

**City of Newport
Planning Commission Work Session Minutes
March 25, 2024**

LOCATION: CITY COUNCIL CHAMBERS, NEWPORT CITY HALL, 169 SW COAST HIGHWAY, NEWPORT	Time End: 7:29 P.M.
Time Start: 6:00 P.M.	

ATTENDANCE LOG/ROLLCALL

COMMISSIONER/ ADVISORY MEMBER	STAFF
Chair Bill Branigan (by video)	Derrick Tokos, Community Development Director
Commissioner Bob Berman	Sherry Marineau, Community Development Dept.
Commissioner Jim Hanselman	
Commissioner Gary East (absent, excused)	PUBLIC MEMBERS PRESENT
Commissioner Braulio Escobar	Meg Reed
Commissioner John Updike	Mark Arnold
Commissioner Marjorie Blom	Kent Doughty (by video)
Citizen Advisory Member Dustin Capri (absent, excused)	Annie Merrill (by video)
Citizen Advisory Member Greg Sutton (absent)	

AGENDA ITEM	ACTIONS
WORK SESSION MEETING	
CALL TO ORDER AND ROLL CALL	
a. Roll Call	None.
REVIEW OF DRAFT COMPREHENSIVE PLAN AMENDMENTS TO IMPLEMENT THE ESTUARY MANAGEMENT PLAN.	
a. Staff report	Mr. Tokos provided an overview of a draft set of amendments to the Yaquina Bay and Estuary section of the Newport Comprehensive Plan. Meg Reed, with the Department of Land Conservation and Development, was present to answer Commissioner's questions.
b. Discussion on amendments	The Commission held discussions on Yaquina Bay Estuary Regularity Boundary management units; resource inventories; climate change vulnerabilities; estuary management sub-areas; Yaquina Bay sub-areas; estuary unit maps; Newport subareas; policy visual for the LCEM Plan; conservation management plan; development management units; mitigation and restoration; procedural elements and exceptions; Yaquina Bay Shorelands; and goals and policies.
c. Commission feedback	Branigan suggested they reference the 1,000 to 10,000-year floods in the Comprehensive Plan. Berman thought the tsunami inundation zones be referenced as well. Tokos recommended the document speak to the relationship between the flood insurance program and its regulations in the climate change vulnerabilities section. Updike pointed out the

	<p>reference to the FEMA flood insurance rate map was to effect at April 15, 1980 and needed to be updated.</p> <p>Berman requested an index map for all sub areas. Updike wanted to see the subarea boundaries added to the map. Berman requested all 10 estuary management unit maps be added as reference.</p> <p>Berman thought the list of items permitted in Natural Management Units needed to be updated or changed to two separate lines.</p> <p>Mark Arnold (Newport) spoke concerning shellfish aquiculture and research on the estuary. He wanted to see Hatfield researchers that were strictly limited to observation be able to put equipment in the water or trying out new techniques. Arnold wanted the Plan to specify criteria for what was allowed and what wasn't.</p> <p>Escobar requested the Commission hear from Gilbert Silva and Paula Miranda from the Port of Newport before the next draft of the amendments were presented.</p>
<p>PLANNING COMMISSION WORK PROGRAM UPDATE.</p>	<p>None.</p>

Submitted by: *Sherri Marineau*
 Sherri Marineau, Executive Assistant