

City of Newport
Joint City Council and Planning Commission Work Session Minutes
March 10, 2025

LOCATION: CITY COUNCIL CHAMBERS, NEWPORT CITY HALL, 169 SW COAST HIGHWAY, NEWPORT	
Time Start: 6:00 P.M.	Time End: 7:46 P.M.

ATTENDANCE LOG/ROLLCALL

COUNCIL/BOARD MEMBER	COMMISSIONER/ ADVISORY MEMBER
Mayor Kaplan	Chair Bill Branigan
Councilor Hall (by video)	Commissioner Bob Berman (by video)
Councilor Parker (absent, excused)	Commissioner Jim Hanselman (absent)
Councilor Jacobi	Commissioner Gary East
Councilor Emond	Commissioner Braulio Escobar (absent, excused)
Councilor Roumagoux (absent)	Commissioner John Updike
Councilor Hickman	Commissioner Robert Bare
	Citizen Advisory Member Dustin Capri
	Citizen Advisory Member Greg Sutton (absent)
STAFF	
Nina Vetter, City Manager	
Derrick Tokos, Community Development Director	
Sherri Marineau, Community Development	
Allie Anderson, City Recorder	
David Hencke, David Evans and Associates	
Brandy Steffen, JLZ (by video)	
David Helton, ODOT (by video)	
John Fuller, Communication Specialist	

AGENDA ITEM	ACTIONS
WORK SESSION MEETING	
CALL TO ORDER AND ROLL CALL	
a. Roll Call	None.
PURPOSE / SCHEDULE	Mr. Hencke reviewed the project vision, project goals, schedule heading into the public outreach round 2.
PROPOSED CITY CENTER PLAN	Hencke reviewed the proposed City Center Plan diagrams with the group.
QUESTIONS	<p>Emond liked the green spaces idea but was concerned about how maintenance would work. Capri requested the diagrams show different alternatives for green spaces.</p> <p>Branigan wanted to know when the funding for rehabilitating buildings would be considered.</p>

	<p>Jacobi thought messaging should focus on the five project goals.</p> <p>East questioned if there would be guidelines for developers on what the plan designs would be.</p> <p>Hickman asked if there was statistical traffic flow data that showed if the 2-way traffic or a couplet was better.</p> <p>Kaplan was concerned that there wasn't enough space for parking on both sides of US 101. He also thought they should look at the plan being more than just about the highway, is was a neighborhood.</p> <p>Hall suggested they lean toward adding trees in the greenways instead of coastal grass. She thought they should be mindful of signage, and questioned if Alder and Lee Streets could be closed permanently. Hall noted there was some confusion on if the ultimate decision to doing a couplet would be the Council's decision. She also asked if the weight load of 9th Street for large trucks have been considered.</p> <p>Branigan asked if there would be a space for a food truck lot, and thought they should consider adding a dog park. Updike thought that the infrastructure for food trucks need to be considered.</p> <p>Updike thought they should widen the parking on US 101 by taking some of the space for the pedestrian walkway. He questioned if there would be data for vehicular performance that shows before and after the implementation on US 101 and Hwy 20.</p> <p>Capri thought they should relay to the public that the parking benefit was the reason they were going forward with the couplet. He also thought they needed to revisit the rebranding of the "Deco District."</p>
POLICY, PLAN, AND DEVELOPMENT CODE CONCEPT	Mr. Hencke covered the policy, plan and development code concept.
COMMENTS / QUESTIONS	<p>Jacobi expressed concerns about push back on the Nye Beach design review from years past, and questioned how they could put more teeth into doing a design review for the City Center. Emond suggested having a tight box on the design standards to begin with, then loosen them over time. Kaplan felt they needed a promise that the design standards would make things better for the livability for the area, and that the standards wouldn't change over time. Capri pointed out they were discussing the general thoughts</p>

	<p>for the infrastructure of the plan first, and the implementation would happen later.</p> <p>Updike thought they needed to consider how the US 101 and Hwy 20 corridors were two different areas and separate from each other. Kaplan agreed that Hwy 20 felt more commercial and didn't think people would build cottages there. He questioned if they would want to mix some of the commercial into the US 101 area.</p> <p>Hall thought they should include how many potential housing units there could be with the plan.</p> <p>Jacobi thought that "maker places" should be considered for the Hwy 20 area.</p> <p>Kaplan thought it was important to consider how the US 101 and Hwy 20 districts tied into the Nye Beach and Bayfront districts.</p>
PUBLIC INVESTMENTS / INCENTIVES / PARTNERSHIPS	<p>Mr. Hencke reviewed the public investments, incentives and partnerships.</p>
DISCUSSION	<p>Kaplan thought it would be helpful to show an overview of how they are approaching implementation that included public investments, incentives and partnerships.</p> <p>Updike thought they should also include the cost for work in the right-of-way and how it would take a while to get the funding. Capri thought there would be a desire to see the funding sources explained.</p> <p>Hall wanted clarification on how the couplet would affect parking by the Farmer's Market and city hall.</p> <p>Kaplan thought they needed to talk about how the concept encouraged people to walk and use the streets. He also thought they should review the concept of adding a shuttle bus to get around the area.</p> <p>Jacobi noted that in the 1980's the city had a "Peninsula Plan" that recommended a couplet that used 9th Street, but it was never implemented. She questioned what they needed to do to make sure this plan happened.</p> <p>Updike thought they needed to find a way to get buy in and help foster interest from the private sector side to help push the plan.</p>

Submitted by: Sherri Marineau
Sherri Marineau, Executive Assistant