

MINUTES
City of Newport Planning Commission
Work Session
Newport City Hall Council Chambers
April 25, 2022
6:00 p.m.

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

Planning Commissioners Absent: Jim Hanselman (*excused*)

PC Citizens Advisory Committee Members Absent: Greg Sutton, and Dustin Capri.

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. **New Business.**

A. **Draft Request for Proposals to Redevelop the 2.3 Acres Property at 35th & US 101.** Tokos reviewed the request for proposals. Berman noted that the proposal needed to be corrected to state that it was Southeast 35th Streets. Tokos would change this. He noted they were looking to redevelop the property in 2024 and this gave the South Beach Church ample time to find another location. Berman asked when the demolition of the building would happen. Tokos explained that once the church and the Oregon Coast Community Forest Association was out, the agency would demolish existing structures. A discussion ensued regarding the redevelopment on Option C. These properties would only be in play if the owners chose to participate. If they didn't, the agency wouldn't do anything in this location.

Tokos reviewed the introductions of the proposals and the site context. Berman pointed out the map didn't show the city limits on it. He also noted that in the second paragraph of the site context page, "Newport Aquarium" needed to be changed to "Oregon Coast Aquarium", and "Hatfield Center" should be "Hatfield Marine Science Center."

Tokos reviewed the development considerations next. He noted the City Council would determine the date for properties to be vacated and expected it to happen around 2023 after the construction season. He noted that there would most likely be no System Development Charges (SDCs) to develop on the property because of credits from prior uses in the last 10 years. Berman asked if the credits would be just from the two buildings standing on the property. Tokos explained they would come from them and there were also credits for the old Flashbacks restaurant and a drive thru coffee stand that were previously on the property. He didn't see there being any SDCs charged for this property. A discussion ensued regarding how SDC credits worked and how there were more credits for the property than anything that would be payable. Patrick asked when the clock ran out for the credits. Tokos explained it would be 10 years from when the improvements were removed, and noted the credits wouldn't run out before 2024. Patrick thought they should add an expiration date for the credits to help developers to move faster. Berman asked how the construction excise taxes would apply. Tokos explained these would apply to the project and they were included in the document.

Gary East entered the meeting at 6:20 p.m.

Tokos reviewed the zoning considerations, the gateway, and public/private partnerships. Berman noted that the caption on the two photos for Gateway was bold and shouldn't be there. He also thought the "public rest area" wording should be changed. Tokos suggested they use the term "stopping point."

Tokos reviewed the public outreach next. Berman asked what the mechanism for public outreach would be. Tokos noted the public vetting would start happening after the award was done and the design was further refined. Berman thought the wording needed to be reworked. He also noted a comma was missing on the third line of the paragraph.

Tokos reviewed the example concepts. Berman noted the third line had a comma that shouldn't be there. He thought that under Alternative B that "South Beach Market" wasn't correct because it was a business name. This needed to be changed to either the South Beach "environment, area, or neighborhood."

Tokos reviewed the submission and evaluation next. Berman noted the number of hard copies required for when the proposals were submitted needed to be noted.

Tokos asked if the scheduled seemed reasonable. Berman thought it did depended on the outreach. No other comments were heard.

B. Transportation System Plan Part I - Comprehensive Plan Changes. Tokos reported the Transportation System Plan (TSP) needed to be adopted into the city's Comprehensive Plan. To do this they would take the full copy of the February 20, 2022 TSP document and relative information out of the executive summary from March 2022, and work them into the Comprehensive Plan ordinance. He explained that the Commission would be reviewing the TSP summary, and the goals and policies documents of the Comprehensive Plan at this current meeting. They would then review a copy of the code changes at the next meeting.

Tokos reviewed the TSP edits to the Comprehensive Plan. He pointed out that the street standards would be included in the Municipal Code, not the Comprehensive Plan. Branigan questioned how correct the Figure 1, North Map was. He noted that a lot of people on NE 71st Street went down Avery Street to 73rd Street because it was easy to take a left turn onto US 101 from it instead of 71st Street. Branigan thought this needed to be a green line on the map. Tokos suggested this be a neighborhood collector. Branigan agreed. Tokos thought they could add it and note that they were keeping a tracking sheet. Patrick agreed that it should be a neighborhood collector. Berman pointed out that Figure 6 was not downtown. Patrick asked why the area by Szabos and Yaquina Head wasn't a neighborhood collector. He thought it should be one. Tokos noted this was Lucky Gap Road and suggested not doing anything with Lighthouse Drive. Patrick thought it should be Lucky Gap Road up to the entrance of Longview Hills mobile home community.

Patrick asked if the City had any intention to finish 7th Street. Tokos said they didn't. Patrick noted it was still shown on the maps. Tokos would take it off the maps. Patrick asked why Harney Street that deadened at 7th Street was a freight route. Tokos explained part of it was because Road and Driveway was up to 3rd Street. They also had the County and City shops further up Harney Street and why it was designated for freight. Tokos noted that the project advisory committee had discussed freight routes. They also discussed whether or not the route on Bay Boulevard to Naterlin made more sense compared to the route up Bay Street to 13th Street to the hospital. They had talked to the operators on

the Bayfront and this wasn't a direction freight generally went at all because they utilized Moore Drive. If they made future improvements they needed to keep freight routes in mind because they would then to make the travel routes wider to accommodate larger vehicles. Tokos also didn't think they would want to route trucks up to 13th Street because Naterlin Drive could accommodate them better.

Tokos reviewed the multimodal network design and projects next. He noted that they updated the project website for the city which included interactive maps. Berman reported that he had been having problems using the maps on the project website. Tokos showed the Commission where to find the maps on the City's website and how they worked. Berman noted that the annexation for the UGB expansion wasn't included. Tokos would look to add this. Berman questioned if the Nye Street extension would be two options. Tokos confirmed they were and noted they were included on the tracking sheet. Patrick pointed out that on page 234 they still had some the projects listed as "financially constrained" instead of "aspirational." Tokos would update this.

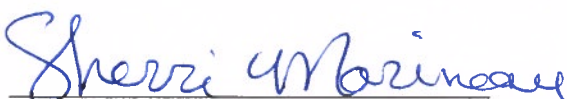
Tokos reviewed the goals and polices for the public facilities element next. He explained that Goal 5, Policy 5 was the section of the plan where they would possibly have a discussion whether or not to do a couplet. He asked the Commission if they wanted to use this process to sort this out, or if they wanted to go with the language in the plan that left the door open to either option. They were going to be doing the City Center revitalization project and looking at the private side standards for the downtown area. They already had SERA Architects and DKS look at the options, and did public outreach that proved to be limited during the pandemic. Tokos explained there were people who wanted to see it stay as it was and others that liked the couplets, but he was unsure if they understood what the options were. The question to the Commission was if it should be framed as a policy option for them to pick one now, or leave it on the document to say both options were on the table. Then, when they did the downtown revitalization it would be the forum to select from the two options. Patrick thought they should leave it as it was. He didn't think they were able to get good public consensus on this due to the pandemic. Tokos thought they could run it through one more process and then have another consulting firm that could take a look at it in conjunction with the downtown revitalization process. He stated he would keep Goal 5, Policy 5 the same. The Commission was in general agreement to do this.

Berman asked at what point the tracking sheet would be incorporated into the document. Tokos explained it would be done between the hearing with the Planning Commission and the City Council.

Tokos acknowledged the public comments that were submitted to the Commission by Jeff Bertuleit and Wendy Engler. Berman asked if there was a list of the people who asked to stay informed on the TSP process. Tokos reported they had a list established that they could email and send notices to.

3. **Unfinished Business.** None were heard.
4. **Adjourn.** The meeting adjourned at 7:00 p.m.

Respectfully submitted,



Sherri Marineau,
Executive Assistant