

**City of Newport
Draft Planning Commission Regular Session Minutes
February 12, 2024**

LOCATION: CITY COUNCIL CHAMBERS, NEWPORT CITY HALL 169 SW COAST HIGHWAY NEWPORT	
Time Start: 7:00 P.M.	Time End: 7:51 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	
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 Regular Session Meeting on January 22, 2023	Berman reported minor corrections to the minutes. Motion by Commissioner Berman, seconded by Commissioner East, to approve the regular session meeting minutes of January 8, 2023 with minor corrections. Motion carried in a voice vote. Commissioner Blom abstained.
CITIZEN/PUBLIC COMMENT	
None.	
PUBLIC HEARING	
File No. 1-CUP-24: Conditional Use Permit to Allow the Operation of a Coffee Shop in a W-2/"Water-Related" Zone.	
a. PUBLIC HEARING OPEN	7:05 p.m. East and Updike reported site visits. Chair Branigan asked if any public members present objected to the Planning Commission participating in the hearing. Joshua Perkins (Newport) expressed concerns about Mayor Kaplan, but didn't express any objections to the Commission as a whole participating in the hearing.
b. STAFF REPORT - DERRICK TOKOS	Tokos presented the written staff report. Applicant, Art Moore (Newport) answered the Commission's questions and spoke in support of the approving the conditional use permit.

<p>c. PUBLIC COMMENT</p> <p>d. PUBLIC HEARING CLOSED</p> <p>e. COMMISSION DECISION</p>	<p>7:20 p.m.</p> <p>The Commissioners were in general agreement with approving the request.</p> <p>Motion was made by Commissioner Escobar, seconded by Commissioner Berman, to approve File No. 1-CUP-24 with conditions. Motion carried unanimously in a voice vote.</p>
<p>DIRECTOR COMMENTS</p> <p>SB 1537 Governor's Housing Bill.</p>	<p>Tokos covered the -4 set of amendments to SB 1537, the Governor's housing bill; the City's letter in support of HB 4134 sent to the House Committee; and the population estimates from the City Manager.</p> <p>Commissioners discussed HB 1537 and how it would affect an Urban Renewal District expansion. Tokos explained that HB 1537 was more for the Willamette Valley farmlands than it was for Newport.</p> <p>Tokos reviewed the City's letter in opposition of the adjustments to SB 1537, and discussed HB 4099 that would set up a deferred payment program for system development charges with the State for new housing construction.</p>

Submitted by: *Sherri Marineau*
 Sherri Marineau, Executive Assistant