

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

Planning Commissioners Present by Video Conference: Bob Berman, Lee Hardy, Braulio Escobar (left at 7:00p.m.), Jim Hanselman, Jim Patrick, and Bill Branigan.

Planning Commissioners Absent: Gary East.

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

City Staff Present by Video Conference: Community Development Director (CDD), Derrick Tokos; and City Recorder/Special Project Director Peggy Hawker.

1. **Call to Order.** Chair Patrick called the Planning Commission work session to order at 6:03 p.m.
2. **New Business.**
 - A. **A. Fiscal Year 2022 / 2023 Goals Discussion.** Tokos introduced the agenda item, shared the list of Community Development goals for the 2021 / 2022 Fiscal Year included in the packet, and spoke about the current state of those goals.

Responding to a question from Berman about Community Development Goal 51, Tokos explained what “establish a set of land use regulations” means, including streetscape changes and changes to the transportation system.

Responding to additional questions from Berman about Community Development Goal 53 Objective 4, Tokos said that the objective specifically relates to parking at the Bayfront, but staff can look at other changes to parking in the code if parking is serving as an impediment to development and re-development. Tokos said the Bayfront has a special parking area overlay which would allow for changes to apply specifically to that area.

Responding to a question from Escobar, Tokos said there is no current consideration for the city to modify the short-term rental ordinance, but rather for the Short-Term Rental Ordinance Implementation Work Group to determine if the ordinance meets the needs of Newport.

Berman said there will likely be residents looking to phase out short-term rentals outside of the overlay zone.

Responding to a question from Escobar, Tokos confirmed that the new federal infrastructure bill might be a source of funding to help plug gap in funding for a new Big Creek dam.

Responding to a question from Berman about erosion control, Tokos said the Commission may want to include erosion control as one of its 2022-2023 objectives. Tokos then shared the Planning Commission 2021-2022 Goals Document included in the packet.

Responding to questions from Berman, Tokos spoke about the process of conducting island annexations and the course of action for property owners who did not want to be annexed. Tokos said that annexed properties that do not conform to city code would be annexed into the city as non-conforming.

Responding to a question from Escobar, Tokos said he is unsure which hotels are currently hosting homeless individuals and spoke about non-profit funding and the need for additional shelter.

Berman suggested the Commission add the creation of erosion control standards as a Commission goal.

Hanselman said he would like to include the Dark Sky Initiative as an objective for the 2022-2023 fiscal year and explained that the Dark Sky Initiative is an initiative that seeks to reduce light pollution by directing all light downwards.

Capri said he is supportive of the Dark Sky Initiative, but cautioned the Commission to do its research when implementing the initiative since there are items that are marketed as dark sky compliant without any real testing.

Tokos said the Council has a goal of implementing the Dark Sky Initiative and said that a Planning Commission goal could be framed as supporting the Council's goal. Tokos noted that the Council is first addressing streetlights, in partnership with Central Lincoln People's Utility District, before requiring dark sky compliance of private development.

Capri said he believes the city should increase bicycle storage standards and require covered storage of bicycles. Berman said he supports Capri, especially because of the work in the Transportation System Plan related to multimodal pathways.

Responding to a question from Branigan, Capri said the bicycle storage standards could theoretically apply to scooters as well. Tokos said it might be worthwhile to frame the changes not just as conditional bike standards, but also as accommodating vendors with e-scooters and e-bikes.

Responding to a question from Hanselman, Capri said that the standards would focus on commercial development and that his opinion is that every multi-family development should have a lockable room where bikes can be stored. Capri said that he might be interested in requirements that buildings be ready to add in bike racks, rather than immediately requiring them.

Hanselman and Capri spoke about electric vehicle (EV) chargers, incentives, and the role of government in installing EV chargers. Tokos noted three locations that the city is helping install EV chargers using urban renewal dollars.

Tokos said he will bring an updated list of the Commission's 2022-2023 goals and objectives to the Planning Commission at their next meeting. Tokos asked Commissioners to send him notes if they had additional suggestions for goals or objectives.

Tokos reviewed the fee in lieu option and noted the city hadn't done this before. The Commission needed a discussion on if they wanted to do this. Berman asked why someone would want to do this. Tokos explained it involved engineering, design, and time to build a capital expense. Berman asked how they knew how much to charge them. Tokos thought they could do it formulaic and use this as a rule of thumb. He reminded that this was how they did LIDs. Berman didn't think it was a good idea.

3. Unfinished Business.

-
- A. Final Draft and Outreach Results for South Beach – US 101 Refinement Plan.** Tokos introduced the agenda item. Berman said he would email Tokos his typo corrections and minor questions about the item. Berman said he wanted the council to be aware that one of the financial options available to the urban renewal agency would release dollars for other taxing districts two years earlier than the other financial option.
- B. Updated Planning Commission Work Program.** Tokos introduced the agenda item and said the animal shelter conditional use shelter will be coming before the Commission in either December or January.

C. **Vision 2040 Advisory Committee Representative.** Hanselman volunteered to replace Gary East as the Planning Commission's voting member on the Vision 2040 Advisory Committee. Hanselman said he would not be able to make it to the next Advisory Committee meeting which is not at its regularly scheduled time..

4. **Adjourn.** The meeting adjourned at 7:09 p.m.

Respectfully submitted,

Gabriel Shepherd,
Recorder

