

MINUTES
City of Newport Planning Commission
Regular Session
Newport City Hall Council Chambers
October 10, 2022

Planning Commissioners Present: Jim Patrick, Bob Berman, Gary East, Braulio Escobar, Jim Hanselman, Bill Branigan (*by video*), and John Updike.

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 7:00 p.m. On roll call, Commissioners Patrick, Branigan, Hanselman, East, Berman, Escobar, and Updike were present.

2. **Approval of Minutes.**

Berman reported minor edits the minutes that were shared with the Commissioners before the meeting. Hanselman noted that the September 12th work session meeting minutes needed to have language added to include his comments about his concerns on adding new homes to the area when there was already water problems, and how it pertained to residents being placed on Level 2 water restrictions two summers before.

Berman commented that he was concerned he was the only Commissioner who submitted corrections to the minutes and asked that the Commissioners to confirm in the future that the statements they said were accurate in the minutes. Hanselman reported he read the minutes each time.

Berman thought that some of the minutes stated that Tokos would follow up on items but some things hadn't been done. He requested that Tokos follow up when these items were noted in the minutes. Tokos reported he generally got back to the Commission on these types of items but if there were things the Commissioners were concerned about they should let him know. Berman noted one instance was on the August 22nd work session minutes, before Item C, where there was a question on how the Housing Study treated rentals and second homes. Berman stated that Tokos should ask ECONorthwest for this information. Also, under the traffic study, there was a question on if the BLM project was enumerated in the TSP projects. Tokos reported the information on the second dwellings would come back to the Commission in the materials on the November 14th package. He would work to get back to the Commission on the enumerations.

A. **Approval of the Planning Commission Work Session Meeting Minutes of August 22, 2022.**

MOTION was made by Commissioner Berman, seconded by Commissioner Hanselman to approve the Planning Commission Work Session meeting minutes of August 22, 2022 as written. The motion carried unanimously in a voice vote.

B. **Approval of the Planning Commission Regular Session Meeting Minutes of August 22, 2022.**

MOTION was made by Commissioner Berman, seconded by Commissioner Hanselman to approve the Planning Commission Regular Session meeting minutes of August 22, 2022 with minor corrections. The motion carried unanimously in a voice vote.

C. Approval of the Planning Commission Work Session Meeting Minutes of September 12, 2022.

MOTION was made by Commissioner Berman, seconded by Commissioner Hanselman to approve the Planning Commission Regular Session meeting minutes of September 12, 2022 with minor corrections. The motion carried unanimously in a voice vote.

D. Approval of the Planning Commission Work Session Meeting Minutes of September 26, 2022.

MOTION was made by Commissioner Berman, seconded by Commissioner Hanselman to approve the Planning Commission Work Session meeting minutes of September 26, 2022 as written. The motion carried unanimously in a voice vote.

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

4. **Action Items.** None were heard.

5. **Public Hearings.** At 7:07 p.m. Chair Patrick opened the public hearing portion of the meeting. He asked the Commissioners for declarations of conflicts of interest, ex parte contacts, bias, or site visits. Branigan, Berman, and Hanselman reported site visits. 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 2-CP-22.

Tokos reviewed his staff report and acknowledged that Matt Betenson, the manager for the Yaquina Head Natural Areas was present to answer questions.

Berman pointed out the study was placed under Goal 1 and thought it needed more than just the title of the report. He suggested it say "Policy 2, the city hereby adopts, as part of its comprehensive plan, the Yaquina Head Traffic Study." Tokos thought he could wordsmith it, but the principal was that they wanted to list each of these studies over time under Policy 1. He pointed out that they would be doing other refinement plans that were area specific. Berman then thought it should say "Policy 1, improve and maintain a transportation system that is consistent with:" instead. Tokos would tweak the language to tighten it up. Updike thought it should be indented on the document with a heading so it seemed like it was the first of more projects.

Proponent: Matt Betenson, site manager of the Yaquina Head Natural Areas, addressed the Commission. He explained they went through a cooperating agency process to look at the traffic flow around the Yaquina Head, and they received quite a few concerns from the public related to walkers, bikers and pedestrians. They had about 545,000 visitors over the last year. Betenson reported that they did cooperating agency interactions with ODOT Federal Highways, the City of Newport, and the Bureau of Land Management on this project. They thought they came up with some really good options for a new design on the site to help alleviate what they were seeing for a lot of traffic congestion, and felt this would provide better experiences for people visiting the site. What the Commission was reviewing was about 30 percent of the final product. This was because

they still needed to do the final engineering, soil geotechnical work, and environmental compliance on the Federal side. Betenson noted that if this was added to the Comprehensive Plan it would allow them to look for more funding. They had funding through Federal Highways to get the traffic study done, but they didn't have any money beyond that.

Patrick asked how likely and how soon this would be done. Betenson thought it was hard to say since there were different areas that needed modifications. He thought it would be at least a year and a half to two years at a minimum, depending on the sources of funding. The synergy of working together with the city helped them find funding support. Patrick liked the work that had been done on the report. Betenson pointed out that they had a lot of public input on the potential changes as well.

Berman asked how the changes on the plan would be published. He also questioned if it would be codified in the Comprehensive Plan. Betenson didn't know the mechanics of how the Commission worked. This was 30 percent of the plan and there was flexibility built into what the city would be adopting. Betenson thought any major changes would have to go back out for public comment. The design was currently just schematic and it didn't talk about how the work would be done. Berman asked if what he was saying was this study was 100 percent of the projects they wanted to do, but only 30 percent of the details. Betenson agreed that this was a good way to look at it. Berman asked what the status of the peregrine falcons were at the site. Betenson said there were three on the cliffs that week and they hoped for chicks the next summer.

Tokos asked for thoughts on how they would keep the Yaquina Head Traffic Study alive for folks and asked if the partnership with the Friends of the Lighthouse could be a great way to have the study out there for people to look at. Betenson thought they could publish the final study on the Friends of the Lighthouse website. The BLM had a few other areas on the internet they could post it on.

Chair Patrick closed the hearing at 7:29 p.m.

Updike thought the study was great and a simple addition to the policy. He has no concerns. East agreed that this was straight forward. Berman agreed and thought the study was fabulous. He thought the integration into the Comprehensive Plan needed a little wordsmithing, but he had no problems with it. Hanselman thought they did a good job of putting it together and appreciated the coordination between so many groups. Escobar thought there was a lot of effort by professionals to put this together and felt it was well reasoned. He would support approving it. Patrick thought it was a good proposal and vast improvement from the first draft.

MOTION was made by Commissioner Berman, seconded by Commissioner Escobar to forward a favorable recommendation for File 2-CP-22 to the City Council to incorporate the Yaquina Head Traffic Study into the Transportation Section of the Comprehensive Plan. The motion carried unanimously in a voice vote.

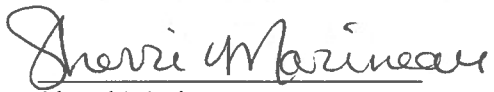
6. **New Business.** None were heard.

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

8. **Director Comments.** None were heard.

9. **Adjournment.** Having no further business, the meeting adjourned at 7:33 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Sherri Marineau". The signature is written in a cursive style with a horizontal line underneath the name.

Sherri Marineau
Executive Assistant