

**MINUTES**  
**City of Newport Planning Commission**  
**Work Session**  
**Newport City Hall Conference Room A**  
**October 28, 2019**  
**6:00 p.m.**

**Planning Commissioners Present:** Jim Patrick, Lee Hardy, Bob Berman, Gary East, Jim Hanselman, and Mike Franklin, and Bill Branigan (*by phone*).

**PC Citizens Advisory Committee Members Present:** Dustin Capri, and Braulio Escobar.

**PC Citizens Advisory Committee Members Absent:** Greg Sutton.

**Public Members Present:**

**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.** None were heard.
3. **New Business.**
- A. **Briefing on OSU MSI Building and Student Housing Project.** Tokos reviewed the PowerPoint presentation he gave at the Oregon Infrastructure Summit on October 21, 2019.

Patrick asked if OSU knew what the student enrollment would be. Tokos reported OSU hadn't indicated how they would be ramping up enrollment but they didn't see it exceeding what the current housing supply could accommodate. Tokos reviewed the location of the emergency supplies at Safe Haven Hill. A discussion ensued regarding water storage and how the City was working on bringing current supplies to a 72 hour level. Safe Haven was a temporary site for people to evacuate to until they could move to a location with more resources.

Tokos reviewed the regulatory changes, site plan of the OSU MSI building, deep soil mixing for the foundation, building anchors, building structural systems, wall construction, building crumple zone, vertical evacuation water line, the vertical evacuation ramp, the vertical evacuation three roof access points, the vertical evacuation cache supplies, and rooftop assembly. He reviewed how the MSI building significantly enhanced evacuation options for Newport. Tokos explained that OSU anticipated the completion date for the building would be in early 2020.

Tokos reviewed the letter from OSU concerning student housing. He gave a history on what OSU's expectations were starting out and where they were currently with housing. Tokos reported that they were trying to keep the housing discussion open going forward. Hardy was concerned that OSU hadn't figured out the cost of construction for housing beforehand. Tokos reported this was something they were working through. Berman asked if the City had any leverage. Tokos said there was no legal way to require them to do the housing project and was more about a commitment the University made. He noted the City Council had voiced their concerns and wanted to express their desire to see the housing go forward. A discussion ensued regarding what housing options there were for students without the student housing, how students would commute, and how OSU would be working on programmatic changes.

- B. **Options for Addressing Residential Use at Street Grade in the C-2 Zone in Nye Beach.** Capri reported a potential conflict of interest. He had met with one of the property owners to work on a project, but wasn't

hired. Tokos reviewed the letter that was shared with the Commission by Wendy Engler expressing her thoughts to support the request for residential use at street grade.

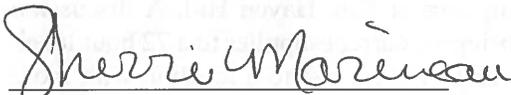
Tokos reviewed a map of the Nye Beach C-2 zoned areas and how the development codes were set up in the City that prohibited development on the street grade in Nye Beach. Tokos explained they could do a targeted amendment to the C-2 zone, and pointed out the lots on the map that would be added if the changes were done. Tokos reviewed how residential was allowed on street grade for the projects done on Olive and NW 1st Street. He noted that the undeveloped lot the Hallmark Resort owned could be residential but they wanted to expand the hotel in this area instead. Franklin asked if Dolphin Street would be developed when Hallmark developed. Tokos reported they would be required to fully develop the street. He noted that the red lines on the map indicated where residential was allowed at street level currently.

Tokos asked the Commission if this was a reasonable approach. Patrick thought they should pick up the half block north of 2nd Court since the rest of the street was residential. Tokos said the properties there could rebuild on their existing footprint as the same use or they could build with commercial on the first floor. A discussion ensued regarding the development on NW 2nd Street and what was possible under the current rules. Hanselman asked what the initial game plan was when the Commission first implemented rules to allow residential on ground floor. Patrick gave the history on the initial request to allow first floor residential. He thought they should allow owners to go back and forth with each option. Tokos asked if a targeted change would be something the Commission wanted. He said from the north side of NW 2nd Court and north of NW 6th Street would be picked up.

Tokos explained that the amendment would be run through a legislative process and there would be a hearing before the Commission. Patrick thought they didn't need to rework Nye Beach again and wanted it to continue to work for a while before they decided what they wanted to do. Tokos explained that some of the trails, beach access, and transit in the area would be further evaluated in the TSP.

Adjourned at 6:45 p.m.

Respectfully submitted,



Sherri Marineau,  
Executive Assistant