

**City of Newport
Planning Commission Work Session Minutes
January 27, 2025**

LOCATION: CITY COUNCIL CHAMBERS, NEWPORT CITY HALL, 169 SW COAST HIGHWAY, NEWPORT	Time End: 6:57 P.M.
Time Start: 6:00 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	
Commissioner Braulio Escobar (absent)	PUBLIC
Commissioner John Updike	Brett Shipton, Columbia West Engineering
Commissioner Robert Bare	
Citizen Advisory Member Dustin Capri	
Citizen Advisory Member Greg Sutton (absent)	

AGENDA ITEM	ACTIONS
WORK SESSION MEETING	
CALL TO ORDER AND ROLL CALL	
a. Roll Call	None.
REQUEST BY COLUMBIA WEST ENGINEERING THAT THE CITY AMEND IT GEOLOGIC HAZARDS CODE TO ALLOW GEOLOGIC REPORT TO BE PREPARED BY GEOTECHNICAL ENGINEERS.	<p>Mr. Tokos introduced Brett Shipton, with Columbia West Engineering, who initiated the request for the City of Newport to amend its geologic hazards code to allow geotechnical engineers to prepare geologic reports. He explained the difference between certified engineering geologists (CEGs) and geotechnical engineers (GEs).</p> <p>Berman questioned why they didn't allow this when they did the original geologic hazards code. Tokos responded that at that time CEGs were positioned to best prepare the reports, and there had also been a question on if the mentoring program was in place at that time.</p> <p>Mr. Shipton explained his reasoning for the request for an allowance. Capri reported he had worked with both types of engineers, and explained the differences between each of their strategies for development.</p> <p>The Commission asked questions concerning the liability of GEs if something went wrong and who would be responsible. Shipton reported everyone was liable for what they signed off on.</p> <p>Capri expressed concerns about qualifying GEs because most firms had many GEs and a few CEGs.</p>

	<p>Tokos would reach out to the State Board of Geologist to get a list of GE's who were vetted as mentors so the city wouldn't have to determine if a GE was qualified to do a report.</p> <p>Updike asked if there would be an option for self-certification if there wasn't a readily available list. Tokos thought there potentially could be. Shipton thought they could add a regiment to their report to say a GE was licensed, when they were licensed, and add their resumes for their experience.</p> <p>The Commission was in general agreement to have a package put together for the Commission to review. A formal process would be initiated once they saw a draft of the code amendments.</p> <p>Hanselman was interested in hearing back on mentoring to find out the length of time, the thoroughness of it, and who would be doing it. He also wanted to identify what the best expertise and qualifications would be to do these reports.</p>
<p>SCOPE OF THE ZONING ORDINANCE HOUSEKEEPING AMENDMENT PACKAGE.</p>	<p>Tokos reviewed the sections of the Zoning Ordinance that were identified as potential candidates for inclusion in the housekeeping package of amendments.</p> <p>The Commission was in general agreement that it was reasonable to bring forward a draft to review.</p> <p>Hanselman requested they review code that addressed cutting trees on slopes in the amendments.</p>
<p>REVIEW DRAFT NUISANCE/PROPERTY MAINTENANCE CODE CHANGES (COUNCIL GOAL).</p>	<p>Tokos gave an updated on the proposed draft changes to the nuisance/property maintenance code that the City Council would potentially adopt.</p> <p>The Commission discussed questions on if the rules would apply to commercial properties; exterior lighting standards; difference between murals and graffiti; the code for inoperable motor vehicles; inputs on the edits to the draft code; and lighting for exterior stairs.</p>
<p>PLANNING COMMISSION WORK PROGRAM UPDATE.</p>	<p>None.</p>

Submitted by: 
 Sherril Marineau, Executive Assistant