

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

<b>LOCATION:</b> CITY COUNCIL CHAMBERS, NEWPORT CITY HALL 169 SW COAST HIGHWAY NEWPORT
<b>Time Start:</b> 7:00 P.M. <span style="float: right;"><b>Time End:</b> 8:02 P.M.</span>


**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	<b>PUBLIC</b>
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
<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 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.
<b>CITIZEN/PUBLIC COMMENT</b>	None.
<b>PUBLIC HEARINGS</b>	
<b>File No. 2-Z-25: Changes to Geologic Hazards Code Regarding Parties Qualified to Prepare Reports.</b>	
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 regarding whether or not a statement of qualification by an engineer needed to be supplemented by a resume 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 questioned whether this action was in the best interest of the public/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 to 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 California and it resembled what was being proposed here. It seemed that this was an ideal solution 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>
<b>DIRECTORS COMMENTS</b>	<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