

MINUTES
City of Newport Planning Commission
Work Session
Newport City Hall Council Chambers by Video Conference
March 28, 2022
6:00 p.m.

Planning Commissioners Present by Video Conference: Jim Patrick, Bob Berman, Lee Hardy, Braulio Escobar, Jim Hanselman, Gary East, and Bill Branigan.

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

City Staff Present by Video Conference: 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 6:01 p.m.
2. **Unfinished Business.**
 - A. **Receipt of Adoption Draft of Newport Transportation System Plan.** Tokos reviewed the executive summary that the TSP Project Advisory Committee had recommended, the upcoming process, and the changes that needed to be done by the end of the process. He noted the maps for the projects would be placed outside of the executive summary because the committee determined they were unnecessary to include in the summary.

Hanselman and East entered the meeting at 6:07 p.m.

Tokos reviewed the additional implementation actions to be taken. Berman pointed out that there would be policy options in a couple of very key areas where the consensus of public input was not in synch with the technical analysis and feasibility studies. This needed to be resolved at some point in the future. Berman felt the Commission needed to be aware that in those particular areas there were options that needed to be considered. Tokos reminded that they would want to reach out as best as they could to make sure the public was engaged as much as possible in the outreach process. People will be able to see the policy options in a more finished and refined form than what they saw in rounds one and two of the previous public outreach.

Tokos reviewed the additional changes that needed to be done before things were completed. He noted that Item 5 was added due to Nyla Jebousek's comments concerning San-Bay-O Circle. This was one thing they could choose to do. They tried to make the language as targeted to those intersections where the neighborhoods had no other alternative route to get onto US 101. Tokos listed San-Bay-O Circle, 73rd Street, and Wade Way as streets that had the same circumstance in the context of Item 5. A project would be added to address this. Tokos reminded that if through the public hearing process they ended up making a change to the Plan they would want to stop and capture it so it was reflected on the document before the Commission made a recommendation to the City Council.

Tokos reviewed the schedule moving forward for the hearings and adoption of the TSP. He then reviewed the project advisory committee recommendation that they made at their last meeting.

Berman commented that as they approached the work sessions and hearings it would be useful to have something higher level than the executive summary that would highlight the areas that were most important and critical to get public input on. He wanted to see the major areas pointed out where they came up with one or multiple solutions that would have a long-term impact. This should be summarized and generalized for the general public so they could understand what they were talking about and what they wanted input from the community on. Tokos thought they could do a one to two page FAQ. He also thought they needed to point out the shared use concept as well as the projects. Hanselman thought that it would be the first time for some people to engage during the public hearings. He liked Berman's suggestion and thought that highlighting areas where there were strong feelings about different options would be useful. Branigan thought they should direct people to the city website to take a look at the high level document beforehand when doing outreach for hearings. This could ameliorate some of the confusion for the public hearings.

Tokos thought that one of the challenges would be to tease out from testimony what the real concern was. They would need to look behind the initial reaction to find out what the core concerns were.

Patrick wanted to know what the existing standards were for shared street standards. Tokos explained the shared street standards were close to what they did have in a number of areas in the city. They were able to call these out in a prior work session to see how the standard they were looking at related to things on the ground. Patrick noted that he was thinking about properties in town, especially where the sidewalks didn't actually exist currently.

Tokos read Carla Perry's comments into the record concerning the TSP.

B. Draft Housing Capacity Analysis and Production Strategy Public Engagement Plan. Tokos reviewed the draft copy of the Public Engagement Plan for the Housing Capacity Analysis (HCA) and Housing Production Strategy Project noting it would be shared with the project advisory committee at their first meeting at April 4th. He reviewed the purpose and desired outcomes of the engagement, community engagement groups, the roles and responsibilities, and the project schedule.

Hardy asked at what point would they take a look at local economics and consider livable minimal wage to address the actual houses for affordable housing shortages as opposed to putting on band aids. Tokos noted the socioeconomic conditions of the community would be part of the housing needs assessment. This would happen early in the process to look at demographics and socioeconomic circumstances both current and projected. Hardy asked how this would be documented. Tokos explained it would be a component to the plan itself. The housing needs projection would be a memo that would come out and would be documented on the data sources. The Commission would have a chance to look at this in terms of what data was that they were pulling in and what assumptions they had based on the data. Tokos noted that as a member of the project advisory committee, Hardy would have a chance to question the data that ECONorthwest came up with. Hardy pointed out that the assumptions were what drove the questions and the conclusions were derived from the data. Escobar noted that traditionally the free market addressed the housing needs and what they learned was if they were going to have affordable housing it would need funding from an outside source, mainly the government. Capri agreed that affordable housing was nearly impossible to do without subsidies. He noted that the City could only do so much to upfront the costs of these projects. Escobar noted this dovetailed back to Hardy's concerns that the city needed to have more living wage jobs in order to have housing. Hardy thought they needed trade schools, skill enhancement, a better education system and better parenting. Carpi agreed and questioned how they could fix these from a planning

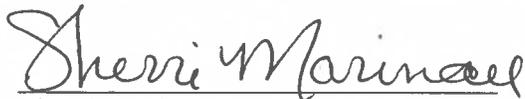
standpoint. Tokos noted part of the process was educating the public on what they could and couldn't do.

Berman noted that the list of members on the policy advisory committee didn't show an alternate from Hardy. He wanted to nominate Escobar for this position. Escobar agreed to take on the role as the alternate for Hardy on the committee. Tokos noted the Commission would do a motion to appoint Escobar as the alternate during the night's regular session meeting.

Branigan asked if there would be an opportunity to see what other communities similar to ours were doing, how their projects were moving along, and possibly get insight on what had been overlooked. Tokos noted they would see a bit of this when they looked at strategies discussion. They would start upfront going through a range of strategies they were already pursuing, what had been implemented, and how they were working to see if they needed to make adjustments.

- C. **Updated Planning Commission Work Program.** Tokos noted there had been a couple of hearing items that were shifted on the program schedule. This was a living document that was continually adjusted. Tokos noted that the work program was on the website for the public to see.
- 3. **New Business.** None were heard.
- 4. **Adjourn.** The meeting adjourned at 6:54 p.m.

Respectfully submitted,



Sherri Marineau,
Executive Assistant