceed. We don't have a lot of control over what they do on the housing side. Perhaps it's working to get the word out. Hardy thought that it should be workforce, low-income, and student housing without targeting one or the other; which seems like it would be favorable treatment. She said OSU is going to have to do student housing of their own. Tokos said maybe in 2-5 years we would want to engage to evaluate how effective these tools have been. If we get the tax abatement program, after 3-4 years, has it been used? Patrick thought we need to evaluate that, and the same with the others.

Patrick said that something else we should probably do because we have that one outstanding Master Plan is look at having a schedule to update these things so they don't end up like the Park Master Plan. Tokos said that's a good point. The Park Master Plan has limited us on what we can do. Coast Park was built with SDCs. That's the only dedicated funding source for parks that we have. The City hasn't used room tax for that, although it could. But then it would be diverted from something else.

Tokos explained that in the 2-5 year goals, what he tried to do was lay out the next logical progression on a lot of the topics we have been talking about.

Planning Commission emphasis: Tokos asked, with the City Council goal setting coming up on the 23rd, if there were any specific issues off this list or otherwise that the Commissioners would like to convey to the Council as key points of emphasis or concern coming from the Commission. He asked if there are areas the Commissioners want the Council to think hard about adopting as their objectives for the coming year.

Branigan mentioned moving the National Guard down to the Airport with a land swap where the City takes over that property. He said maybe the City owns it. Then it could be sold or redeveloped. Tokos said the City doesn't own the property, but we get it back if they don't need it any more. If they went to the Airport, we would technically take the property back. We need to look at the Airport Master Plan coming up. We'll look hard at that.

Croteau said the biggest thing, if it goes forward, is the North Side Urban Renewal District. That will be pretty large. Getting the read from the City Council on that is critical. Patrick said they were talking about budget issues. They have to figure out how to fund it. Tokos said at the Planning Commission's next meeting he will be bringing information to discuss and review for forwarding a recommendation to the City Council on how they should frame the Urban Renewal conversation in terms of kicking it off. We will have suggestions for areas of expertise that should be on the technical advisory committee.

Berman would like to see an emphasis on normalizing the city limits in the south end. So many things could be impacted by that. Make it more consistent in appearance. Consistent enforcement of ordinances. Patrick said we don't need to be like Lincoln City and end up like they did with Roads End. Tokos said we could leverage to take them in under island annexation. There's nothing on the north side that needs to be aggressively brought in. But some areas we could for service issues. Patrick thought that cleaning up the boundary in South Beach should go to the top of the list; at least to look at it. He said that updating the master plan, reviewing things, and most of the things are on a pretty reasonable schedule.

Tokos gave a synopsis of the goals the Planning Commission wants to emphasize:

- Take a hard look at what can do to engage and encourage the National Guard to relocate to the Airport. Look at it carefully as part of the Airport Master Plan process.
- Keep moving forward on forming a new North Side Urban Renewal District and dedicate resources needed to make it happen in a timely manner.
- Pursue normalizing the city limits in South Beach by engaging property owners on annexations and withdrawals.
- Keep moving through the Master Plans to get them updated and adopted. Include SDC methodology because it goes along with that.

Patrick said we have to do something about the parks SDC. Tokos said it is a big chunk on the residential side. He noted that, looking at examples from other jurisdictions, it's not out of the ordinary. In part, that's because there's usually not another funding source; and it tends to come out of SDCs. What we may be able to do on that is a more limited effort that just focuses on capital need; not on maintenance so we can update the SDC side, and it's not a full Park System Master Plan. If we do it right, we can use that when we have the resources to do a full Park System Master Plan. The big things on a good Master Plan will be public engagement, Park and Rec committee involvement, and community outreach to get a better understanding of what the community wants. What's the emphasis? Can we afford to maintain what we're building? It's pretty involved. Patrick said even getting the piece on capital improvements because if it hasn't been updated since 1993, he doesn't even know what's on it any more. Berman said we used the Park System Master Plan as part of the justification in the Urban Boundary expansion. Patrick would be curious to see what things actually got done. He thinks some of those parks we did weren't even on the plan. Tokos said that Coast Park and Wilder are two that were added. One was a developer contribution, and they received SDC credits. The other was paid out of SDCs. Patrick said so we don't have a plan. Tokos said that he doesn't think that it's total chaos. There have been some sound decisions made. Maybe not with the whole system as a whole in mind; but on an opportunity by opportunity basis. Coast Park is a good improvement. There was that gully area over by OMSI preserved with a conservation easement. Wilder Twin Park is useful as a neighborhood park. These are beneficial; they've just been kind of ad hoc. The dog park in Wilder was totally a development amenity.

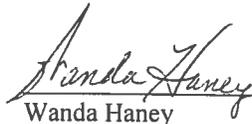
Tokos said he will take these four issues and work them into an email. He will talk to CM Nebel about getting them formally into the presentation for the meeting on the 23rd, and we'll see what we get overall as City Council priorities.

H. Unfinished Business. No unfinished business.

I. Director Comments. No additional Director comments.

J. **Adjournment.** Having no further business to discuss, the meeting adjourned at 7:26 p.m.

Respectfully submitted,



Wanda Haney
Executive Assistant