City of Newport Planning Commission Regular Session Minutes July 28, 2025

LOCATION: CITY COUNCIL CHAMBERS, NEWPORT CITY HALL 169 SW COAST HIGHWAY NEWPORT Time Start: 7:00 P.M. Time End: 7:51 P.M.

ATTENDANCE LOG/ROLLCALL

COMMISSIONER/ ADVISORY MEMBER	STAFF
Chair Bill Branigan (by video)	Derrick Tokos, Community Development Director
Commissioner Bob Berman	Sherri Marineau, Community Development Dept.
Commissioner Jim Hanselman	
Commissioner Gary East	PUBLIC
Commissioner Braulio Escobar (by video)	Gary Gamer
Commissioner John Updike	Ane McIntyre (by video)
Commissioner Robert Bare	

AGENDA ITEM	ACTIONS
REGULAR MEETING	
CALL TO ORDER AND ROLL CALL	
a. Roll Call	None.
APPROVAL OF THE MINUTES	
Meeting minutes of Work Session Meeting on July 14, 2025.	Motion by Bare, seconded by Updike, to approve the work session meeting minutes of July 14, 2025 as written. MOTION carried unanimously with Branigan, Berman, Hanselman, East, Escobar, Updike, and Bare all voting in favor.
b. Meeting minutes of Regular Session Meeting on July 14, 2025.	Motion by Bare, seconded by Updike, to approve the regular session meeting minutes of July 14, 2025 as written. MOTION carried unanimously with Branigan, Berman, Hanselman, East, Escobar, Updike, and Bare all voting in favor.
CITIZEN/PUBLIC COMMENT	Gary Gamer addressed the Commission and read a statement requesting that his vacation rental license be modified to allow transfer upon sale, noting that this was not currently permitted. He described the rental's location near the marina, Aquarium, and Hatfield Marine Science Center, and expressed his belief that it should be transferable to a future owner.

Commissioner Berman requested that the matter be placed on a future work session agenda for further discussion. ACTION ITEMS **Initiate Legislative Process for City Center** Motion was made by East, seconded by Bare, to initiate Revitalization Plan Form-Based the legislative process for City Center Revitalization Plan Zoning Amendments. form-based zoning amendments. MOTION carried unanimously with Branigan, Berman, Hanselman, East, Updike, and Bare all voting in favor. **PUBLIC HEARINGS** 3-CP-22: City Center Revitalization Comprehensive Plan Amendments. a. PUBLIC HEARING OPEN 7:17 p.m. Mr. Tokos reviewed the staff report. b. STAFF REPORT - DERRICK TOKOS The Commission discussed whether Memo #9 should be tied into the Comprehensive Plan amendments at this time, which it was, and proceeded to review the proposed edits to the Comprehensive Plan. Commissioner Berman questioned whether the East Olive district needed to be included, to which Tokos responded that staff would examine the issue to avoid potential overlap. Commissioner Updike raised concerns about how the district was defined, noting the description "adjacent properties next to US 101 and Hwy 20" and referencing Figure 1. He suggested the language be revised to read "as more particularly described in Figure 1" for clarity regarding which lots were included in the district. Updike also questioned the reference to consolidating the memos and asked for clarification on how that would be done. Tokos explained that the final product would be a compilation of memos. While final plans are often comprehensive documents that consolidate everything, in this case it would be more of an informational pamphlet or fold-out highlighting key concepts rather than an adoptable document. c. PUBLIC COMMENT None. 7:43 p.m. d. PUBLIC HEARING CLOSED

e. COMMISSION DECISION

Commissioner Hanselman acknowledged the scope of the task and appreciated the committee's contributions, expressing support for the plan. Bare noted his surprise at the absence of public attendees but supported moving forward. East and Updike also voiced support for the recommendation. Escobar echoed the sentiment, emphasizing that it was time to advance the plan and expressing appreciation for the effort involved. Branigan commented that the process had been extensive and, like Bare, was surprised at the lack of public participation. He stated would recommend approval.

Motion was made by Branigan, seconded by Escobar, to forward a favorable recommendation to the City Council for File 3-CP-22 with the clarification language requested by Commissioner Updike, and to make sure there was no overlap in the language as requested by Commissioner Berman. MOTION carried in a voice vote with Branigan, Berman, East, Escobar, Updike, and Bare all voting in favor. Escobar and Hanselman were a nay.

Following the vote, Berman expressed concern over the absence of public engagement and suggested efforts be made to encourage participation for the next hearing. Tokos responded that the city had conducted extensive outreach to keep residents informed. Updike wanted it emphasized that the decision pertained to the couplet.

DIRECTORS COMMENTS

Tokos reported the city council had approved the geologic hazard report code changes.

Submitted by:

Sherri Marineau, Executive Assistant

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