

**City of Newport  
 Planning Commission Work Session Minutes  
 July 22, 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> 7:26 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	Beth Young, Community Development Dept.
Commissioner Gary East	
Commissioner Braulio Escobar (by video)	<b>PUBLIC MEMBERS PRESENT</b>
Commissioner John Updike	Meg Reed, DLCD (by video)
Citizen Advisory Member Dustin Capri (absent, excused)	Annie Merrill, OR Shores Conservation Coalition (by video)
Citizen Advisory Member Greg Sutton (absent)	Aaron Bretz, Port of Newport
	Gil Sylvia, Port of Newport Commission
	Mark Arnold

AGENDA ITEM	ACTIONS
<b>WORK SESSION MEETING</b>	
<b>CALL TO ORDER AND ROLL CALL</b>	
a. Roll Call	None.
<b>CONTINUED DISCUSSION ON COMPREHENSIVE PLAN AND ZONING ORDINANCE AMENDMENTS TO IMPLEMENT THE UPDATED YAQUINA BAY ESTUARY MANAGEMENT PLAN.</b>  a. Staff report   b. Commission feedback	<p>Mr. Tokos provided an overview of the amendments to implement the updated Yaquina Bay Estuary Management Plan. He reviewed the additional comments received from the Oregon Shores Conservation Coalition, the Port of Newport, and Mark Arnold.</p> <p>Commission gave their thoughts on the estuary boundary map colors; retaining Management Unit 10 and the turn basins in the document; mining and mineral extractions; moving the maps of the management units next to the text; and general edits to text of document.</p> <p>Hanselman requested the deadline for public comment to be submitted be at least two business days before the meeting instead of hours before.</p>

Tokos reminded that the Commission wouldn't be making decisions at work session meetings, and hard to make a deadline for public hearings due to the public needing to be able to provide testimony at the hearings. Tokos suggested the discussion be carried into another work session meeting to talk about setting a submission schedule.

Commissioners requested that the changes are noted for both the items that are incorporated from the public comments, and items that weren't added.

Annie Merrill with the Oregon Shores Conservation Coalition thought that the phrase "to the extent practical" was added unnecessarily throughout the document, and would make it difficult to enforce the standards within the zoning code. They thought recommended that "to the extent practical" should be minimized, eliminated where it wasn't necessary, or further defined for better implementation outcomes in the document. Merrill thought it was important to provide clarity on what a resource capability test was, how it was applied, and why it was needed. They supported changes the exemption language to permitted outright uses for greater clarity.

Gil Sylvia with the Port Commission gave his thoughts on the turning basin issues. He requested flexibility in the concept for a working bay and for the language to not be overly constrained.

Mark Arnold, Newport spoke about his concerns on the private ownership of tidelands.

Berman wanted the Urban Growth Boundary added to the map, and a reference to sea levels rising.

**UPDATED SCHEDULE FOR SOUTH BEACH ISLAND ANNEXATION PROJECT.**

Mr. Tokos provided an update on the South Beach island annexation project. He reported that the scheduled had to be rescheduled to meet the timeline, and engaging local government law groups. The Seal Rock Water District debt had been paid by property owners along with paying city water service. This needed a final accounting to make sure it the debt was paid.

The Commission discussed what the annexation meant to the current short-term rental licenses in the County, and what system development rebates would be available for properties connecting to city services.

PLANNING COMMISSION WORK PROGRAM UPDATE.	None.
--	-------

Submitted by: Sherrri Marineau  
Sherrri Marineau, Executive Assistant