



PLANNING COMMISSION REGULAR SESSION AGENDA
Monday, June 24, 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, and John Updike.

2. APPROVAL OF MINUTES

2.A Approval of the Planning Commission Work Session Meeting Minutes of June 10, 2024.

[Draft PC Work Session Minutes 06-10-2024](#)

[06-10-24 PC Work Session Meeting Video Link](#)

2.B Approval of the Planning Commission Regular Session Meeting Minutes of June 10, 2024.

[Draft PC Reg Session Minutes 06-10-2024](#)

[06-10-24 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 Amend the City's Comprehensive Plan and Zoning Code to Implement the Updated Yaquina Bay Estuary Management Plan.

5. PUBLIC HEARINGS

6. NEW BUSINESS

7. UNFINISHED BUSINESS

8. DIRECTOR COMMENTS

9. ADJOURNMENT

**City of Newport
Draft Planning Commission Work Session Minutes
June 10, 2024**

LOCATION: CITY COUNCIL CHAMBERS, NEWPORT CITY HALL, 169 SW COAST HIGHWAY, NEWPORT
Time Start: 6:00 P.M. Time End: 7:08 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	Beth Young, Community Development Dept.
Commissioner Gary East	
Commissioner Braulio Escobar	PUBLIC MEMBERS PRESENT
Commissioner John Updike (by video)	
Citizen Advisory Member Dustin Capri (absent, excused)	
Citizen Advisory Member Greg Sutton (absent)	

AGENDA ITEM	ACTIONS
WORK SESSION MEETING	
CALL TO ORDER AND ROLL CALL	
a. Roll Call	None.
PROGRESS REPORT: THE NEWPORT COMPREHENSIVE PLAN STREAMLINING PROJECT.	
a. Staff report	Ms. Young provided a progress report on the project to streamline the Comprehensive Plan. Updates included adding colors to the document, making the document more user friendly, and an updating the table of comments
b. Commission feedback	Berman noted an invalid date on Ordinance No. 1723, 1814, 1837 and 1907. He suggested the Historic Section should be moved out of the Comprehensive Plan so they could adjust the list without a Comprehensive Plan amendment. Tokos noted that may not be allowed under state law because there needed to be a public process for historic registries. A discussion ensued regarding how historic buildings are listed in the Comprehensive Plan, what details could be changed, and what needed to be left in for substantive changes. Berman wanted references to specific properties for descriptions updated.
	Updike asked if anything should be done in the future to make sure the document was compatible. Tokos noted they wanted to coordinate closely with the City Manager's Office.

	<p>Berman questioned if municipal code software could be used to update the Comprehensive Plan as well as the Code.</p> <p>Tokos noted the changes would be noticed as a formal Comprehensive Plan amendment.</p>
<p>FOLLOW-UP REVIEW OF AMENDMENTS TO FACILITATE CONSTRUCTION OF NEEDED HOUSING.</p>	<p>Mr. Tokos provided an overview of the amendments to facilitate construction of needed housing.</p> <p>Discussions included information on the changes the Commission recommendations, and changes to address the recommended amendments from SB 1537. Tokos reviewed changes to create two different types of adjustments in the Code to allow ministerial actions; updates to the ordinance to explain the serious of steps projecting forward to when the City Council would review these changes; rules that density limitations and parking limits cannot being paired with adjustment authorized by SB 1537; adjustment and variance processes and the standards; procedures the City would be putting in place for adjustments to authorized by SB 1537, as codified in ORS Chapter 197A; and updates to NMC Chapters 3.30, 14.01, 14.03, 14.06, 14.11, 14.13, 14.14, 14.33, 14.44, and 14.51.</p> <p>The Commission was in general agreement with the additions for the new Chapter 14.51.020 for Housing Adjustment Process.</p>
<p>PLANNING COMMISSION WORK PROGRAM UPDATE.</p>	<p>None.</p>

Submitted by: _____

Sherry Marineau, Executive Assistant

06-10-2024 - Planning Commission Work Session Meeting Video Link:

https://thecityofnewport.granicus.com/player/clip/1281?view_id=2&redirect=true

City of Newport
Draft Planning Commission Regular Session Minutes
June 10, 2024

LOCATION: CITY COUNCIL CHAMBERS, NEWPORT CITY HALL 169 SW COAST HIGHWAY NEWPORT
Time Start: 7:10 P.M. Time End: 7:24 P.M.

ATTENDANCE LOG/ROLLCALL

COMMISSIONER/ ADVISORY MEMBER	STAFF
Chair Bill Branigan	Derrick Tokos, Community Development Director
Commissioner Bob Berman	Sherrri Marineau, Community Development Dept.
Commissioner Jim Hanselman	
Commissioner Gary East	
Commissioner Braulio Escobar	
Commissioner John Updike	

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 13, 2024	Motion by Hanselman, seconded by Berman, to approve the work session meeting minutes of May 13, 2024 as written. Motion carried unanimously in a voice vote.
b. Meeting minutes of Regular Session Meeting on May 13, 2024	Motion by Hanselman, seconded by Berman, to approve the regular session meeting minutes of May 13, 2024 as written. Motion carried unanimously in a voice vote.
CITIZEN/PUBLIC COMMENT	
None.	
ACTION ITEMS	
File No. 2-VAR-24: Final Order and Findings of Fact for the Variance to Allow the Construction of an Addition to an Existing Single-family Dwelling With a 5-foot Setback	Motion by Berman, seconded by East, to approve File No. 2-VAR-24: Final Order and Findings of Fact for the Variance to Allow the Construction of an Addition to an Existing Single-family Dwelling With a 5-foot Setback. Motion carried unanimously in a voice vote.
DIRECTORS COMMENTS	
Tokos noted the City Center Revitalization meeting was well attended and did a walking tour with the consultants. The first formal meeting was on June 18 th .	
Tokos reported the parking program on the Bayfront was coming along. He discussed the activity over the first six weeks; parking peaking on the weekends; issues on the pay station wiring that was fixed; issues with the Fall and Bay	

Boulevard kiosks that required a firmware fix; code errors when people used third party QR code readers; a modest number of complaints versus the number of transactions; parking signs additions; and loading zone rules.

Submitted by: _____

Sherry Marineau, Executive Assistant

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06-10-2024 - Planning Commission Regular Session Meeting Video Link:

https://thecityofnewport.granicus.com/player/clip/1282?view_id=2&redirect=true