

**City of Newport
Planning Commission Work Session Minutes
September 22, 2025**

LOCATION: CITY COUNCIL CHAMBERS, NEWPORT CITY HALL, 169 SW COAST HIGHWAY, NEWPORT	
Time Start: 6:00 P.M.	Time End: 7:03 P.M.

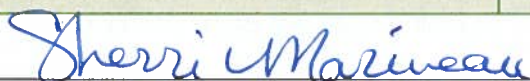
ATTENDANCE LOG/ROLLCALL

COMMISSIONER/ ADVISORY MEMBER	STAFF
Chair Bill Branigan	Nina Vetter, City Manager
Commissioner Bob Berman	Sherri Marineau, Community Development Dept.
Commissioner Jim Hanselman	John Fuller, Communications Specialist
Commissioner Gary East (absent, excused)	
Commissioner Braulio Escobar (absent, excused)	
	PUBLIC
Commissioner John Updike	Jonathan Allen, DOGAMI
Commissioner Robert Bare	Rhiannon Bezore, DLCD (by video)
Citizen Advisory Member Dustin Capri	

AGENDA ITEM	ACTIONS
WORK SESSION MEETING	
CALL TO ORDER AND ROLL CALL	
a. Roll Call	None.
COASTAL DUNE HAZARD MAP UPDATES.	Rhiannon Bezore (DLCD) presented on Statewide Planning Goal 18: Beach and Dunes. The Commission discussed definitions of natural product removal, shoreland extraction limits, and clarification on armoring permissions via OPRD. They reviewed Goal 18 resources and Oregon's Beaches and Dunes Land Use Guide. Questions were raised about armoring options for post-1977 properties as sea levels rise, with responses noting nonstructural solution options and exception processes. DLCD confirmed outreach to California and Washington regarding sea level rise strategies. Berman asked about territorial seas jurisdiction; Bezore clarified it's a 3-mile geographical boundary. Capri inquired about mapping statutory vegetation lines and survey requirements, with Allen (DOGAMI) explaining the statutory vegetation line was established by ODOT surveyors in 1967 and adjusts based on erosion. Bare raised concerns about longshore transport and erosion; Allen outlined hard and soft engineering solutions including riprap, cobbled beaches, and dredging, though noted high costs and limited sand re-nourishment is virtually nonexistent in Oregon. Bezore noted SB504 directs

	DLCD to define nature-based nonstructural solutions for local code guidance. Jonathan Allen presented maps of Lincoln County beaches and dunes. The Commission also discussed the invasive nature of European beach grass.
OVERVIEW OF UPDATED COMMUNITY DEVELOPMENT DEPARTMENT WEBSITE.	John Fuller shared updates on changes being made to the City of Newport's website. The Commission discussed several suggestions, including the addition of a streamlined contact option for the city. They recommended linking to the DOGAMI and DLCD maps presented earlier in the meeting. A request was made for the Commission to receive a link to the new website during external testing. the Commission suggested including Planning Commission agendas on the Community Development page. Finally, they discussed the importance of listing email contacts on relevant webpages.
2025-27 DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT POLICY AGENDA.	The discussion was deferred to the next work session.
PLANNING COMMISSION WORK PROGRAM UPDATE.	None.

Submitted by:



Sherri Marineau, Executive Assistant