

**City of Newport
Planning Commission Work Session Minutes
July 14, 2025**

LOCATION: CITY COUNCIL CHAMBERS, NEWPORT CITY HALL, 169 SW COAST HIGHWAY, NEWPORT	
Time Start: 6:00 P.M.	Time End: 7:00 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, excused)	PUBLIC
Commissioner John Updike	
Commissioner Robert Bare	
Citizen Advisory Member Dustin Capri	

AGENDA ITEM	ACTIONS
WORK SESSION MEETING	
CALL TO ORDER AND ROLL CALL	
a. Roll Call	None.
ZONING ORDINANCE HOUSEKEEPING AMENDMENT PACKAGE.	<p>Mr. Tokos presented the package of code revisions addressing the housekeeping amendments for NMC Chapter 14.</p> <p>The Commission discussed key revisions to the draft code, including added definitions, classification of cottage clusters, and standards for single room occupancy. They clarified enforcement language in the compliance section, and recommended maintaining a paper copy of amendments.</p> <p>Additional topics included no-build easements within setbacks, parking requirements for single room occupancy, clear vision areas for child care properties, and how landscaping requirements shifted from a Consumer Price Index for All Urban Consumers (CPI) model to substantial improvements.</p> <p>Digital publications were evaluated to see if they met the notice of intent requirements, and the Iron Mountain Impact Area was reviewed. Language was amended to say assisted living facilities were allowed in R-2 zones with clear and objective standards, instead of discretionary standard.</p>

**WASTEWATER TREATMENT MASTER PLAN
AMENDMENTS.**

Tokos reviewed the draft Wastewater Treatment Plan amendments, and discussed funding for capital projects.

Submitted by: 
Sherri Marineau, Executive Assistant