

**City of Newport  
Planning Commission Work Session Minutes  
September 9, 2024**

<b>LOCATION:</b> CITY COUNCIL CHAMBERS, NEWPORT CITY HALL, 169 SW COAST HIGHWAY, NEWPORT	<b>Time End:</b> 7:13 P.M.
<b>Time Start:</b> 6:01 P.M.	

**ATTENDANCE LOG/ROLLCALL**

COMMISSIONER/ ADVISORY MEMBER	STAFF
Chair Bill Branigan (by video)	Derrick Tokos, Community Development Director
Commissioner Bob Berman	Sherri Marineau, Community Development Dept.
Commissioner Jim Hanselman	Beth Young, Community Development Dept.
Commissioner Gary East	
Commissioner Braulio Escobar	
Commissioner John Updike	
Citizen Advisory Member Dustin Capri (absent, excused)	
Citizen Advisory Member Greg Sutton (absent)	

AGENDA ITEM	ACTIONS
<b>WORK SESSION MEETING</b>	
<b>CALL TO ORDER AND ROLL CALL</b>	
a. Roll Call	None.
<b>RESPONSE TO TESTIMONY FROM THE AUGUST 26, 2024 HEARING ON THE UPDATES TO THE COMPREHENSIVE PLAN AND ZONING ORDINANCE TO IMPLEMENT THE NEW YAQUINA BAY ESTUARY MANAGEMENT PLAN.</b>	
a. Staff report	Mr. Tokos provided an overview of the updated draft of the Comprehensive Plan and Zoning Ordinance, and the final draft of the Goal 16 Resource Inventory for the Yaquina Bay Estuary.  Commissioners Updike and Branigan joined the meeting at 6:08 p.m.
b. Commission feedback	Commissioners noted minor edits to the draft documents. Discussion included adding more information about natural resource inventories; outright permitted uses in Policy 18; the Hatfield outfall /intake; adding a definition for restoration; including the findings in the ordinance; removing or replacing the phrases "to the extent possible/practical" and "maximum extent possible" in the Plan; Policy 18 modifications; strengthening Management Unit 10 dredging and navigational channel expansions language for Sally's Bend; how the DLCD reviews the approved plan amendments; considering if language "shall be avoided" should be changed to "prohibited" or "must be avoided"; when periodic reviews should

	be done; and how to make amendments when there are areas in the plan that aren't working.
<b>SB 1537 REVISIONS TO LIMITED LAND USE DECISION MAKING PROCEDURES.</b>	Mr. Tokos provided an overview of the NMC Chapter 14 Limited Land Use Decision Amendments.
<b>PLANNING COMMISSION WORK PROGRAM UPDATE.</b>	None.

Submitted by: Sherrri Marineau  
 Sherrri Marineau, Executive Assistant