

MINUTES
City of Newport Planning Commission
Regular Session
Newport City Hall Council Chambers
April 25, 2022

Planning Commissioners Present: Jim Patrick, Braulio Escobar, Bob Berman, Gary East, and Bill Branigan.

Planning Commissioners Absent: Jim Hanselman (*excused*).

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 7:01 p.m. On roll call, Commissioners Patrick, Branigan, Berman, Escobar, and East were present.

2. **Approval of Minutes.**

A. **Approval of the Planning Commission Work Session Meeting Minutes of March 28, 2022.**

MOTION was made by Commissioner Branigan, seconded by Commissioner Escobar to approve the Planning Commission Work Session meeting minutes of March 28, 2022 as written. The motion carried unanimously in a voice vote.

B. **Approval of the Planning Commission Regular Session Meeting Minutes of March 28, 2022.**

MOTION was made by Commissioner Branigan, seconded by Commissioner Escobar to approve the Planning Commission Regular Session meeting minutes of March 28, 2022 as written. The motion carried unanimously in a voice vote.

3. **Action Items.** None were heard.

4. **Public Hearings.** At 7:03 p.m. Chair Patrick opened the public hearing portion of the meeting. Chair Patrick acknowledged the statement of rights and relevance. He asked the Commissioners for declarations of conflicts of interest, ex parte contacts, bias, or site visits. None were heard. 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 1-Z-22.**

Tokos reviewed the staff report. Berman noted that the rules said that a tiny home on wheels was a recreational vehicle. He asked if a tiny home was going to be used as an accessory dwelling unit (ADU), did it need to be taken off the wheels. Tokos confirmed this was true and it had to be put on a foundation.

Branigan asked what the deadline was to have all the rules had to be implemented. Tokos explained the State didn't set deadlines, it was more about when the law was effective. If the city didn't update the code then they would have to apply the State law directly.

Patrick asked if the design standards in the Nye Beach Overlay would still apply. Tokos confirmed that because they were clear and objective standards they would applied.

MOTION was made by Commissioner Berman, seconded by Commissioner East to make a favorable recommendation to the City Council for File 1-Z-22. The motion carried unanimously in a voice vote.

Berman asked for clarification of what the Council would review. Tokos reported they would be shown the red line markups in the code with notes on what the changes would be. Then, after their adoption the full code would be recorded.

5. New Business.

A. Commissioner Lee Hardy Resignation.

Tokos reported they would be advertising for the open Commission spot. Escobar asked if the Commission could send a letter to Hardy as a group. Tokos suggested they send a joint Planning Commission/City Council letter to Hardy. They Commission was in general agreement to do so.

6. Unfinished Business. None were heard.

7. Director Comments.

A. File 7-CUP-21-A: City Council Final Order and Decision for the Lincoln County Animal Shelter Conditional Use Permit.

Tokos reported that City Council affirmed the Commission's decision for the conditional use permit for the animal shelter. He noted the case could potentially be appealed to LUBA. The County would have to defend the decision if it did. Escobar pointed out that the County was actively looking at other sites for the animal shelter. Tokos confirmed the County was taking a 90 day pause and looking at other locations. He hoped that this would be a transparent process for them. If the County ultimately choose the airport at the best solution, they would have to sell the idea to the community to get them onboard with it being the ultimate solution. Tokos noted that the Council would want to see community support to do the lease for the shelter. He explained that the conditional use criteria had been met and it wasn't the tool to work through these issues. Berman thought that it had raised the level of public awareness and thought the Commission did a tremendous public service because of it. He hoped the County would come up with a better solution.

8. Adjournment. Having no further business, the meeting adjourned at 7:22 p.m.

Respectfully submitted,



Sherri Marineau
Executive Assistant