

**City of Newport**  
**Planning Commission Work Session Minutes**  
**August 25, 2025**

<b>LOCATION:</b> CITY COUNCIL CHAMBERS, NEWPORT CITY HALL, 169 SW COAST HIGHWAY, NEWPORT	<b>Time End:</b> 7:07 P.M.
<b>Time Start:</b> 6:00 P.M.	

**ATTENDANCE LOG/ROLLCALL**

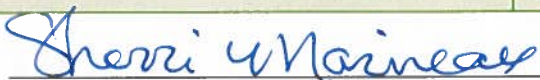
COMMISSIONER/ ADVISORY MEMBER	STAFF
Chair Bill Branigan	Derrick Tokos, Community Development Director
Commissioner Bob Berman	Sherri Marineau, Community Development Dept.
Commissioner Jim Hanselman	
Commissioner Gary East	
Commissioner Braulio Escobar	<b>PUBLIC</b>
Commissioner John Updike (absent, excused)	Marcy McInnelly, Urbsworks, Inc. (by video)
Commissioner Robert Bare	Troy Rundell
Citizen Advisory Member Dustin Capri (absent, excused)	

AGENDA ITEM	ACTIONS
<b>WORK SESSION MEETING</b>	
<b>CALL TO ORDER AND ROLL CALL</b>	
a. Roll Call	None.
<b>2025 STATE OF OREGON LEGISLATIVE UPDATE.</b>	<p>Tokos presented the “2025 Land Use Legislation Report” from DLCD, highlighting bills most relevant to Newport and outlining potential city responses.</p> <p>The Commission discussed whether rental assistance standards included manufactured dwellings, which Tokos confirmed would apply to any rental housing unit except short-term rentals. They reviewed DLCD’s budget assumptions, including Package 100’s elimination of the climate resiliency position, and Package 504’s focus on clarifying wetland boundaries—not promoting development on pristine wetlands.</p> <p>Additional topics included a proposed density bonus for affordable housing developments. Tokos summarized HB 2138, which defines urban development for counties—not Newport.</p> <p>The discussions continued about HB 2258 and HB 3031 which addressed stock plans for residential site criteria and infrastructure support for housing. SB 974 proposed land use review guidelines for UGBs with 20+ units. HB 3505 would prohibit new or increased SDCs for residential fire sprinkler systems. HB 3145 offered funding for affordable manufactured housing. HB 3921 covered UGB land exchange rules. SB 83</p>



	<p>repeals the State Wildfire Map and shifts defensible space and hazard requirements to local governments. HB 3963 extends the offshore wind roadmap. HB 2005 requires cities to allow residential treatment facilities and homes in most zones, with exceptions for hazard areas. SB 967 supports Local Improvement Districts involving multiple government entities. Finally, Berman asked about transit room tax flexibility, and Tokos noted it hadn't yet progressed through the Senate.</p>
<p><b>REVIEW CITY CENTER REVITALIZATION PLAN DESIGN GUIDELINES.</b></p>	<p>Consultant Marcy McInelly (Urbsworks, Inc.) reviewed the draft design guidelines for the City Center Design Review District.</p> <p>The Commission began by discussing Design Guideline #1, focused on the Connected Pedestrian Network and its applicability. Branigan asked about specialty paving, which McInelly explained referred to different types of surfacing. He also inquired about pedestrian-scale lighting and its compliance with dark sky provisions. Tokos responded that the city's code includes language for downward-directed lighting, which would be updated in the code accordingly.</p> <p>Design Guideline #2 addressed support for the multimodal network. Branigan asked whether provisions for electric bikes were needed. Tokos noted that while it's something the City should consider, it's not currently part of the code. Berman questioned the need for wayfinding to accommodate all modes of transportation, and McInelly confirmed that updates would be made for this. Branigan suggested adding a 10-foot green-painted bike box at intersections to signal bicyclist presence at green lights. Tokos advised against specifying such functions in the guidelines, preferring they be addressed in project design. Branigan emphasized incorporating safety discussions, and McInelly recommended using best practices for cyclists at intersections.</p> <p>Public member, Troy Rundell addressed the Commission and commented on building renovations in Corvallis, and proposed a path and train system to the valley.</p> <p>The Commission then reviewed Design Guideline #3 on Universal Design. Berman asked about curbless streets, and McInelly provided examples from Newport.</p> <p>Design Guideline #4 focused on Commercial Frontages. Hanselman raised concerns about corner businesses meeting all standards and how that could potentially distract drivers. McInelly suggested</p>

	<p>including limitations for corners to prevent distractions. Bare asked about signage size restrictions, which Tokos confirmed are addressed in the code.</p> <p>Design Guideline #5 on Residential Frontages was introduced without further discussion. Design Guideline #7 addressed Roof Form, with a need to align roof pitch ranges with existing clear and objective standards. Tokos reviewed new construction height standards. McInelly proposed increasing maximums to 50 feet in height and 75 feet in length for the City Center. The Commission generally agreed, and McInelly suggested expanding the 3D module used for discretionary review.</p>
<b>COMMUNITY DEVELOPMENT ORIENTATION FOR COUNCIL (INFORMATIONAL ONLY).</b>	None.
<b>PLANNING COMMISSION WORK PROGRAM UPDATE.</b>	None.

Submitted by:   
 Sherri Marineau, Executive Assistant