



PLANNING COMMISSION REGULAR SESSION AGENDA
Monday, June 23, 2025 - 7:00 PM
City Hall, Council Chambers, 169 SW Coast Hwy, Newport, OR 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 the City Recorder at 541.574.0613, or 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. 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 Regular Session Meeting Minutes of June 9, 2025.**
[Draft PC Reg Session Minutes 06-09-2025](#)
[06-09-25 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 Initiate the Legislative Process to Implement the City Center Revitalization Plan Updates.

5. Director Comments

6. Adjournment

**City of Newport
Draft Planning Commission Regular Session Minutes
June 9, 2025**

LOCATION: CITY COUNCIL CHAMBERS, NEWPORT CITY HALL 169 SW COAST HIGHWAY NEWPORT	
Time Start: 7:00 P.M.	Time End: 8:02 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	PUBLIC
Commissioner Braulio Escobar	Brett Shipton, Columbia West Engineering (by video)
Commissioner John Updike	Meg Reed, Department of Land Conservation & Development (by video)
Commissioner Robert Bare	

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 May 27, 2025.	Motion by Berman, seconded by Bare, to approve the work session meeting minutes of May 27, 2025 as written. MOTION carried unanimously with Branigan, Berman, Escobar, East, Updike, and Bare all voting in favor. Hanselman abstained.
b. Meeting minutes of Regular Session Meeting on May 27, 2025.	Motion by Berman, seconded by Bare, to approve the regular session meeting minutes of May 27, 2025 as written. MOTION carried unanimously with Branigan, Berman, Escobar, East, Updike, and Bare all voting in favor. Hanselman abstained.
CITIZEN/PUBLIC COMMENT	None.
PUBLIC HEARINGS	
File No. 2-Z-25: Changes to Geologic Hazards Code Regarding Parties Qualified to Prepare Reports.	

a. PUBLIC HEARING OPEN	7:03 p.m.
b. STAFF REPORT - DERRICK TOKOS	<p>Mr. Tokos reviewed the staff report.</p> <p>The Commission discussed minor edits to the draft NMC Chapter 14.21 amendments; considerations for the Army Corp of Engineers jurisdiction; comments received from DOGAMI and Dave Rankin; and questions on if they should include that it was a requirement of the submission of resumes to provide a statement that the engineer was qualified.</p>
c. PUBLIC COMMENT	<p>Brett Shipton, PE, GE, with Columbia West Engineering thought the changes were a good idea.</p> <p>Meg Reed, with the Department of Land Conservation and Development, liked what was outlined and thought it made sense to her.</p> <p>The Commission asked if there had been updates to the hazards maps recently. Tokos responded this request was based on the old maps and records of current slide areas. Reed reported that the beach and dune data from DOGAMI, and updates on the geologic land forms, would be forthcoming, and they would be options for jurisdictions to adopt.</p>
d. PUBLIC HEARING CLOSED	7:41 p.m.
e. COMMISSION DECISION	<p>Bare shared that he was fine with making a favorable recommendation.</p> <p>Escobar thought the goal was in the best interest in the community. He hadn't heard any concerns from the public. Escobar noted that Christine Valentine, with OSBGE, was clear that only a person with skills that her group monitored could make specific recommendations for suitable site development. He didn't see there being a compelling need change what was not broken.</p> <p>Hanselman thought this was brought by a group that was suffering hardships because they didn't have the personnel with the expertise. He agreed with Escobar that people who were in the know did their best to see these two types of professionals as quite different, but thought they had some overlap. Hanselman thought what was in place was working for Newport. He wanted to see the most proficient people who understand the issues writing the reports.</p> <p>Berman was in favor of the proposal. He thought the concerns were valid and it was also valid to say geo reports were hard to come by and expensive. Whenever you have more people who can do the reports was a benefit to the public. If we can do anything for citizens</p>

	<p>without the risk was a positive thing. He supported the changes without the resume component.</p> <p>East agreed and felt if there was an issue that went above their ability to make the assessment, they would have enough expertise to know to pass on the liability to someone who was more qualified than them. He would recommend to City Council.</p> <p>Updike looked at other jurisdictions in Oregon and it opened up like what we were doing there. It seemed that this was an ideal and would support this.</p> <p>Branigan was in favor of a recommendation. He discussed his experience hiring a geologist and the costs and timeline involved. He felt the amendments would mean that if a geologic engineer said they were qualified, it would put the onus on them to be able to do the reports. He didn't see them putting their whole career at risk if they couldn't do a report.</p> <p>Motion was made by Updike, seconded by East, to forward a favorable recommendation to the City Council for File 2-Z-25 with small edits during the meeting. MOTION carried with Branigan, Berman, East, Updike, and Bare all voting in favor. Escobar and Hanselman were a nay.</p>
DIRECTORS COMMENTS	<p>Tokos and East gave an update on the Volunteer Appreciation Dinner attendance.</p> <p>Tokos reported on the timing for the outstanding discussion items on the Planning Commission work program. This included the Comprehensive Plan update, South Beach annexation, Toyota dealership remodel, and the extension on the new Abbey Hotel approval.</p>

Submitted by: _____

Sherri Marineau, Executive Assistant

06-09-2025 - Planning Commission Regular Session Meeting Video Link:

https://thecityofnewport.granicus.com/player/clip/1455?view_id=2&redirect=true