

**City of Newport**  
**Draft Planning Commission Work Session Minutes**  
**May 27, 2025**

<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> 7:52 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 (absent)	
Commissioner Gary East	
Commissioner Braulio Escobar	PUBLIC
Commissioner John Updike	Jim Hencke, David Evans and Associates
Commissioner Robert Bare	Jim Patrick
Citizen Advisory Member Dustin Capri (absent, excused)	

AGENDA ITEM	ACTIONS
<b>WORK SESSION MEETING</b>	
<b>CALL TO ORDER AND ROLL CALL</b>	
a. Roll Call	None.
<b>CITY CENTER REVITALIZATION PLAN UPDATES.</b>	<p>Jim Hencke from David Evans and Associates presented a slideshow outlining the refined versions of Memo #9, Memo #7, and Memo #6 of the City Center Revitalization Plan updates, focusing on Comprehensive Plan and Zoning Code concepts.</p> <p>Branigan entered the meeting at 6:39 p.m.</p> <p>The Commission discussed outreach efforts for surveys, the transition of US 101's width from north to south within the couplet, and the rationale behind the couplet directions. Additionally, they covered potential pedestrian lane adjustments to help widen streets, a suggestion to map the locations of existing businesses, considerations for permitting ground-floor residential units, the possibility of increasing maximum residential density above commercial properties, and depth requirements for ground-floor frontage types in retail and shared common spaces.</p> <p>At 7:00 p.m., the meeting was temporarily adjourned for the regular session before reconvening at 7:05 p.m.</p> <p>The Commission continued deliberations on maximum vertical separation requirements, potential mandates prohibiting building indentations to prevent</p>

	<p>unsafe spaces, bike traffic patterns on the north end of the couplet, and how the couplet's north end would impact City Hall and the 60+ Center. Additional discussions addressed the Farmers Market's potential effects on couplet traffic, along with a request for a diagram to visualize possible changes.</p> <p>Branigan and Escobar exited the meeting at 7:43 p.m.</p> <p>The Commission reviewed funding sources and grant opportunities, considered minor edits to the documents, and discussed whether a formal business district would be established.</p>
<p><b>PLANNING COMMISSION WORK PROGRAM UPDATE.</b></p>	<p>None.</p>

Submitted by: Sherri Marineau  
 Sherri Marineau, Executive Assistant