

**City of Newport  
Planning Commission Regular Session Minutes  
December 9, 2024**


<b>LOCATION:</b> CITY COUNCIL CHAMBERS, NEWPORT CITY HALL 169 SW COAST HIGHWAY NEWPORT	<b>Time End:</b> 6:37 P.M.
<b>Time Start:</b> 6:01 P.M.	

**ATTENDANCE LOG/ROLLCALL**

<b>COMMISSIONER/ ADVISORY MEMBER</b>	<b>STAFF</b>
Chair Bill Branigan	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 Robert Bare	

<b>AGENDA ITEM</b>	<b>ACTIONS</b>
<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 November 25, 2024	Motion by Berman, seconded by Bare, to approve the work session meeting minutes of November 25, 2024 as written. MOTION carried unanimously with Branigan, Berman, Hanselman, East, Escobar, Updike, and Bare all voting in favor.
b. Meeting minutes of Regular Session Meeting on November 25, 2024	Motion by Berman, seconded by Bare, to approve the regular session meeting minutes of November 25, 2024 as written. MOTION carried unanimously with Branigan, Berman, Hanselman, East, Escobar, Updike, and Bare all voting in favor.
<b>CITIZEN/PUBLIC COMMENT</b>	
	None.
<b>PUBLIC HEARINGS</b>	
<b>File #2-Z-24: Legislative Amendments Related to Implementation of the SB 1537 Limited Land Use Provisions.</b>	
a. PUBLIC HEARING OPEN	6:09 p.m.
b. STAFF REPORT - DERRICK TOKOS	Mr. Tokos reviewed the staff report.

<p>c. PUBLIC COMMENT</p> <p>d. PUBLIC HEARING CLOSED</p> <p>e. COMMISSION DECISION</p>	<p>The Commission discussed changes that would decrease the notification areas to adjacent property owners and how they thought this would limit public involvement; staff level reviews for nonconforming uses; concerns about the interpretations of the rules by different staff; the review of the legislative amendments by the city's legal counsel to confirm the mandated changes; the appeal process for citizens who didn't agree with the staff decisions; and minor edits to the draft amendments.</p> <p>None.</p> <p>6:28 p.m.</p> <p>Bare thought the amendments were good to go. Escobar noted these were mandated amendments and not up to a discussion. Hanselman saw loss of transparency and trust with the changes. There was nothing the Commission could do but approve and he had no say. Berman agreed that the amendments were mandated and they had no choice. They needed to have faith that staff would elevate anything decisions to the Commission when necessary. East agreed with Berman. Updike wanted the Commissions thoughts conveyed to the City Council.</p> <p>Motion was made by Hanselman, seconded by Bare, to approve and forward a recommendation to the City Council for File #2-Z-24. MOTION carried with Branigan, Berman, Hanselman, East, Updike, and Bare all voting in favor. Escobar abstained.</p>
<p><b>DIRECTORS COMMENTS</b></p>	<p>Tokos gave a reminder for the joint City Council meeting on December 16th. Berman requested that the City Center Revitalization presentation at the meeting be comprehensive instead of summarized.</p> <p>Escobar requested that the Council be told that the recommendation for the night's hearing item was mandated, and the Commission's feelings on the amendments.</p>

Submitted by:   
 Sherri Marineau, Executive Assistant