

**Minutes**  
**City of Newport Planning Commission**  
**Regular Session**  
**Newport City Hall Council Chambers**  
**Monday, February 24, 2014**

**Commissioners Present:** Jim Patrick, Jim McIntyre, Rod Croteau, Mark Fisher, Bill Branigan, and Bob Berman.

**Commissioners Absent:** 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 7:11 p.m. On roll call, Berman, McIntyre, Croteau, Patrick, Fisher, and Branigan were present. East was absent, but excused.

**B. Approval of Minutes.**

1. Approval of the Planning Commission work session and regular session meeting minutes of January 13, 2014, and the work session meeting minutes of January 27, 2014.

**MOTION** was made by Commissioner Fisher, seconded by Commissioner McIntyre, 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. Action Items.**

1. Appoint new member to the Planning Commission Citizens Advisory Committee.

Applicant Dustin Carpi was in attendance and expressed that he is looking forward to being back.

**MOTION** was made by Commissioner Fisher, seconded by Commissioner McIntyre, to appoint Dustin Capri to fill the vacancy on the Citizens Advisory Committee. The motion carried unanimously in a voice vote.

2. Appoint members to the Nye Beach Design Review Overlay Ad Hoc Work Group.

Applicants Don Huster, Kathy Cleary, Jody George, and Michael Franklin had sent their apologies for being unable to attend the meeting. Applicant Wendy Engler introduced herself and noted that the Commissioners had seen her application. She expressed her appreciation for the Commission establishing this work group and said that she looked forward to working with the Commissioners. Fisher said that when he talked to Kathy Cleary, he was concerned that we wouldn't get a cross section of people. He said that he is glad to see that there is a fairly good cross section and thanked Engler for her application. Tokos recommended that the Commission appoint a liaison to make it a work group of six. Patrick volunteered to act as liaison.

**MOTION** was made by Commissioner Fisher, seconded by Commissioner McIntyre, to appoint all applicants, Jody George, Wendy Engler, Don Huster, Kathy Cleary, and Michael Franklin to the Nye Beach Design Review Overlay Ad Hoc Work Group with Commissioner Patrick serving as liaison. Croteau thought that Commissioner McIntyre should be the alternate liaison. The motion was amended by Fisher, seconded by McIntyre, to appoint the five individuals who submitted applications and include Patrick as liaison and McIntyre as alternate liaison. The motion carried unanimously in a voice vote.

**E. Consent Calendar.** Nothing on the consent calendar.

**F. Public Hearings.** No public hearings.

**G. New Business.** No new business.

**H. Unfinished Business.** No unfinished business.

**I. Director's Comments.**

1. Tokos noted that as mentioned in work session, the City Council did their goal setting today. All departments did presentations and then the Council had their own time to put together their thoughts, which he doesn't know how that went. The Council had an

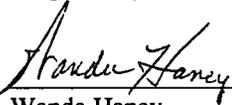
opportunity to hear from every department and had the benefit of a review of all of the City's adopted policies and plans done in the past and what they produced or did not produce. It was not something they necessarily had to go through in detail. But in working with CM Nebel, Tokos was able to put together quite an exhaustive list. Quite a bit of work has been done. Tokos went back as far as the early 90s as a point of reference. The Council will be moving into the budget now; and as they start to develop the budget, they work toward their points of emphasis.

2. Tokos said that he also briefly was at a meeting today where they met with the State who is putting together a new regional solutions team focusing on Lincoln County. This is the Governor's program to get state agencies to play ball together with local communities on projects of significance. Tokos said it looks like the Economic Development Alliance is the conduit through which this team works. This is a process to work through projects where state agencies' objectives are at loggerheads, and the poor jurisdiction is in the middle. He said this will play into a number of projects, even urban renewal, where state agencies would be involved and things need to be sorted out. This will also likely provide us with some assistance in trying to get at streamlining some of our estuarine planning rules and issues where state agencies worked together for the NOAA development because they had to. And the federal government was even fairly cooperative there. But then everybody went back. The Port has been fairly adept at working through regulatory challenges, but they are getting pretty challenged when it comes to estuarine dealings. It involves the Dept. of State Lands, US Army Corp of Engineers, Fish and Wildlife, and DEQ. There are a lot of issues. It is challenging to Port development and is starting to bite them. Like for the supplemental dredging; they couldn't get it taken care of in time so it impacts log exporting some. This team should be able to help work through that kind of stuff.

Croteau asked if the delay in dredging would cause a delay for Teevin Bros. overall. Tokos said the last he heard from Teevin, they said we would have revised plans by the end of the month; but we haven't seen them. That is the result of changes in lease negotiations where they are not only dealing with the Port but also the Hall family; and there are some different dimensions. It's not the same internal layout as the Commission went through when reviewing the TIA; but it will be the same access and amount of traffic. These are changes to the internal layout. Fisher said that February 15<sup>th</sup> is the end for dredging. They were able to get an extension up to thirty days, but with all the entities that have to agree that makes it difficult. He doesn't think they will get all the positive responses timely enough to get the dredging done. Fisher said a lot of what they have to do in preparing the site is upland, and they can do those things. He said maybe as early as September 1<sup>st</sup>, they might get permission to do the dredging; so it might all come together during this year. He believes that their actual physical construction on site will commence pretty soon. Berman said there was talk about filling ships partially and then sending them somewhere else to complete their loads. Fisher said that is always a possibility, but the longshoremen are not going to charge less. They have two full crews; one works two to three hours while the others sit here and then they change out. He said the Port could agree to take less. It could happen for maybe just a trial run or two.

**J. Adjournment.** Having no further business to discuss, the meeting adjourned at 7:24 p.m.

Respectfully submitted,



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Wanda Haney,  
Executive Assistant