

MINUTES
City of Newport Planning Commission
Work Session
Newport City Hall Conference Room A
August 13, 2018
6:00 p.m.

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

PC Citizens Advisory Committee Members Present: Dustin Capri.

PC Citizens Advisory Committee Members Absent: Karmen Vanderbeck (*excused*)

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

1. **Call to Order.** Chair Patrick called the Planning Commission work session to order at 6:00 p.m.
2. **Unfinished Business.**
3. **New Business.**
- A. **Conflict of Interest Presentation by City Attorney.** Steve Rich gave a presentation to the PC about conflicts of interest. He noted that he was presenting an annual update to all committees on conflicts. He clarified for the PC what the difference was between a conflict and bias. Rich also clarified the differences between a potential conflict of interest and actual conflict of interest. He then went on to discuss the overlays of the Newport Municipal Code and the State Ethics Code. Tokos explained the difference between legislative and qui-judicial conflicts of interest.
- B. **Review of Amendments to NMC 14.01.020 and 14.03.060 Related to Extended Stay Motels.** Capri and Franklin noted that they had a potential conflict of interest. Tokos reviewed the application that was submitted by Pacific Seafood Group and the amendments to the NMC.

Berman asked if they bought the building and turned it into units, why it wouldn't be considered apartments. Tokos said it wouldn't be under a residential code. Croteau asked if it would no longer be used for commercial motel rental. Tokos said if their plans changed, they could use it or sell it to someone who wanted to use it as a motel. Franklin asked where the location of the unit was. Tokos said he couldn't say but was in one of the zones listed in memo and explained where the locations fell in the zones.

Hanselman thought it sounded like they were asking for dwellings to stay in for up to six months. Tokos said no, they weren't apartments and were in a different construction classifications. It would be no different from hotels/motels. Hanselman was concerned about safety for people who are in a lodging setting where they could cook. Tokos said it was a benefit to have a provision to allow a business to build an extended stay operation. Franklin asked if the units would have kitchens. Tokos wanted to encourage the PC to think in terms of any extended stay when considering the amendments. He said that some units may not have kitchenettes. Hanselman thought that more and more businesses would need more housing for the workforce and this is something that might become more common. Franklin asked if it would be a loop hole for affordable housing. Tokos said they weren't apartments and were different from dwellings. Hardy reminded the PC to not confuse seasonal housing with workforce housing as they were different. Hanselman was concerned that tourism was also seasonal and also looking for housing. Croteau thought it would set precedence for housing for employees. Berman saw it as a positive to free up some workforce housing. Croteau said that he had talked to different businesses who said that housing was an issue for hiring people. Hardy said that there had been seasonal shortages for decades. Croteau said he had a number of people in important roles in the community that say that housing was an issue.

Patrick reminded the PC that they were looking at doing a standard for extended stay. He had a problem with converting a complex to an extended stay because he didn't know the state of the plumbing, electrical and the building. Tokos asked if the PC wanted info on the building codes for the PC hearing. Capri reminded that anytime they would be changing the use they would have to bring the building up to code. He said he could bring information on the distinction between hotel/motels and multi-family; and extended stay or not. The PC agreed it would be helpful. Berman was concerned that if someone bought an existing hotel, with these changes someone could either rent it as a motel or an

extended stay. Tokos said that it wasn't an accurate assumption that Pacific Seafoods was assuming they were buying an existing motel. Croteau asked if the existing motels met the existing code. Patrick said no because of the change in the code. A discussion ensued regarding what triggers projects being required to be put up to code.

Capri asked if Hatfield and Samaritan Hospital could build to do extended stays. Tokos said they may have been already been doing that and was already permitted under the current code. Patrick was more concerned about the conversion of the buildings for extended stay, not so much the changes to the amendments.

Ellen Bristow addressed the PC and asked if extended stay was considered a boarding house or a dorm room. Tokos said it was different from a boarding house which had a central common room. Bristow asked if a person would be in one room or more than one in a room. Tokos said there would be an occupancy limit based on size of room, but who was renting the unit wouldn't be determined.

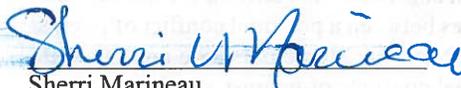
Branigan asked if this would be allowed in I-3 zones. Tokos said no. Hanselman asked about room taxes for extended stay. Tokos said he could take a look at it and give the PC the information. Berman said they originally asked for it in the C-2 zone but the proposal was not for C-2. Tokos said this was a typo on the application. Patrick asked to have the map published split in half (North and South) with more color definition.

C. **Planning Commission Scope of Work Update.** Tokos reviewed the updated work program with the PC.

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

5. **Adjournment.** Having no further discussion, the meeting adjourned at 6:58 p.m.

Respectfully submitted,



Sherri Marineau,
Executive Assistant