

**City of Newport
Planning Commission Regular Session Minutes
November 25, 2024**

LOCATION: CITY COUNCIL CHAMBERS, NEWPORT CITY HALL 169 SW COAST HIGHWAY NEWPORT	
Time Start: 7:00 P.M.	Time End: 7:54 P.M.

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 (absent, excused)	
Commissioner Braulio Escobar	PUBLIC MEMBERS PRESENT
Commissioner John Updike	Gail Malcom, Central Lincoln PUD
Commissioner Robert Bare	Eric Chambers, Central Lincoln PUD
	Trace Ward, GLAS Architects

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 October 28, 2024	Motion by Berman, seconded by Updike, to approve the work session meeting minutes of October 28, 2024 as written. Motion carried in a voice vote. Bare abstained.
b. Meeting minutes of Regular Session Meeting on October 28, 2024	Motion by Berman, seconded by Updike, to approve the regular session meeting minutes of October 28, 2024 with minor corrections. Motion carried in a voice vote. Bare abstained.
CITIZEN/PUBLIC COMMENT	
None.	
PUBLIC HEARINGS	
File #2-Z-24: Legislative Amendments Related to Implementation of the SB 1537 Limited Land Use Provisions (Rescheduled to December 9, 2024)	
a. PUBLIC HEARING OPEN	7:07 p.m. The public hearing for File #2-Z-24 was rescheduled to the December 9, 2024 meeting.

<p>File #3-CP-24/3-Z-24, Comprehensive Plan Map & Zoning Map Amendments Related to Redevelopment of the Central Lincoln PUD Administrative Office (243 NE 23rd & 2228 NW Nye).</p>	<p>Mr. Tokos reviewed the staff report.</p> <p>Applicants Gail Malcom and Eric Chambers with Central Lincoln PUD addressed the Commission and express how imperative it was to get the upgrades. They clarified that they planned to take the current building down to build a new building to accommodate the current 50 employees, and to have a better flow for drive through improvements.</p> <p>The Commission asked questions on location studies and seismic considerations for the property.</p> <p>Trace Ward with GLAS Architects shared a site plan with that Commission that showed the location of the current and future buildings; how there was a need for the 10-foot buffer to protect the residential properties from the Commercial; the plan to leave the existing building up until the new one is built; and the geotechnical work that was done on the site.</p> <p>The Commission asked questions concerning the location of the new building; how the staging area would be used; geotechnical testing on the site; EV charging stations; and solar equipment for the site.</p> <p>7:41 p.m.</p> <p>Updike supported the application. Berman didn't see any problems approving the request. Hanselman didn't like seeing R-1 zoned properties go away, but he didn't see CLPUD building housing on the property or moving from the site. He wanted to see views and fumes hidden from the neighbors. Escobar had concerns about losing residential sites, but noted that the city relied on CLPUD to keep things safe in the event of an emergency and he was in favor of the request. Bare was happy with the applicant's presentation and the staff recommendation. Branigan didn't voice any objections.</p> <p>Motion was made by Escobar, seconded by Berman, to forward a favorable recommendation to the City Council for File #3-CP-24/3-Z-24 with conditions. Motion carried unanimously in a voice vote.</p>
<p>a. STAFF REPORT - DERRICK TOKOS</p> <p>b. PUBLIC COMMENT</p> <p>c. PUBLIC HEARING CLOSED</p> <p>d. COMMISSION DECISION</p>	
<p>DIRECTORS COMMENTS</p>	<p>Tokos reviewed the updated Planning Commission work program.</p>

Submitted by:

Sherrri Marineau

Sherrri Marineau, Executive Assistant