



PLANNING COMMISSION REGULAR SESSION AGENDA
Monday, January 08, 2024 - 7:00 PM
Council Chambers, 169 SW Coast Hwy, Newport, Oregon 97365

All public meetings of the City of Newport will be held in the City Council Chambers of the Newport City Hall, 169 SW Coast Highway, Newport. The meeting location is accessible to persons with disabilities. A request for an interpreter, or for other accommodations, should be made at least 48 hours in advance of the meeting to Erik Glover, City Recorder at 541.574.0613, or e.glover@newportoregon.gov.

All meetings are live-streamed at <https://newportoregon.gov>, and broadcast on Charter Channel 190. Anyone wishing to provide written public comment should send the comment to publiccomment@newportoregon.gov. Public comment must be received four hours prior to a scheduled meeting. For example, if a meeting is to be held at 3:00 P.M., the deadline to submit written comment is 11:00 A.M. If a meeting is scheduled to occur before noon, the written comment must be submitted by 5:00 P.M. the previous day. To provide virtual public comment during a city meeting, a request must be made to the meeting staff at least 24 hours prior to the start of the meeting. This provision applies only to public comment and presenters outside the area and/or unable to physically attend an in person meeting.

The agenda may be amended during the meeting to add or delete items, change the order of agenda items, or discuss any other business deemed necessary at the time of the meeting.

1. CALL TO ORDER AND ROLL CALL

Commission Members: Bill Branigan, Bob Berman, Jim Hanselman, Gary East, Braulio Escobar, John Updike, and Marjorie Blom.

2. APPROVAL OF MINUTES

2.A Approval of the Planning Commission Work Session Meeting Minutes of December 11, 2023.

[Draft PC Work Session Minutes 12-11-2023](#)

[12-11-23 PC Work Session Meeting Video Link](#)

2.B Approval of the Planning Commission Regular Session Meeting Minutes of December 11, 2023.

[Draft PC Reg Session Minutes 12-11-2023](#)

[12-11-23 PC Regular Session Meeting Video Link](#)

3. CITIZENS/PUBLIC COMMENT

A Public Comment form is available immediately inside the Council Chambers. Anyone who would like to address the Planning Commission on any matter not on the agenda will be given the opportunity after submitting a form. Each speaker should limit comments to three minutes. The normal disposition of these items will be at the next scheduled Planning Commission meeting.

4. ACTION ITEMS

4.A Initiate Legislative Amendments to Facilitate Construction of Needed Housing (Implementing HPS).

5. PUBLIC HEARINGS

6. NEW BUSINESS

7. UNFINISHED BUSINESS

7.A Upcoming Hearing on Custom Creative Work Amendments.

[Memorandum](#)

8. DIRECTOR COMMENTS

9. ADJOURNMENT

**City of Newport
Draft Planning Commission Work Session Minutes
December 11, 2023**

LOCATION: CITY COUNCIL CHAMBERS, NEWPORT CITY HALL, 169 SW COAST HIGHWAY, NEWPORT	
Time Start: 6:00 P.M.	Time End: 7:19 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	
Commissioner Gary East	
Commissioner Braulio Escobar	
Commissioner John Updike	
Commissioner Marjorie Blom	
Citizen Advisory Member Dustin Capri	
Citizen Advisory Member Greg Sutton (absent)	

AGENDA ITEM	ACTIONS
WORK SESSION MEETING	
CALL TO ORDER AND ROLL CALL	
a. Roll Call	None.
DRAFT AMENDMENTS TO FACILITATE NEEDED HOUSING (AN HPS RECOMMENDATION).	
a. Staff report	Mr. Tokos provided an overview of the draft code amendments to NMC Chapter 14, Facilitating Construction of Needed Housing.
b. Discussion on amendments	Commission held discussions on restrictions on shelters in residential areas; garage setbacks within underdeveloped rights-of-way; density limitations for building heights and roof pitch minimums; on-street parking credits; on-street parking credits for dwellings; changes to adjustments and variances in residential zones; approval standards for ministerial decisions for deviations up to 10%; and ministerial actions necessary to implement Title XIV of the Newport Municipal Code.
c. Commission feedback on amendments	Tokos received input from the Commission on edits to the document.
DISCUSS HOLTE HOMEBUYER INCENTIVE PROGRAM (IMPLEMENTING HPS).	Discussion deferred to the January 8, 2024 Planning Commission work session meeting.
CITY MANAGER RECRUITMENT.	None.

PLANNING COMMISSION WORK PROGRAM UPDATE.	None.

Submitted by: _____

Sherrri Marineau, Executive Assistant

DRAFT

12-11-2023 - Planning Commission Work Session Meeting Video Link:

https://thecityofnewport.granicus.com/player/clip/1167?view_id=2&redirect=true&h=02273061a46c6bcb8ce0496ab33a6810

City of Newport
 Draft Planning Commission Regular Session Minutes
 December 11, 2023

LOCATION: CITY COUNCIL CHAMBERS, NEWPORT CITY HALL 169 SW COAST HIGHWAY NEWPORT
Time Start: 7:23 P.M. Time End: 7:51 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	
Commissioner Gary East	
Commissioner Braulio Escobar	
Commissioner John Updike	
Commissioner Marjorie Blom	

AGENDA ITEM	ACTIONS
REGULAR MEETING	
CALL TO ORDER AND ROLL CALL	
a. Roll Call	None.
APPROVAL OF THE MINUTES	
a. Meeting minutes of Work Session Meeting on November 13, 2023	Motion by Commissioner Updike, seconded by Commissioner East to approve the work session meeting minutes of November 13, 2023 with minor corrections. Motion carried in a voice vote. Commissioner Blom abstained.
b. Meeting minutes of Regular Session Meeting on November 13, 2023	Motion by Commissioner Updike, seconded by Commissioner East to approve the regular session meeting minutes of November 13, 2023 with minor corrections. Motion carried in a voice vote. Commissioner Blom abstained.
CITIZEN/PUBLIC COMMENT	
None.	
PUBLIC HEARING	
File 1-Z-23: Land Use Amendments to Implement 2023 State of Oregon Legislative Mandates.	
a. PUBLIC HEARING OPEN	7:26 pm
b. STAFF REPORT - DERRICK TOKOS	Tokos presented the written staff report and reviewed code amendments to implement the 2023 State of Oregon legislative mandates.
c. PUBLIC COMMENT	None.

<p>d. PUBLIC HEARING CLOSED</p> <p>e. COMMISSION DECISION</p>	<p>7:38 pm</p> <p>Motion was made by Commissioner Escobar, seconded by Commissioner East, to forward a favorable recommendation to the City Council for the land use amendments to implement 2023 State of Oregon legislative mandates. Motion carried unanimously in a voice vote.</p>
<p>DIRECTOR COMMENTS</p>	<p>Tokos reported on the delay of the funding agreement with ODOT for the start of the City Center Project committee work; outreach for parking meters on the Bayfront; January 2024 City Council review of the redevelopment agreement for the South Beach property; and status of the Public Works Engineering Department staffing.</p>

Submitted by: _____


Sherri Marineau, Executive Assistant

DRAFT

12-11-2023 - Planning Commission Regular Session Meeting Video Link:

https://thecityofnewport.granicus.com/player/clip/1168?view_id=2&redirect=true&h=6c2315af3e327492a840583756f0f0e8

Memorandum

To: Planning Commission/Commission Advisory Committee
From: Derrick Tokos, Community Development Director 
Date: January 5, 2024
Re: Upcoming Hearing on Custom Creative Work Amendments

A public hearing to consider legislative amendments to create a “custom creative work” use category in commercial zones had been scheduled to occur this evening. Unfortunately, the News-Times failed to publish the legal notice on December 27th, as requested. This means that the hearing has to be postponed since the City is required to provide notice in a newspaper of general circulation at least 5 days and no more than 14 days prior to the date set for public hearing (NMC 14.52.060(F)). The new hearing date will be Monday, January 22nd at 6:00pm. Carol Shenk and Janet Webster, the chief proponents of the amendments, have been informed of the hearing postponement.