

**City of Newport  
Planning Commission Work Session Minutes  
May 13, 2024**

<b>LOCATION:</b> CITY COUNCIL CHAMBERS, NEWPORT CITY HALL, 169 SW COAST HIGHWAY, NEWPORT
<b>Time Start:</b> 6:00 P.M. <span style="float: right;"><b>Time End:</b> 6:53 P.M.</span>

**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, excused)	<b>PUBLIC MEMBERS PRESENT</b>
Commissioner John Updike	Meg Reed (by video)
Citizen Advisory Member Dustin Capri (absent, excused)	Annie Merrill (by video)
Citizen Advisory Member Greg Sutton (absent)	Mark Arnold

AGENDA ITEM	ACTIONS
<b>WORK SESSION MEETING</b>	
<b>CALL TO ORDER AND ROLL CALL</b>	
a. Roll Call	None.
<b>INITIAL REVIEW OF DRAFT ZONING AMENDMENTS TO IMPLEMENT THE UPDATED YAQUINA BAY ESTUARY MANAGEMENT PLAN.</b>	
a. Staff report	Mr. Tokos provided an overview of the draft set of amendments to the Yaquina Bay and Estuary section of the Newport Comprehensive Plan.
b. Discussion on amendments	The Commission held discussions on newly added definitions; establishment and intent of the zone districts; estuary uses table; estuarine use standards; dredging schedules and regulations; impact assessments; supplemental estuary conditional use standards; dredge material disposal standards; management unit specialty policies; procedural requirements; and the estuary zoning map.  Tokos acknowledged the public comments received by Annie Merrill from the Oregon Shores Conservation Collation. He noted the Estuary Plan was addressed in Goal 16 for shorelands but there weren't resources to update Goal 17 at that time. Berman requested that the shoreland maps be updated and he volunteered to help with the update. Updike thought a resiliency grant could help with funding. Tokos explained that these grants were staff intensive and the city needed to be

<p>c. Commission feedback</p>	<p>consciences on the time it would take. Berman questioned if the city could revisit the Estuary Plan in five years. Tokos clarified that this was something to be done when there was cause to review, not just for the sake of revising.</p> <p>Branigan pointed out that the statement in Section 14.04.070(B), concerning how disposal sites should be well constructed, was vague and needed to be revised.</p> <p>The Commission was in general agreement with the general structure of the Plan. Tokos reported he would work with the stakeholders to fill in details and address comments received to date. Branigan wanted the Port to offer their thoughts on the plan.</p> <p>Annie Merrill spoke to the Commission and asked for clarification on how resource capability tests were conducted and how adverse impacts were proven. Tokos would provide further information and clarity on this at another meeting. Merrill questioned what would warrant a need for future updates to the plan, and asked if building more resiliency to climate change in the Estuary Management Plan would warrant this. Tokos explained there would be other estuary plans and climate resiliency that would be worked on. If the climate resiliency proved to be insufficient, and a better model was developed, they would then want to take a look at moving forward with an amendment.</p>
<p><b>IMPLEMENTATION OF ADJUSTMENT PROVISIONS OF GOVERNOR'S HOUSING BILL.</b></p>	<p>Mr. Tokos provided an overview of the implementation of adjustment provisions of the Governor's Housing Bill. He reviewed an email sent to Carrie Connelly requesting legal assistance related to the implementation of SB 1537.</p>
<p><b>NEXT STEPS WITH THE CITY CENTER REVITALIZATION PLANNING PROCESS.</b></p>	<p>Mr. Tokos reported that the first kick off meeting would happen around May 31st.</p>
<p><b>PLANNING COMMISSION WORK PROGRAM UPDATE.</b></p>	<p>None.</p>

Submitted by: 

Sherri Marineau, Executive Assistant