

MINUTES
City of Newport Planning Commission
Work Session
Newport City Hall Conference Room A
May 14, 2018
6:00 p.m.

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

Planning Commissioners Absent: Bob Berman (*excused*).

PC Citizens Advisory Committee Members Present: Karmen Vanderbeck & Dustin Capri.

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

1. **Call to Order.** Chair Patrick called the Planning Commission work session to order at 6:02 p.m.
2. **Unfinished Business.**
 - A. **Update on Parks System Master Plan Scope and Schedule.** Tokos reviewed his memo. He said the Ad-hoc Committee would be appointed on May 21st. The AC would include members of represented groups and would ask the organizations involved who they wanted to represent them on the committee. Tokos noted the scope fit what was already budgeted and there were a little more funds to do other things like park markups or cost estimates beyond what was included in the plan. He said the Recreation Center Aquatic Facility would be a part of a fee assessment and there were concerns that the City wasn't getting out of the facilities what they thought they should, in terms of utilization and revenue.

Patrick asked if the beaches would be counted in the available park systems. Tokos said beach access was part of the trail system. Capri said there was nothing included about supplementing private developers and giving them benefits to incorporate some of their projects. Tokos said the City had already been doing credits and were taking out park SDCs for the Wilder development. Capri suggested volunteers be in charge of taking care of parks. Patrick said there was something already in the plan about volunteer opportunities. Tokos said they would assess if there needed to be more parks, trails or other things as part of the plan.

Hanselman asked if the bike path from Oceanview to 20th through the deep ravine was included. Tokos said this was mostly a part of the transportation system plan. Vanderbeck asked if a park was not being used, would it be considered. Tokos said it would be a part of the discussion. Capri asked if OCCFA would be a part of the AC. Tokos said they would be engaged as a stakeholder. Branigan asked if the County Fairgrounds would be included. Tokos didn't think so and didn't see the proposal having much in the way of park assets. He said there would also be a discussion about the skate park. The plan would ask if the park was located the right place and if it should be moved. Tokos said the land at the Yaquina State Park was left open because they knew the process was going to be done.

Capri asked if the images at the end of the report were examples of other projects they've done and what the City would expect to look at. Tokos said yes, there were some plan level overview maps to show relationships in the community and detail maps for mockups they used for sites to look at. Patrick said that the Lincoln City example had a lot of improvement costs and cost examples, but didn't include what the maintenance costs were and important to have. Croteau asked if they were supposed to do maintenance costs in the Lincoln City plan. Tokos said the maintenance piece wasn't always included in a Parks System Master Plan and might have been addressed in a separate document. Vanderbeck asked if Lincoln City moved forward on some of these plans. Tokos didn't know. Capri said it would be good to know if Lincoln City felt they should have done anything differently. Hanselman asked if the plan would include State land and recreational possibilities. Tokos said yes, and most were a fixed product. He said the Yaquina State Park was designated for further review by the City. Patrick asked if recreational access on the north side would be considered. Tokos said the Port has some outstanding access obligations on the various projects such as NOAA and the International Terminal for access for kayaks.

Franklin asked if the park project proposal locations came from the ad-hoc committee or from the consultant. Tokos said they were typically from the community outreach after the consultants did work to identify them. Croteau asked if there were any connections with BLM and the Yaquina Head. Tokos said there had been some conversations around

creating a trail around the Smith Tank. He noted that occasionally there would be federal grants put out for transportation improvements. When these came up, the City had discussions with BLM and Yaquina Head to use them for a potential sidewalk on Lighthouse Drive. Capri asked how much the City could afford to spend for new construction. Tokos said if there was a good project and a local match, they could levy a good grant. This happened around every five years. Patrick asked what the Coast Park cost. Tokos guessed around \$100,000 to \$150,000. Franklin thought the Frisbee golf community should be involved. Branigan thought interfacing with the Army Corp of Engineers would be good to find a way to make access for scuba divers. Tokos said this was part of the South Beach Park Update.

3. **New Business.**

- A. **Amendment to NMC Chapter 12.15 to Allow Certain SDC Credits to be Transferred.** Tokos reviewed the memo on SDC credits. He said Landwaves were the only owners that had credits to transfer. He reminded the PC that credits were done by statute and expired after 10 years. Tokos said Wilder was asking for consideration to allow them to transfer in terms of credits in the context of housing. Hardy asked why it wouldn't be for commercial because it built jobs. Tokos said the argument the City had was the housing shortage and being sensitive to how they allowed credits to be given out. Hardy asked if Wilder could sell their credits. Tokos said they left that open and the City didn't write it up that there would be donations. He said all the City would need to see is a letter that said what amount would be transferred. It was set up to be no more than 50 percent of SDCs could be payable, and Wilder was comfortable with this. Vanderbeck asked if they wanted to choose who the credits would go to. Tokos said yes. Franklin asked if it killed future growth in the area near Wilder and if it was better to give them a five year extension. Tokos said they couldn't get an extension and had to use the credits within 10 years by State law. Croteau asked if there was a way to let developers know there were credits available. Tokos said if adopted, it could be. Franklin asked if other jurisdictions were doing transfers. Tokos said most jurisdictions didn't do transfers because it created an administrative headache. He said he wasn't a fan of transfers but was ok with it because they would be limited to qualified public improvements and the City didn't have many of these. Croteau asked if it was hard to track. Tokos said no, the City had been tracking the credits for 10 years. He said Wilder would still be using some of their credits. Franklin asked if they could sell credits to the OSU campus project. Tokos said no, because credits were drafted to transfer to residential only and there was only 1.5 years left to use them. Hanselman asked what happened if they didn't use the credits. Tokos said they would go away and State law said they had to be used in 10 years.

Vanderbeck asked if there were other projects under other corporate names for Landwaves that the credits could be used for. Hardy said they had other properties under different names and didn't think they had any plans for the Wolf Tree development as well. Tokos said the way things were moving there was no way for Wolf Tree to utilize all the credits in under two years. Patrick thought they could use them for the apartment complex being built in the area. Franklin asked if the apartment project behind Szabo's Steakhouse could use the credits. Tokos said yes. He also noted that the memory care facility was also residential and credits could be used for this. Vanderbeck asked if the credits had to go toward development. Tokos said yes and could also be used for redevelopment. Franklin asked if it could be used for a remodel. Tokos said if they were adding bedrooms they could. Vanderbeck asked if the PC should consider declining the credit transfer. Tokos didn't think so because they only had a limited amount of years to use them and credits were limited to residential.

Capri asked how Wilder would sell the credits. Tokos didn't know what their discount would be. He explained the way the credits worked was they would draft a credit letter for the project and deducted it off the credit log. Capri asked if it was taxing for the staff. Tokos said it wasn't. Patrick thought limiting the discount to 50 percent was fine and helped discourage transfers. Tokos said there wasn't enough property around town for them to utilize all of the credits. Franklin asked if Rich Belloni's property by the cemetery would be eligible. Tokos said it would because it was all residential. Vanderbeck asked if the SDCs had to be for properties only in the City limits. Tokos said yes. Franklin asked if the City was trying to promote affordable housing, would the City advertise that the credits were available. Patrick said the credits weren't the City's to give. Tokos said what he was hearing was the PC was okay with credit transfers. Hardy thought credits should be transferred to commercial as well. Patrick thought that was a harder sell. Tokos said he looked at it as targeted to housing and felt it was a better approach. A discussion ensued regarding if credits should be used for commercial and residential and what the more credible needs were.

- B. **Updated Tentative Planning Commission Work Program.** Tokos reviewed the updated schedule. He noted the FEMA South Shore appeal might be bumped to another meeting.

4. **Director's Comments.** No Director comments.

5. **Adjournment.** Having no further discussion, the meeting adjourned at 6:51 p.m.

Respectfully submitted,



Sherri Marineau,
Executive Assistant