

**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	
a. 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.

<p>e. COMMISSION DECISION</p>	<p>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.</p> <p>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.</p> <p>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.</p>
<p>DIRECTORS COMMENTS</p>	<p>Tokos reported the city council had approved the geologic hazard report code changes.</p>

Submitted by: Sherri Marineau

Sherri Marineau, Executive Assistant