

MINUTES
City of Newport Planning Commission
Work Session
Newport City Hall Council Chambers by Video Conference
February 8, 2021
6:00 p.m.

Planning Commissioners Present by Video Conference: Lee Hardy, Bob Berman, Jim Hanselman, and Bill Branigan.

Planning Commissioners Absent: Jim Patrick (*excused*), and Gary East.

PC Citizens Advisory Committee Members Present by Video Conference: Dustin Capri, Braulio Escobar, and Greg Sutton.

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

1. **Call to Order.** Vice Chair Branigan called the Planning Commission work session to order at 6:02 p.m.
2. **Unfinished Business.**
- A. **Summary of Fall/Winter Transportations System Plan Outreach and Upcoming Schedule.** Tokos reviewed the summary of the outreach and noted the summary would be presented to the project advisory committee when they met on February 25. It would be refined and brought back to the public in May. The adoption would be happen in late summer, early fall.

Tokos reviewed the summary tables that showed the results of the outreach. Berman suggested putting boxes around the tables to indicate they weren't a part of the page's text. Branigan asked how many people participated in the open houses. Tokos reported they had just shy of 300 visitors, and they had over 30 people in the virtual workshop. The written survey was sent out to persons 60 years or older. They sent out over 1,800 surveys and got 306 back. Berman asked why this wasn't done as a universal mailing. He didn't get a survey mailed to him and thought they should be getting a broader representation of the community instead of the targeted group. Tokos explained that the intention was to get a representative sample of the population. He felt it accomplished this in the population range that was 60 and over. Berman thought the advisory committee approved it to be a universal mailing. He hoped that when they narrowed down the options and did more outreach, they would do this in a broader range. Tokos explained that they couldn't do the outreach events in person because of the pandemic, and noted that the people who chose to volunteer and were already engaged in city civic issues tended to be the ones who showed up. He noted that they did a Spanish language outreach as well. This was in addition to stakeholder interviews. Hanselman asked if there were numbers for these participants. He noted that there had been concerns about when participants would get to talk to the planners and people from the State. Hanselman asked if this was part of the plan or would the data collection be restricted to online and brief surveys. Tokos explained at this time they didn't have any in person workshops planned, and the ones that were originally planned for the spring were scrapped. The virtual workshop was intended to offer the opportunity to interact with the project team. They also offered the online open house and the targeted surveys as well. Hanselman asked if in the future participants could talk to planners. Tokos confirmed there would be another opportunity for this in the next round where there would be a virtual workshop and they would do outreach for it. There would be another online open house with the design team so the public could engage and participate. This would be advertised broadly and there would be a planner from the State (James Feldman) and the project team involved.

Berman asked if there would be any public hearings. Tokos confirmed there would be. Berman noted this would also be a time for people to give input. Tokos reminded that there would be some additional outreach done in

May and there were three more TSP Advisory Committee meetings where the public could participate. The public could also submit additional comments on the website as well. Tokos noted that the stakeholder meeting information was already posted on the website.

Tokos reviewed the feedback summaries next. He noted that they would be looking at the in-depth comments and work on aligning them with the concept moving forward. Berman thought the age distribution showed the groups that had been reached out to were the ones who responded. He thought the next phase needed broader outreach and they should try to get feedback from the younger community. Tokos reported that the school district sent the information out multiple times to their community to get participation. He reminded that people engaged only if they wanted to. Berman thought this outreach needed to be noted in the methods so it included other types of outreach such as the school district. Hanselman suggested working with the Hatfield population in future surveys or data collection to pick up the younger population. Capri thought a leadership program should be utilized as well. Tokos would talk to the consultant to add the citywide postcard and utility bill notices that were also sent out in the summary.

Berman noted that on Page 9 of the outreach summary they should change “Bayfront Beach” to “Bayfront and Nye Beach.” The first bullet line should also be changed from “site” to “sight.”

B. Second Review of Draft Revisions to Implement HB 2001 (2019) Related to Duplexes, Townhouses, and Cottage Cluster Development. Tokos reviewed the draft revisions and discussed the Accessory Dwelling Unit (ADU) policy alternatives. He reviewed each option and asked for feedback. Tokos noted they could go with either option or float them both and get feedback at public hearings. Hanselman preferred Option 2 and was opposed to seeing lots with three dwelling units. They shouldn’t exacerbate the issue when they were already allowing a duplex on a lot. He didn’t see the need to increase the density from two to three in a R-1 zone. Hanselman thought ADUs would be problems for the city because some of them could be used illegally as short-term rentals. Capri thought the revisions were the minimum they could do. He didn’t think the problem they had for housing in Newport was a minimum problem, it was a major problem. Capri reminded that there was a limit to the number of short-term rentals in the area. Adding more doors in the area meant more housing for people. Berman thought it should be open for discussion and thought they should leave both options on the table and see if the public gave testimony on this at the public hearings. He wanted to see both included but was inclined to go with Option 2. Capri wanted the Commission to look at this as a bigger picture for housing.

Hardy thought they should consider the impact on the infrastructure and the recent construction, and the ongoing construction of multi-family dwellings. The real estate market itself had diminished the amount of excess housing which had traditionally become rental housing. There was also the fact that when people were looking for a place to live they could be picky and didn’t always accept what was available. Hardy reported that she had worked in property management for 38 years and didn’t see a shortage of housing. She saw a shortage of qualified tenants, and a poor income level to support housing. If they were looking at the cost of construction today and trying to build affordable housing, they would run into a roadblock in terms of finances. Hanselman agreed with a lot of what Hardy said but didn’t see how density for ADUs got them out of the housing problems. They would be better served by trying to motivate and change tax law to assist developers in housing development.

Escobar noted that former City Engineer, Tim Gross noted at another meeting that the ability of the sewer system and existing infrastructure to handle greater densities on some of the existing lots was a concern. Escobar explained that this was why he was in favor of Option 2. Capri noted that ADUs weren’t economical and he didn’t see there being a huge influx of these being built. Sutton agreed with Hardy and didn’t want to see all of the high density housing being pushed into one area and thought it should be distributed around town.

Tokos noted that what he was hearing was it was reasonable to float the two options as part of the package, take testimony, and they would decide where they want to land after a public hearing. Berman asked if what they were talking about was just the R-1 zone or others. Tokos reported this would apply to ADUs in all circumstances and there wouldn’t be a separate allowance for R-2, R-3 & R-4 zones. He noted that this didn’t

matter so much in the R-3 and R-4 zones because the density provisions were such that they could get to that same place with a three plex, four plex or five plex. This would apply more to the R-1 and R-2 zones.

Tokos reviewed the on-street parking credit revisions and noted that this wasn't mandated but was encouraged. What he had heard from prior discussion with the Commission was that there was clear discomfort in doing this in areas where on-street parking wasn't provided on both sides of the street. Tokos noted that he added clarifying language that the space to be credited should be completely abutting on the same side of the street as the subject property. He encouraged the Commission to take testimony on this because parking was a challenge in the city. They needed to carefully consider where it made sense to allow an on-street credit.

Hanselman asked if the 22 feet abutting the property included the distance used for the curb cut for the driveway. Tokos explained it did, unless it was a corner lot. There wouldn't be a tremendous number of spaces and it would be two to three at most. Hanselman thought it would make a difference by allowing for the fact that not both sides of the street might not be standard. This was why he liked parking to be required off-street. Hanselman wanted to raise the issue on why a single family needed two off-street parking spaces and each unit of the duplex was only required to have one. He didn't think duplexes should be treated differently in their parking requirements because they put more pressure on street parking. Hanselman thought duplexes should be treated the same as a single family dwelling and felt this would stay more in line with what the State was saying to keep duplexes the same as single family. Berman wanted to see this left in so they could see what people thought about it. He thought one space per duplex wasn't consistent, and should be one and half or two spaces. Berman thought it should be opened up for a discussion or pointed out that there were two options. He was okay with leaving the language in for public hearings.

Capri asked if there were different parking requirements for different areas. Tokos explained that the parking districts had their own set of rules and those rules could be revisited and discussed in their own context. This discussion was not about the special parking districts but outside of these areas. Tokos noted that they added language to address substandard streets to say they had to have on-street parking available on both sides of the street in the area. Carpi asked if there were any areas in the city outside of the parking districts that had parking issues. Tokos noted the street Hanselman lived on was substandard and had issues. The provisions were drafted for areas with fully developed streets. Hanselman wouldn't have a problem if they established a standard width for streets. Capri noted these profiles were in the transportation section. Hanselman thought they needed to think about safety and have the streets wide enough to be travelled on without impeding traffic.

Berman asked on page 13 of 26 if "B" meant they had to submit a landscape plan. Tokos would look at how this synced up and reported the intent was to not subject one and two family to landscaping requirements.

Tokos noted what he was hearing was for him and go ahead to notice so there was a public hearing. This way there would be enough time for hearings and not be rushed.

C. **Updated Planning Commission Work Program.** No discussion was heard.

3. **New Business.**

A. **Goal Setting Discussion for FY 2021-22.** Tokos reviewed the goals for the Commission for the FY 2021-2022. Berman thought the Nye Beach discussion needed to be carried forward as a goal. Hanselman thought this was appropriate.

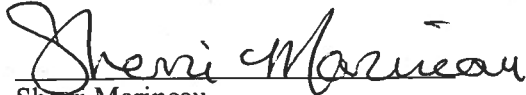
Tokos reviewed the department goals next. Berman suggested normalizing city limits especially in South Beach because the city limits were an obstacle for planning. He asked if there could be an updated city limits map so they could see where the lines were on a more detailed level. Tokos thought this was a logical next step coming out of the core study to put in place the land use regulation changes relative to commercial and industrial zone lands. Then they could segue into getting more aggressive into annexation being done in a compulsory manner, which would be an island annexation, otherwise they would need property owner consent. If there was a

property that was surrounded they could go ahead with an island annexation provision. Berman wanted access to a high resolution map of with city limits and the UGB.

Tokos noted that what he was hearing was to carry forward the targeted changes to Nye Beach, which was on the prior list, and add in an island annexation piece as well. There was general consensus with this. Tokos would take this back to the City Council. He would double back with the Commission when he saw where the Council landed and where their priorities were.

4. **Adjourn.** The meeting adjourned at 6:14 p.m.

Respectfully submitted,



Sherril Marineau,
Executive Assistant