



**PLANNING COMMISSION REGULAR SESSION AGENDA**  
**Monday, March 24, 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 January 13, 2025.**  
[Draft PC Work Session Minutes 01-13-2025](#)  
[01-13-25 PC Work Session Meeting Video Link](#)
  - 2.B Approval of the Planning Commission Regular Session Meeting Minutes of January 13, 2025.**  
[Draft PC Reg Session Minutes 01-13-2025](#)  
[01-13-25 PC Regular Session Meeting Video Link](#)

- 2.C Approval of the Planning Commission Work Session Meeting Minutes of January 27, 2025.**  
[Draft PC Work Session Minutes 01-27-2025](#)  
[01-27-25 PC Work Session Meeting Video Link](#)
- 2.D Approval of the Joint City Council and Planning Commission Work Session Meeting Minutes of March 10, 2025.**  
[Draft Joint CC and PC Work Session Minutes 03-10-2025](#)  
[03-10-25 Joint CC and PC Work 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. Public Hearings**
- 4.A File No. 1-CP-25/1-Z-25: Comprehensive Plan and Zone Change for 1.48 acres at 840 NE Iler Street.**  
[Planning Staff Report](#)  
[Attachment A - Application Form](#)  
[Attachment B - Applicant Narrative](#)  
[Attachment C - Zoning Map](#)  
[Attachment D - Utility Map](#)  
[Attachment E - Zoning Ordinance Table A Standards](#)  
[Attachment F - Permitted Use List for Residential Zone Districts](#)  
[Attachment G - OAR 660-012-0060](#)  
[Attachment H - Notice of Public Hearing](#)
- 5. Director Comments**
- 5.A Lincoln County Goal 18 Exception Application and Report.**  
[Lincoln County Goal Exception Application](#)  
[Lincoln County Goal 18 Exception Application, Sample Findings, and Background Report](#)
- 6. Adjournment**