

**City of Newport  
Draft Planning Commission Work Session Minutes  
December 11, 2023**

<b>LOCATION:</b> CITY COUNCIL CHAMBERS, NEWPORT CITY HALL, 169 SW COAST HIGHWAY, NEWPORT	
<b>Time Start:</b> 6:00 P.M.	<b>Time End:</b> 7:19 P.M.

**ATTENDANCE LOG/ROLLCALL**

<b>COMMISSIONER/ ADVISORY MEMBER</b>	<b>STAFF</b>
Chair Bill Branigan (by video)	Derrick Tokos, Community Development Director
Commissioner Bob Berman	Sherri Marineau, Community Development Dept.
Commissioner Jim Hanselman	
Commissioner Gary East	
Commissioner Braulio Escobar	
Commissioner John Updike	
Commissioner Marjorie Blom	
Citizen Advisory Member Dustin Capri	
Citizen Advisory Member Greg Sutton (absent)	

<b>AGENDA ITEM</b>	<b>ACTIONS</b>
<b>WORK SESSION MEETING</b>	
<b>CALL TO ORDER AND ROLL CALL</b>	
a. Roll Call	None.
<b>DRAFT AMENDMENTS TO FACILITATE NEEDED HOUSING (AN HPS RECOMMENDATION).</b>	
a. Staff report	Mr. Tokos provided an overview of the draft code amendments to NMC Chapter 14, Facilitating Construction of Needed Housing.
b. Discussion on amendments	Commission held discussions on restrictions on shelters in residential areas; garage setbacks within underdeveloped rights-of-way; density limitations for building heights and roof pitch minimums; on-street parking credits; on-street parking credits for dwellings; changes to adjustments and variances in residential zones; approval standards for ministerial decisions for deviations up to 10%; and ministerial actions necessary to implement Title XIV of the Newport Municipal Code.
c. Commission feedback on amendments	Tokos received input from the Commission on edits to the document.
<b>DISCUSS HOLTE HOMEBUYER INCENTIVE PROGRAM (IMPLEMENTING HPS).</b>	Discussion deferred to the January 8, 2024 Planning Commission work session meeting.
<b>CITY MANAGER RECRUITMENT.</b>	None.

**PLANNING COMMISSION WORK PROGRAM  
UPDATE.**

None.

Submitted by: \_\_\_\_\_

*Sherri Marineau*

Sherri Marineau, Executive Assistant