City of Newport
Planning Commission Regular Session Minutes
September 22, 2025

LOCATION: CITY COUNCIL CHAMBERS, NEWPORT CITY HALL 169 SW COAST HIGHWAY NEWPORT
Time Start: 7:05 P.M. **Time End:** 7:35 P.M.

ATTENDANCE LOG/ROLLCALL

COMMISSIONER/ ADVISORY MEMBER	STAFF
Chair Bill Branigan	Nina Vetter, City Manager
Commissioner Bob Berman	Sherri Marineau, Community Development Dept.
Commissioner Jim Hanselman	
Commissioner Gary East (absent, excused)	**PUBLIC**
Commissioner Braulio Escobar (absent, excused)	Chip Walker (by video)
Commissioner John Updike	Daniela Fermin (by video)
Commissioner Robert Bare	Steve Jackson

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 August 25, 2025.	Motion by Bare, seconded by Hanselman, to approve the work session meeting minutes of August 25, 2025. MOTION carried with Branigan, Berman, Hanselman, and Bare all voting in favor. Updike abstained.
b. Meeting minutes of Regular Session Meeting on August 25, 2025.	Motion by Bare, seconded by Hanselman, to approve the regular session meeting minutes of August 25, 2025 as written. MOTION carried with Branigan, Berman, Hanselman, and Bare all voting in favor. Updike abstained.
CITIZEN/PUBLIC COMMENT	None.

PUBLIC HEARINGS **File No. 2-CUP-25: Conditional Use Permit for Toyota of Newport.**	
a. PUBLIC HEARING OPEN	7:06 p.m.
b. STAFF REPORT - DERRICK TOKOS	Ms. Vetter reviewed the staff report.
c. PUBLIC COMMENT	Steve Jackson, owner of Toyota of Newport, along with Chip Walker of CFIDM and Daniela Fermin of Jackson Automotive Group, addressed the Commission and presented the application. The Commission requested clarification on changes from the previous conditional use permit approval. Jackson explained that the project's architect had changed, the building was redesigned to be smaller, and the most significant change was a new contractor being designated for the project. Walker reviewed the staff recommendations for conditions of approval and stated they anticipated no issues in meeting the requirements outlined in the staff report. Branigan asked whether public EV stations would be included, and Walker confirmed they would. Updike inquired about the landscaping area. Walker referred to the landscaping plan, explaining that the area would serve as a display space featuring low-growing plants designed to buffer rather than obscure the vehicles. Updike also asked about the location of the garbage enclosure. Walker responded that it would be located at the back left of the building, enclosed in a gated corral that complies with city code. Hanselman asked that the Toyota sign meet city requirements for sign dimensions. Walker agreed to ensure compliance. Hanselman thanked Walker for incorporating dark sky principles into the project's design. Branigan asked when the project would begin, and Walker confirmed that the demolition permit had been issued and they were ready to proceed. Berman asked about coordination with ODOT, and Walker confirmed ongoing collaboration. Berman also noted that Toyota is a valuable asset to the city and expressed appreciation for the investment being made in the upgrades.
d. PUBLIC HEARING CLOSED	7:30 p.m.
e. COMMISSION DECISION	Motion was made by Berman, seconded by Updike, to approve File 2-CUP-25 with conditions. MOTION carried

	unanimously with Branigan, Berman, Hanselman, Updike, and Bare all voting in favor.
DIRECTORS COMMENTS	None.

Submitted by: Sherri Marineau

Sherri Marineau, Executive Assistant