

MINUTES
City of Newport Planning Commission
Work Session
Newport City Hall Conference Room A
February 25, 2019
6:00 p.m.

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

Planning Commissioners Absent: Bill Branigan (*excused*).

PC Citizens Advisory Committee Members Absent: Dustin Capri (*excused*).

Public Members Present: Mona Linstromberg, Roland Woodcock, Sonny Woodcock, and Madeline Shannon

City Staff Present: Community Development Director (CDD) Derrick Tokos; 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.** No unfinished business.
- A. **Potential Amendments to NMC Chapter 14,21, Geologic Hazards Overlay.** Tokos noted this discussion was a follow up on the discussion on the January 28th work session meeting where Mona Linstromberg asked for a review of the geologic hazards overlay. He acknowledged the letter that was submitted by Linstromberg that he handed out to the Commission at the meeting. Tokos noted the changes that were done to the Guidelines. Croteau asked if the words “most recent edition of” should be used instead of “as of the effective date”. Tokos thought this made sense. Berman asked if “oceanfront properties” would be defined. Hardy said this would be any property that extended down to the shoreline. Tokos thought it was straightforward enough that if the property extended down to the shore, it was oceanfront.

Tokos said he thought it was prudent to run the code changes by a couple of engineers. Berman thought the application should have permission from the property owner to have a licensed peer reviewer enter their property. Tokos said this was fine but the question was more about if they wanted to compel a peer reviewer to do a site review. Hardy and Berman thought it was important. Croteau thought a peer reviewer needed to be familiar with coastal geography. Hanselman thought a site visit by a peer reviewer would be the best chance to get an accurate review and illuminate anything that was missed in the original geologic report. The Commission was in general agreement to add text that the peer reviewer would be required to make a site visit as part of their review. Tokos would add this.

Hardy asked about why there was a change from a 20 year to 25 year occurrence for storm design storm. Tokos said it was required now and was a more conservative design. Hardy asked what the original 20 year standard was then. He said there wasn't a standard from Public Works before and was a number they came up with. Croteau said normally a peer reviewer would make a recommendation and asked what happened when the peer review said they hadn't done enough. He wondered if the clock would restart if they had to go back again. Tokos said it was set up so the report wouldn't be complete meaning the clock would not have started yet. Hardy asked if there was a time limit for completing the application. Tokos said legally it was six months and they would be subject to the new rules. If the rules weren't changing, then not really.

Tokos noted that in the active side areas they would pick up more slide areas such as March Street where it wasn't so easy to visually see that the area was sliding. Berman asked if the intent was to put both geologic professionals on retainer. Tokos said typically it was a firm that had both on staff. Berman asked if this would cost the City anything when there were no applications in play. Tokos said they would run a parallel

resolution that had no cost for the city. Berman asked if there would be any cost for the engineers. Tokos said no, they would be on retainer and there would be a competitive process for the selection. It would be a pay as you go scenario. Patrick asked if there needed to be a backup. Tokos felt there needed to be at least two firms on retainer. He said he would reach out to Tim Gross to see who they should talk to.

Tokos said he would initiate the legislative process. Berman asked Linstromberg if she had any comments. She said she was pleased with the direction the Commissioners were going.

3. New Business.

- A. Discussion on Interactive Real Estate Display in Nye Beach. Tokos said that Roland and Sonny Woodcock were present to give a presentation on their thoughts on an interactive real estate display. He said the question would be if the Commission felt it would be something permissible, then they determine if it was a sign or not. If it was, they would need to give their thoughts on modifying the sign code.

Roland introduced himself and his marketing director Sonny. He said they loved the charm of Nye Beach and didn't want to bring anything into the community that would ruin the feel of the neighborhood. Roland said this type of sign directly addressed what people visiting Nye Beach needed. He described how the display would enhance the tourist experience by having an interactive display. The display would let people window shop and give a feeling of "just looking".

Roland described how they were re-defining the real estate brokerage experience with the display. He showed photographs of the office and how it had been transformed for the new experience. The display would be in the "dream room" and would allow people to look through the display so people could choose to come inside if they wanted more information. Sonny said she envisioned the display being a creative way to share information on what was happening in the area by including things such as an event calendar.

Roland explained the research they did on a message board versus touch screen displays. This included the EMB screens having to be extremely bright versus touch screens that are less bright. He noted that EMB screens weren't interactive. They wanted to make sure to get a touch screen that wasn't very bright. Touch screens were interactive and provided information relevant to an individual who requested it. Their display will be 42 inches and was considered a smaller display.

Roland showed photos of people interacting with displays. Patrick asked if these were inside the glass. Roland said yes, and the beauty of them was that people could interactive with the display from the sidewalk through the window glass without entering the business. Croteau asked what the dream room was for. Sonny said it would have printed materials and have a touch screen search there. The display would allow people to get information in real time even when the office was closed.

Franklin asked if the display was on 24 hours. He also asked if it wasn't being used in a certain timeframe, did it dim and sort through photos. Sonny said it was self-dimming. Roland said it was user selectable to have it run through images or have it static. Franklin was concerned about the images not being able to switch within five minutes and having a bright light that would distract drivers. He asked how would it be set up. Woodcock showed where the display would be placed on Coast Street. He said hopefully they would get the Commission's approval to do this type of display and work on how the display would be configured. Sonny said it wasn't designed to grab attention from the street but was more about interactive from the sidewalk. Roland asked the Commission to consider this type of display in Nye Beach.

Patrick asked for a discussion. Tokos explained that this change would mean a revision to the code and he needed to know if the Commission was open to the concept and if Woodcock needed to submit an application. Berman said there were several provisions in the code that wouldn't allow this and the Nye Beach overlay would negate this as well. Tokos said it fell under electric signs. Patrick said he was in favor of this and there would have to be a category for this because it wasn't really a sign and could be considered a TV. They would have to build an ordinance for everybody, not just one person. Franklin said for him it came down to lighting. Patrick said there was interest for this and asked if the Commission wanted an application submitted

or if they wanted to take it up themselves. Berman said if they could do it without any costs, he would like to see a written proposal of Woodcock's presentation so they could refer to it. Croteau said they had to be careful because it was setting a precedent for other businesses. He felt there needed to be a more thorough look at the Nye Beach area and wanted it considered in a more comprehensive way.

Franklin feared that every other business would have an interactive menu out front and how it would change the landscape of Nye Beach. He was worried about every other business having a display that could be distracting for drivers. He liked the idea of this but felt they could fix the issue if they put up a barrier from the sidewalk that wouldn't obstruct people who were driving by. Hanselman was concerned about this particular screen being self-dimming. He would want to know if the screen was available to operate on two different light settings. Patrick felt they could run parameters around the height of the screen. They could write a code that made it usable to the business but didn't detract from everyone else. He said a work session could be used for input on this in the Nye Beach and Bayfront areas. Tokos said what he was hearing was that the Commission was interested in seeing more details of a concept from Woodcock, then do another work session on this and decide if the Commission or Woodcock would initiate it.

Franklin asked how much the unit would cost. Sonny said with the software it was around \$15,000. Without the software it was \$7,000. Roland said they were concerned about everyone getting a display and appreciated the concerns about this concept in Nye Beach. Franklin asked if there were any requirements on heights, especially for people in wheelchairs. Roland said the mock up showed a height of between three to four feet up to the screen and wasn't sure it would be accessible for wheelchairs. Roland said they were happy to lower it for accessibility if needed.

Tokos said what he was hearing was the Commission was open to Woodcock bringing back a more refined concept at another work session, and at that time they would decide if it was something they wanted to initiate or have Woodcock initiate. The Commission was in general agreement with this.

4. **Director's Comments.** No Director comments.
5. **Adjournment.** Having no further discussion, the meeting adjourned at 7:59 p.m.

Respectfully submitted,



Sherri Marineau,
Executive Assistant