

**City of Newport
Planning Commission Work Session Minutes
June 24, 2024**


LOCATION: CITY COUNCIL CHAMBERS, NEWPORT CITY HALL, 169 SW COAST HIGHWAY, NEWPORT	
Time Start: 6:00 P.M.	Time End: 7:15 P.M.

ATTENDANCE LOG/ROLLCALL

COMMISSIONER/ ADVISORY MEMBER	STAFF
Chair Bill Branigan	Derrick Tokos, Community Development Director
Commissioner Bob Berman (absent, excused)	Sherri Marineau, Community Development Dept.
Commissioner Jim Hanselman	Beth Young, Community Development Dept.
Commissioner Gary East	
Commissioner Braulio Escobar	PUBLIC MEMBERS PRESENT
Commissioner John Updike	Meg Reed, DLCD
Citizen Advisory Member Dustin Capri	Aaron Bretz, Port of Newport
Citizen Advisory Member Greg Sutton (absent)	Gil Sylvia, Port of Newport Commission
	Kent Doughty (by video)
	Kelly Chang (by video)
	Mark Arnold

AGENDA ITEM	ACTIONS
WORK SESSION MEETING	
CALL TO ORDER AND ROLL CALL	
a. Roll Call	None.
SECOND REVIEW OF AMENDMENTS TO IMPLEMENT THE UPDATED YAQUINA BAY ESTUARY MANAGEMENT PLAN.	
a. Staff report	<p>Mr. Tokos provided an overview of the amendments to implement the updated Yaquina Bay Estuary Management Plan.</p> <p>Commission discussed policy document amendments that included maps that weren't included in the draft document; management units; nonwater-related uses; descriptive language additions; management objectives; and cobble/pebble dynamic revetment</p>
b. Commission feedback	<p>Commission feedback included thoughts on changing the document so "Hatfield" was used as the official name throughout; recognizing shellfish beds and the rearing, nursery, and spawning areas near the vicinity of dredging; and being consistent with terminology.</p> <p>Gil Sylvia, Port of Newport Commission, reviewed the public comments he submitted for the Port Commission and what was important for them in the Plan. He acknowledged that the Port was owners of tidelands located in Unit 10, Sally's Bend. They had</p>

	<p>future plans for the property that included aquaculture, and the Plan would help guide the development of their property.</p> <p>Aaron Bretz, Port of Newport, reported that any Port dredging project had to meet requirements that were set up through a joint permit through the Army Corp. He thought the wording on definitions was really important in the Plan, and expressed concerns on adding more protections to areas that could limit the Port from doing projects.</p> <p>Mark Arnold acknowledged the public comments he submitted on the draft Plan. He felt that Management Units 9 and 10 were different than a lot of the other activities,. Arnold wanted to see alterations on the Plan to include commercial aquaculture, active restoration projects, and diversity of activities in large natural areas. He expressed concerns that the resource maps were outdated and incorrect in the Plan.</p> <p>Tokos reviewed the updates to NMC Chapter 14.01.020 that included definitions; estuary development uses; new language for exempt uses; general standards additions for minimizing adverse impacts and significant adverse impacts; public access to estuaries; special standards; changes to conditional use standards by zone; and procedural requirements.</p>
<p>RFP FOR WATER SYSTEM MASTER PLAN.</p>	<p>None.</p>
<p>PLANNING COMMISSION WORK PROGRAM UPDATE.</p>	<p>None.</p>

Submitted by: 
 Sherri Marineau, Executive Assistant