

**City of Newport  
Planning Commission Regular Session Minutes  
July 14, 2025**


<b>LOCATION:</b> CITY COUNCIL CHAMBERS, NEWPORT CITY HALL 169 SW COAST HIGHWAY NEWPORT	
<b>Time Start:</b> 7:00 P.M.	<b>Time End:</b> 7:10 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 (absent, excused)	
Commissioner John Updike	
Commissioner Robert Bare	

AGENDA ITEM	ACTIONS
<b>REGULAR MEETING</b>	
<b>CALL TO ORDER AND ROLL CALL</b>	
a. Roll Call	None.
<b>APPROVAL OF THE MINUTES</b>	
a. Meeting minutes of Work Session Meeting on June 23, 2025.	Motion by Berman, seconded by East, to approve the work session meeting minutes of June 23, 2025 as written. MOTION carried unanimously with Branigan, Berman, Hanselman, East, Updike, and Bare all voting in favor.
b. Meeting minutes of Regular Session Meeting on June 23, 2025.	Motion by Berman, seconded by East, to approve the regular session meeting minutes of June 23, 2025 as written. MOTION carried unanimously with Branigan, Berman, Hanselman, East, Updike, and Bare all voting in favor.
<b>CITIZEN/PUBLIC COMMENT</b>	None.
<b>ACTION ITEMS</b>	
<b>Initiate Legislative Process for Draft Zoning Ordinance Housekeeping Amendments.</b>	Motion was made by Berman, seconded by Updike, to initiate the legislative process for the draft Zoning Ordinance housekeeping amendments. MOTION carried unanimously with Branigan, Berman, Hanselman, East, Updike, and Bare all voting in favor.

<p><b>Initiate Legislative Process to Amend the Wastewater Section of the Comprehensive Plan.</b></p>	<p>Motion was made by Berman, seconded by Bare, to initiate the legislative process to amend the Wastewater Section of the Comprehensive Plan. MOTION carried unanimously with Branigan, Berman, Hanselman, East, Updike, and Bare all voting in favor.</p>
<p><b>DIRECTORS COMMENTS</b></p>	<p>Tokos reported that a public hearing on the geologic hazards reports will be held at the next City Council meeting.</p> <p>The City received the Wyndhaven Phase 3 plan on June 30th. Developers are utilizing the provision for market-rate developments with over 20 units, which allows the City to cover plan review and inspection fees using Affordable Housing Excise Tax funds.</p> <p>OSU will be dredging the 40th Street pond in August, and the City has entered into a reimbursement agreement to provide funding that supports removing additional material during the process. This item is scheduled to be presented to the City Council at their upcoming meeting. In addition, the City is working with ODOT on signalization at 40th Street, though progress has been slow due to staffing reductions at ODOT.</p>

Submitted by: 

Sherri Marineau, Executive Assistant