

**City of Newport  
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.	<b>Time End:</b> 7:49 P.M.

**ATTENDANCE LOG/ROLLCALL**

COMMISSIONER/ ADVISORY MEMBER	STAFF
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)	<b>PUBLIC</b>
Commissioner Braulio Escobar	Patricia Patrick-Joling
Commissioner John Updike	Alex Joling
Commissioner Robert Bare	

AGENDA ITEM	ACTIONS
<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.
<b>PUBLIC HEARINGS</b>	

**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 he liked the thought of the utilities being underground.

	<p>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

Sherri Marineau, Executive Assistant