

Minutes
City of Newport Planning Commission
Regular Session
Newport City Hall Council Chambers
Monday, June 23, 2014

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

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 7:06 p.m. On roll call, Hardy, Berman, Croteau, Patrick, Franklin, 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 June 9, 2014. Franklin noted some language changes to a couple of his comments.

MOTION was made by Commissioner Croteau, seconded by Commissioner Berman, to approve the Planning Commission minutes with the changes noted. 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. 3-CUP-14. Final order approving a Conditional Use Permit per NMC Chapter 14.25.020(E) as requested by Eric & Cherie Gullerud for approval of a vacation rental in a residence located at 732 NW 2nd Ct. where the requirements per NMC 14.25.050 for off-street parking spaces cannot be met. The Planning Commission conducted a public hearing in this matter on June 9, 2014.

MOTION was made by Commissioner Berman, seconded by Commissioner Croteau, to approve the final order for File No. 3-CUP-14 as presented. The motion carried unanimously in a voice vote.

E. Action Items. None.

F. Public Hearings. None.

G. New Business. None.

H. Unfinished Business. None.

I. Director's Comments.

1. Tokos let the Commissioners know that there will be a South Beach Town Hall meeting at 6:00 p.m. next Monday at OCCC. The upcoming South Beach projects will be covered. He said it would be great if one or two Commissioners could show up; but not a quorum. He said if anyone was interested to give him a heads up. Tokos said that we sent out notices to those in the South Beach area; and the agenda is on line. A presentation will be made by Bob Cowen with HMSC. OMSI will give an update on their campus design. Bonnie Serkin with Wilder will give a presentation on what they are doing there. There is a range of things to be discussed. Patrick said he would like to go. He said that he noticed that Ferry Slip had been extended. Tokos confirmed that the improvements to Ash Street connecting 40th Street to Ferry Slip were wrapped up.

2. Tokos noted that the budget was adopted.

3. Tokos said a big project coming down the pike is urban renewal on the north side. That is still out there to come back to the Planning Commission once we have had a conversation with the taxing entities. We have the funds to get a consultant on board to get the plan prepared should the City Council decide to proceed. Before that they will receive a recommendation from the Planning Commission of what your thoughts are on whether the City should proceed and which option they should pursue. The conversations with the other entities haven't happened yet because Tokos and City Manager Nebel, who wants to participate, have both been busy; they had to get through the budget. Berman asked when the three options get narrowed down to one. Tokos anticipates out of the

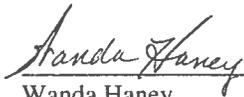
recommendation from the Planning Commission and direction from the City Council. If they say yes, the Council will say which option they want to be pursued. Before we hire a consultant, we have to pick an option. We will bring the consultant on board for the outreach; and the boundary will be set at that point. We have to have it relatively defined for the consultant. Tokos explained that if the Council provides direction that a district be formed, it has to go through the hearings process. It will be brought back to the Planning Commission for a recommendation to the City Council; and you will likely make a recommendation on which option to pursue. Patrick said it also depends on the feedback of the taxing entities. Tokos agreed. He said they may say they are on board, but could you avoid the one that impacts them the most; or they may say go forward. We will see what they say.

J. Commissioner's Questions.

1. Croteau asked if at some point the Commission will review parking districts. Tokos said the City Council had a work session on that and wanted updated on what the districts have accomplished. That was all they were looking for. The Council is aware that in the case of Nye Beach, that economic improvement district will be up for renewal in another year. Tokos said that each district has accomplished something; Nye Beach the most, and Bay Front the least, but it was formed last. Part of that is coming from some of those involved in the Bay Front realizing that this is only an interim step to get to a real solution such as structured parking; the district will not generate enough revenue. The parameter of the district is that it all falls on the businesses and while businesses do have some responsibility, it's not solely their responsibility for funding something like that. The Bay Front and Nye Beach are looking at metered parking for example as a supplemental revenue source to support structured parking. If they get these parking spaces, you can lift off-street parking requirements and allow properties to develop in a more intense manner than they are now. It's not just city standards. We as a city could say you no longer need to provide off-street parking; but a developer will see the parking situation is unworkable. The standards aren't a barrier. Franklin asked if in Nye Beach the City has put forth an option for employees to park in the PAC parking lot. Tokos said it is public parking. He noted that Nye Beach has tried to encourage that; but most in Nye Beach aren't looking at that as desirable yet.

K. Adjournment. Having no further business to discuss, the meeting adjourned at 7:21 p.m.

Respectfully submitted,



Wanda Haney
Executive Assistant