



**PLANNING COMMISSION REGULAR SESSION AGENDA**  
**Monday, April 14, 2025 - 7:00 PM**  
**City Hall, Council Chambers, 169 SW Coast Hwy, Newport, OR 97365**

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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 the City Recorder at 541.574.0613, or [cityrecorder@newportoregon.gov](mailto:cityrecorder@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](mailto: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 Robert Bare.*
- 2. Approval of Minutes**
  - 2.A Approval of the Planning Commission Work Session Meeting Minutes of March 24, 2025.**  
[Draft PC Work Session Minutes 03-24-2025](#)  
[03-24-25 PC Work Session Meeting Video Link](#)
  - 2.B Approval of the Planning Commission Regular Session Meeting Minutes of March 24, 2025.**  
[Draft PC Reg Session Minutes 03-24-2025](#)  
[03-24-25 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 Potential Adoption of Planning Commission FY 25-26 Goals.**  
[Draft Commission- Council Integrated Goals for FY 25-26](#)

**5. Director Comments**

**6. Adjournment**

**City of Newport  
Draft Planning Commission Work Session Minutes  
March 24, 2025**

<b>LOCATION:</b> CITY COUNCIL CHAMBERS, NEWPORT CITY HALL, 169 SW COAST HIGHWAY, NEWPORT	
<b>Time Start:</b> 6:02 P.M.	<b>Time End:</b> 7:03 P.M.

**ATTENDANCE LOG/ROLLCALL**

<b>COMMISSIONER/ ADVISORY MEMBER</b>	<b>STAFF</b>
Chair Bill Branigan	Derrick Tokos, Community Development Director
Commissioner Bob Berman (absent, excused)	Sherri Marineau, Community Development Dept.
Commissioner Jim Hanselman	
Commissioner Gary East (absent, excused)	
Commissioner Braulio Escobar	<b>PUBLIC</b>
Commissioner John Updike	
Commissioner Robert Bare	
Citizen Advisory Member Dustin Capri (absent, excused)	

<b>AGENDA ITEM</b>	<b>ACTIONS</b>
<b>WORK SESSION MEETING</b>	
<b>CALL TO ORDER AND ROLL CALL</b>	
a. Roll Call	None.
<b>REVIEW AND DISCUSS FY 25-26 COUNCIL - COMMISSION GOALS.</b>	<p>Mr. Tokos reviewed the FY 25-26 goals and asked the Commission for their thoughts on how to assist the Council to achieve their goals.</p> <p>The Commission discussed the city's current open staffing positions and recruitments; the status of the State's upcoming budget; and the city's plan for emergency preparedness for animals in the event of an emergency and evacuation.</p> <p>Tokos reviewed the Commission goals for FY 24-25 and asked the Commission to consider which goals should be a priority or needed to be added for FY 25-26.</p> <p>The Commission discussed if short-term rentals would be reviewed as part of the goal for housing. They also talked about the design review updates for Nye Beach and the City Center. The Commission wanted to see goals that included a design standard review; reviewing the State Lands list for Oregon on what should be pursued for housing and how to facilitate needed housing for development; working on City Center business façade improvement grants; reviewing reserves for City Center businesses to keep them from being displaced; looking at a System</p>

	Development Charge component for housing; reviewing how short-term rentals were operating and if they wanted to see a scale back on the cap number of them to promote workforce housing; and recharacterizing the tail end of what the Commission would be doing next fiscal year.
<b>ONLINE SURVEY QUESTIONS FOR CITY CENTER REVITALIZATION PLAN PUBLIC EVENT #2.</b>	Tokos outlined the content of the online open house being held from April 1st through April 13th. He reviewed the survey questions for the public event and asked for feedback.
<b>CITY CENTER REVITALIZATION PLAN- INCENTIVES &amp; PUBLIC/PRIVATE PARTNERSHIPS.</b>	The agenda item was tabled to the next Planning Commission meeting.
<b>PLANNING COMMISSION WORK PROGRAM UPDATE.</b>	None.

Submitted by: \_\_\_\_\_  
 Sherri Marineau, Executive Assistant

DRAFT

**03-24-2025 - Planning Commission Work Session Meeting Video Link:**

[https://thecityofnewport.granicus.com/player/clip/1414?view\\_id=2&redirect=true](https://thecityofnewport.granicus.com/player/clip/1414?view_id=2&redirect=true)

**City of Newport  
Draft Planning Commission Regular Session Minutes  
March 24, 2025**

<b>LOCATION:</b> CITY COUNCIL CHAMBERS, NEWPORT CITY HALL 169 SW COAST HIGHWAY NEWPORT
<b>Time Start:</b> 7:08 P.M. <span style="float: right;"><b>Time End:</b> 7:49 P.M.</span>

**ATTENDANCE LOG/ROLLCALL**

<b>COMMISSIONER/ ADVISORY MEMBER</b>	<b>STAFF</b>
Chair Bill Branigan	Derrick Tokos, Community Development Director
Commissioner Bob Berman (absent, excused)	Sherrri Marineau, Community Development Dept.
Commissioner Jim Hanselman	
Commissioner Gary East (absent, excused)	<b>PUBLIC</b>
Commissioner Braulio Escobar	Patricia Patrick-Joling
Commissioner John Updike	Alex Joling
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 January 13, 2025.	Motion by Updike, seconded by Bare, to approve the work session meeting minutes of January 13, 2025 as written. MOTION carried unanimously with Branigan, Hanselman, Escobar, Updike, and Bare all voting in favor.
b. Meeting minutes of Regular Session Meeting on January 13, 2025.	Motion by Updike, seconded by Bare, to approve the regular session meeting minutes of January 13, 2025 as written. MOTION carried unanimously with Branigan, Hanselman, Escobar, Updike, and Bare all voting in favor.
c. Meeting minutes of Work Session Meeting on January 27, 2025.	Motion by Updike, seconded by Bare, to approve the work session meeting minutes of January 27, 2025 as written. MOTION carried unanimously with Branigan, Hanselman, Escobar, Updike, and Bare all voting in favor.
d. Meeting minutes of Joint City Council and Planning Commission Work Session Meeting Minutes of March 10, 2025.	Motion by Updike, seconded by Bare, to approve the Joint City Council and Planning Commission work session meeting minutes of March 10 2025 as written. MOTION carried with Branigan, Escobar, Updike, and Bare all voting in favor. Hanselman abstained.
<b>CITIZEN/PUBLIC COMMENT</b>	
	None.

## PUBLIC HEARINGS

**File No. 1-CP-25/1-Z-25: Comprehensive Plan and Zone Change for 1.48 acres at 840 NE Iler Street.**

a. PUBLIC HEARING OPEN

7:10 p.m.

b. STAFF REPORT - DERRICK TOKOS

Mr. Tokos reviewed the staff report.

The Commission asked whether this development would eliminate Harney Street as a potential north bound connection for the city. Tokos explained the city determined that the Harney connection was cost prohibitive and it would unlikely be built. The Commission asked if Iler Street was wide enough to meet standards, and who would pay for developing the road right of way. Tokos explained the developers would bear the burden of the cost.

c. PUBLIC COMMENT

Applicants, Patricia Patrick-Joling and Alex Joling shared their thoughts on the application. They wanted to develop three fourplexes and some individual dwelling structures on the property.

Branigan asked how much parking would be included. Patrick-Joling explained that parking wouldn't be a problem and they were looking to add garages to the dwellings. Branigan asked if there would be common trash containers for the fourplexes. Patrick-Joling reported they would have them at the end of the lot by Iler Street. Branigan asked if they would address outside lighting. Tokos reported it would be addressed by the building code during the permitting process. Updike thought it sounded expensive, and asked how affordable the housing would be. Patrick-Joling didn't know how affordable it would be, but wanted to be mindful of this.

d. PUBLIC HEARING CLOSED

7:39 p.m.

e. COMMISSION DECISION

Updike didn't have any concerns in terms of compatibility with the transportation or land use around the property. He thought this was an example of the limits to the affordability discussions the Commission had, and questioned if they would have tools to offer this developer to change the affordability of the project. Hanselman thought this fit with the zoning request, but thought the bigger concern would be what happened down the road. He wanted to see dark skies discussed in the development. Escobar reported he lived close the to property and thought it would be a worthwhile development. He was in favor of it because of the pressing need for housing. Bare liked the proposal. He noted the pump station and infrastructure would be expensive, and

	<p>he liked the thought of the utilities being underground. Branigan thought it was a good project and hoped penciling out the costs would work out for the applicant.</p> <p>Motion was made by Escobar, seconded by Bare, to forward a favorable recommendation to the City Council for File 1-CP-25/1-Z-25. MOTION carried unanimously with Branigan, Hanselman, Escobar, Updike, and Bare all voting in favor.</p>
<p><b>DIRECTORS COMMENTS</b></p> <p><b>Lincoln County Goal 18 Exception Application and Report.</b></p>	<p>Tokos included the information on the Goal 18 exception for the Commission to review and consider.</p>

Submitted by: \_\_\_\_\_

Sherri Marineau, Executive Assistant

DRAFT



**03-24-2025 - Planning Commission Regular Session Meeting Video Link:**

[https://thecityofnewport.granicus.com/player/clip/1415?view\\_id=2&redirect=true](https://thecityofnewport.granicus.com/player/clip/1415?view_id=2&redirect=true)

**City of Newport City Council Committees - FY2025-2026 Goals**

\*Please identify 1-3 goals total; each goal needs to fit under one of these City of Newport City Council Committees

**Focus Area 1:** Ensure the City's long-term financial sustainability and make critical, needed investments in the City's infrastructure

*Committee Goal: Complete the implementation of the Parking Study recommendations for Nye Beach such that, when paired with the Bayfront, the City is in a sustainable position to fund its parking management program and maintain parking infrastructure in these areas.*

**Focus Area 2:** Build collaborative, interactive relationships with community members and stakeholders through robust and inclusive community engagement programs and communications

**Focus Area 3:** Broaden the City's technology infrastructure and online presence, providing transparent access to information and modern paths to community services provided by the City

**Focus Area 4:** Enhance beautification efforts in the City's streets, buildings, and green spaces with community partners through programs that add public arts and cleanliness to better support Newport as a tourist destination, increase community pride, and stimulate economic growth and development.

**Focus Area 5:** Strengthen recruitment and retention programs for City employees, City Council, and Committee members; creating a strong foundation for the future.

**Focus Area 6:** Enhance Newport's emergency preparedness programs to strengthen prevention methods and awareness for the community.

**Focus Area 7:** Improve livability through increasing the supply of affordable and workforce housing and addressing homelessness.

*Committee Goal: Adopt the City Center Revitalization Plan, and begin to implement its priority policy recommendations including (a) initiating a 30% design of the transportation solution aimed at creating conditions conducive to housing development, (b) putting in place design and development standards to promote the construction of needed housing; and (c) providing financial incentives to facilitate the construction of housing.*

*Committee Goal: Implement the City's Housing Production Strategy, including (a) reviewing design standards to ensure that they sync with changes to state housing laws and are not a barrier to housing construction, (b) assessing the viability of allowing SDC payments to be deferred to occupancy; and (c) evaluating whether or not changes should be made to the City's short-term rental rules to reduce pressure on the City's limited supply of housing.*