

**MINUTES**  
**City of Newport Planning Commission**  
**Regular Session**  
**Newport City Hall Council Chambers**  
**March 9, 2020**

**Planning Commissioners Present:** Gary East, Lee Hardy, Bob Berman, Mike Franklin, Jim Hanselman, Bill Branigan, and Jim Patrick.

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

1. **Call to Order & Roll Call.** Chair Patrick called the meeting to order in the City Hall Council Chambers at 7:31 p.m. On roll call, Commissioners East, Hardy, Berman, Franklin, Hanselman, Branigan, and Patrick were present.

2. **Approval of Minutes.**

A. Approval of the Planning Commission Work and Regular Session Meeting Minutes of February 10, 2020 and Regular Session Meeting Minutes of February 24, 2020.

Commissioner Berman submitted minor corrections to the February 10, 2020 Work Session meeting minutes.

**MOTION** was made by Commissioner Berman, seconded by Commissioner Franklin to approve the Planning Commission Work and Regular Session Meeting Minutes of February 10, 2020 and Regular Session Meeting Minutes of February 24, 2020 with minor corrections. The motion carried unanimously in a voice vote.

3. **Citizen/Public Comment.** None were heard.

4. **Action Items.**

A. **Initiate Amendments to the C-2 Zoned Areas in Nye Beach to Prohibit Residential on Street Grade on the West Side of NW Cliff Street.**

**MOTION** was made by Commissioner Berman, seconded by Commissioner Branigan to initiate amendments to the C-2 zoned areas in Nye Beach to prohibit residential on street grade on the west side of NW Cliff Street. The motion carried in a voice vote. Hardy was a nay.

B. **Initiate Amendments to the City Comprehensive Plan and Zoning Ordinance to Establish a Tsunami Hazards Overlay.**

**MOTION** was made by Commissioner Branigan, seconded by Commissioner Franklin to initiate amendments to the City Comprehensive Plan and Zoning Ordinance to establish a Tsunami Hazards Overlay. The motion carried unanimously in a voice vote.

C. **Initiate Amendments to Update the Storm Drainage Element of the Comprehensive Plan.**

**MOTION** was made by Commissioner Hardy, seconded by Commissioner Berman to Update the Storm Drainage Element of the Comprehensive Plan to include a disclosure that the section of Newport existing west of Highway 101, between Oceanview Drive and NW 48th Street, be added to the plan, and an explanation be given as to why it and other projects weren't included. The motion carried unanimously in a voice vote.

5. **Public Hearings.** At 7:36 p.m. Chair Patrick opened the public hearing portion of the meeting.

Chair Patrick read the statement of rights and relevance. He asked the Commissioners for declarations of conflicts of interest, ex parte contacts, bias, or site visits. Commissioner Berman and Branigan reported a site visit. Patrick called for objections to any member of the Planning Commission or the Commission as a whole hearing this matter; and none were heard.

A. **File 3-CP-18.**

Tokos reviewed the staff report and explained why the amendments were required. He the element addressed in these changes was for the distribution system. Tokos reviewed the criteria for the needed changes. He explained the policy changes firmed up the requirement that owners would have to annex into the City when they wanted to connect to the sewer system, if they owned a property adjacent to the city limits and in the urban growth boundary. The policies also confirmed that if a property in an existing development inside of the city limits was within 250 feet of a new sewer system extension, they would be required to connect to the system. There was also language added to address the City prioritizing projects that would address known conditions or capacity issues.

Patrick asked how the new State directive that allowed accessory dwelling units (ADUs) on residential lots would affect the capacity of the existing system if a significant portion of the City started using these rules. Tokos explained that he was on the Rules Advisory Committee developing the rules for extension opportunities. Jurisdictions would be able to ask for additional time before they had to put rules in place that allowed for additional density because of infrastructure deficiencies. The direction the Committee was going was that jurisdictions would have to have a deficiency in the next three years to qualify. In capitol planning that meant that jurisdictions had a deficiency right now. Tokos thought that things would happen incrementally and the City would have sufficient time to address issues. He explained how at Agate Beach, on Rocky Way near Lighthouse Drive, there was a pressure zone problem currently for the water system. This meant lots couldn't be developed in the area unless they put their own private pump station in. The City could argue that this was a deficiency and therefore not have to change the zone to allow duplexes. Tokos noted that even if there was an infrastructure deficiency, as long as there was a plan to address it in some reasonable amount of time, jurisdictions would be alright.

A discussion ensued regarding Lincoln County Sanitary and the way Lincoln County managed and inspected septic systems in the City and surrounding area.

**MOTION** was made by Commissioner Branigan, seconded by Commissioner Franklin to approve File 3-CP-18 and forward a favorable recommendation to the City Council as presented. The motion carried unanimously in a voice vote.

6. **New Business.** None were heard.

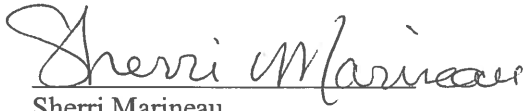
7. **Unfinished Business.** None were heard.

8. **Director Comments.** Tokos reported that the City Council approved the parking facilities changes to the Comprehensive Plan with a minor tweak to Nye Beach. The changes made it clearer that the City was not implementing meters in Nye Beach. Tokos reported that the Council hadn't put the Parking Advisory Committee in place yet because they wanted to work on its composition to make the number of members a little bigger. The Council was looking to change it from seven members to eleven. They wanted to add a couple of at large positions to allow the Council to have a little flexibility if they had difficulty filling a position. Once the Advisory Committee was determined the group would be refining the meter/timed parking/permit parking on the Bayfront and working on some changes to the zoning code to lift off street parking requirements. This would come back to the Planning Commission for review.

Tokos reported that the City Council had a memorandum of understanding with Central Lincoln PUD to sell them an easement through the reservoir for a high voltage transmission line.

9. **Adjournment.** Having no further business, the meeting adjourned at 7:53 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Sherri Marineau". The signature is written in black ink and is positioned above the printed name and title.

Sherri Marineau  
Executive Assistant