## City of Newport Draft Planning Commission Work Session Minutes January 8, 2024

## LOCATION: CITY COUNCIL CHAMBERS, NEWPORT CITY HALL, 169 SW COAST HIGHWAY, NEWPORT Time Start: 6:00 P.M. Time End: 7:10 P.M.

## ATTENDANCE LOG/ROLLCALL

COMMISSIONER/ ADVISORY MEMBER	STAFF
Chair Bill Branigan	Derrick Tokos, Community Development Director
Commissioner Bob Berman	Sherri Marineau, Community Development Dept.
Commissioner Jim Hanselman	the Country Point States
Commissioner Gary East	
Commissioner Braulio Escobar (by video)	
Commissioner John Updike	
Commissioner Marjorie Blom	Directings and the period of the comparents
Citizen Advisory Member Dustin Capri (absent, excused)	
Citizen Advisory Member Greg Sutton (absent)	betan the 6

AGENDA ITEM	ACTIONS
WORK SESSION MEETING	
a. Roll Call	None.
DRAFT CHANGES TO RV PARK STANDARDS TO FACILITATE CONSTRUCTION OF NEEDED HOUSING.	
a. Staff report	Mr. Tokos provided an overview of the draft code amendments to NMC Chapter 14.06, pertaining to the City's Recreational Vehicle Park Standards.
b. Discussion on RV Park standards	Commission held discussions on where RV parks are permitted; the need to clarify legacy language from the Oregon Building Codes Division; changing the spacing for RV camping spaces from 600 to 400 square feet maximum; updating standards for roadways to allow compacted gravel; RV pad surfacing requirements; water and power requirements for RV spaces; off- street parking; trash receptacles; restroom facilities; utility buildings for clothes washing; heating for building spaces; screening for RV parks; landscaping standards; outside storage for materials and equipment; and requiring a certificate of sanitation.
c. Commission feedback	Tokos received input from the Commission on edits to the document.
SECOND REVIEW OF AMENDMENTS TO FACILITATE CONSTRUCTION OF NEEDED HOUSING.	Metazek evenezet sidenatak ritadis

a. Staff report	Mr. Tokos provided an overview of the updated draft set of zoning code amendments to facilitate the construction of needed housing.
b. Discussion on amendments	Commission held discussions on garage setbacks; roof pitches; parallel parking; deviations less than or equal to 10% being set as a ministerial process that the Community Development Director would determine if it would result in an additional dwelling unit.
c. Commission feedback	Tokos received input from the Commission on edits to the document. The Commission was in general agreement on the presented amendments with edits.
DISCUSS HOLTE HOMEBUYER INCENTIVE PROGRAM.	under sin der sollte der besteren sollte Normalister in der sollte der von sollte sollte Normalister sollte s
a. Staff report	Mr. Tokos provided an overview of the HOLTE Homebuyer Incentive Program.
<ul> <li>b. Discussion on viability of program for Newport</li> <li>c. Commission feedback</li> </ul>	Commission held discussions to determine if the program would be appropriate for Newport. Blom expressed concerns about the city's limited staffing and questioned the need for the program. Updike reported that the Portland program had 40% of their applicants fail to qualify, and he didn't think the numbers worked for Newport given the staff work. Tokos agreed that this might not be the best structured program for small cities and might be better run as a State program that smaller jurisdictions could enroll in. Berman thought it might be impossible for the city staff to monitor the program, and thought it was impractical for Newport.
<ul> <li>At Apol 61, 101, 102, 101, 102, 101, 101, 101, 10</li></ul>	a discussion on the program was had and they had determined a program like this was a more than the city could tackle at this point.
STATUS OF THE CITY CENTER REVITALIZATION PROJECT.	Mr. Tokos provided an update on the delay of the City Center Revitalization Project by ODOT.
PLANNING COMMISSION WORK PROGRAM UPDATE.	None.
Submitted by:	nery

Sherri Marineau, Executive Assistant