



PLANNING COMMISSION REGULAR SESSION AGENDA
Monday, July 14, 2025 - 7:00 PM
City Hall, Council Chambers, 169 SW Coast Hwy, Newport, OR 97365

All public meetings of the City of Newport will be held in the City Council Chambers of the Newport City Hall, 169 SW Coast Highway, Newport. The meeting location is accessible to persons with disabilities. A request for an interpreter, or for other accommodations, should be made at least 48 hours in advance of the meeting to the City Recorder at 541.574.0613, or cityrecorder@newportoregon.gov.

All meetings are live-streamed at <https://newportoregon.gov>, and broadcast on Charter Channel 190. Anyone wishing to provide written public comment should send the comment to publiccomment@newportoregon.gov. Public comment must be received four hours prior to a scheduled meeting. For example, if a meeting is to be held at 3:00 P.M., the deadline to submit written comment is 11:00 A.M. If a meeting is scheduled to occur before noon, the written comment must be submitted by 5:00 P.M. the previous day. To provide virtual public comment during a city meeting, a request must be made to the meeting staff at least 24 hours prior to the start of the meeting. This provision applies only to public comment and presenters outside the area and/or unable to physically attend an in person meeting.

The agenda may be amended during the meeting to add or delete items, change the order of agenda items, or discuss any other business deemed necessary at the time of the meeting.

- 1. Call to Order and Roll Call**
Commission Members: Bill Branigan, Bob Berman, Jim Hanselman, Gary East, Braulio Escobar, John Updike, and Robert Bare.
- 2. Approval of Minutes**
 - 2.A Approval of the Planning Commission Work Session Meeting Minutes of June 23, 2025.**
[Draft PC Work Session Minutes 06-23-2025](#)
[06-23-25 PC Work Session Meeting Video Link](#)
 - 2.B Approval of the Planning Commission Regular Session Meeting Minutes of June 23, 2025.**
[Draft PC Reg Session Minutes 06-23-2025](#)
[06-23-25 PC Regular Session Meeting Video Link](#)

3. Citizens/Public Comment

A Public Comment form is available immediately inside the Council Chambers. Anyone who would like to address the Planning Commission on any matter not on the agenda will be given the opportunity after submitting a form. Each speaker should limit comments to three minutes. The normal disposition of these items will be at the next scheduled Planning Commission meeting.

4. Action Items

4.A Initiate Legislative Process for Draft Zoning Ordinance Housekeeping Amendments.

4.B Initiate Legislative Process to Amend the Wastewater Section of the Comprehensive Plan.

5. Director Comments

6. Adjournment

City of Newport
Draft Planning Commission Work Session Minutes
June 23, 2025

LOCATION: CITY COUNCIL CHAMBERS, NEWPORT CITY HALL, 169 SW COAST HIGHWAY, NEWPORT	
Time Start: 6:00 P.M.	Time End: 7:02 P.M.

ATTENDANCE LOG/ROLLCALL

COMMISSIONER/ ADVISORY MEMBER	STAFF
Chair Bill Branigan	Derrick Tokos, Community Development Director
Commissioner Bob Berman	Sherri Marineau, Community Development Dept.
Commissioner Jim Hanselman	Beth Young, Associate Planner
Commissioner Gary East	
Commissioner Braulio Escobar	PUBLIC
Commissioner John Updike (by video)	Jim Hencke, David Evans and Associates
Commissioner Robert Bare	
Citizen Advisory Member Dustin Capri	

AGENDA ITEM	ACTIONS
WORK SESSION MEETING	
CALL TO ORDER AND ROLL CALL a. Roll Call	None.
UPDATE ON COMPREHENSIVE PLAN STREAMLINING PROJECT (BETH YOUNG).	<p>Beth Young presented the draft summary of the Comprehensive Plan to the Commission.</p> <p>The Commission discussed how to ensure the Comprehensive Plan and the summary document would be kept in sync over time. They requested that the stormwater chapter be included in the summary and expressed support for incorporating photos to enhance the document's visual appeal.</p> <p>Commissioners noted that some goals appeared to be missing from the summary and discussed how the document would be presented on the city's website. They suggested adding hyperlinks in the summary to direct readers to the corresponding chapters in the full Comprehensive Plan. They also discussed whether a citizen advisory committee would be necessary to make significant changes to the Comprehensive Plan, and whether linking the summary to the full document could present any legal or procedural liabilities.</p>
CITY CENTER REVITALIZATION COMPREHENSIVE PLAN AMENDMENTS.	Jim Hencke, with David Evans and Associates, presented on the draft set of Comprehensive Plan amendments.

	<p>The Commission discussed several aspects of the City Center district zones. They questioned if the Deco District would continue to exist and potentially form a neighborhood association, and what the timeline was for when a recommendation might be forwarded to the City Council. Commissioners also brought up concerns about inconsistencies in the level of detail across different sections of the document.</p> <p>Additional questions were raised about the implications of including the couplet project in the City Center Revitalization Plan, and whether its inclusion would obligate the city to pursue it. The Commission discussed if there would be further public input opportunities regarding the couplet and considered adding language to the document to clarify that the couplet was actively being pursued. They also reviewed proposed changes to the US 101 and Highway 20 intersections.</p> <p>There was a request to clarify that references to adjacent properties should be based on the figures in the document, not the narrative, to determine whether properties fall within the City Center district.</p> <p>Commissioners asked whether property owners within the City Center boundary would receive notifications for upcoming hearings. They also questioned why city-acquired and city-owned properties were listed separately in the action plan, and how the items outlined in the action plan would be processed through the supplemental budget.</p>
PLANNING COMMISSION WORK PROGRAM UPDATE.	<p>Tokos reported the State was updating their hazard maps, which would be part of a discussion in a future work session.</p>

Submitted by: _____
 Sherri Marineau, Executive Assistant

06-23-2025 - Planning Commission Work Session Meeting Video Link:

https://thecityofnewport.granicus.com/player/clip/1461?view_id=2&redirect=true

City of Newport
Draft Planning Commission Regular Session Minutes
June 23, 2025

LOCATION: CITY COUNCIL CHAMBERS, NEWPORT CITY HALL 169 SW COAST HIGHWAY NEWPORT	
Time Start: 7:02 P.M.	Time End: 7:07 P.M.

ATTENDANCE LOG/ROLLCALL

COMMISSIONER/ ADVISORY MEMBER	STAFF
Chair Bill Branigan	Derrick Tokos, Community Development Director
Commissioner Bob Berman	Sherri Marineau, Community Development Dept.
Commissioner Jim Hanselman	
Commissioner Gary East	PUBLIC
Commissioner Braulio Escobar	
Commissioner John Updike (by video)	
Commissioner Robert Bare	

AGENDA ITEM	ACTIONS
REGULAR MEETING	
CALL TO ORDER AND ROLL CALL	
a. Roll Call	None.
APPROVAL OF THE MINUTES	
a. Meeting minutes of Regular Session Meeting on June 9, 2025.	Updike reported minor edits to the minutes. Motion by Bare, seconded by Berman, to approve the regular session meeting minutes of June 9, 2025 with minor corrections. MOTION carried unanimously with Branigan, Berman, Escobar, Hanselman, East, Updike, and Bare all voting in favor.
CITIZEN/PUBLIC COMMENT	None.
ACTION ITEMS	
Initiate the Legislative Process to Implement the City Center Revitalization Plan Updates.	Motion was made by Berman, seconded by East, to initiate the legislative process to implement the City Center Revitalization Plan updates. MOTION carried unanimously with Branigan, Berman, Escobar, Hanselman, East, Updike, and Bare all voting in favor.
DIRECTORS COMMENTS	Tokos reported on the State Senate room tax hearing, and the transportation package they were working on as well. He noted that interviews for the City Attorney had

	happened that day and the city would be moving forward with hiring someone.
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Submitted by: _____

Sherri Marineau, Executive Assistant

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06-23-2025 - Planning Commission Regular Session Meeting Video Link:

https://thecityofnewport.granicus.com/player/clip/1462?view_id=2&redirect=true