



**PLANNING COMMISSION REGULAR SESSION AGENDA**  
**Monday, April 28, 2025 - 7:00 PM**  
**City Hall, Council Chambers, 169 SW Coast Hwy, Newport, OR 97365**

---

All public meetings of the City of Newport will be held in the City Council Chambers of the Newport City Hall, 169 SW Coast Highway, Newport. The meeting location is accessible to persons with disabilities. A request for an interpreter, or for other accommodations, should be made at least 48 hours in advance of the meeting to the City Recorder at 541.574.0613, or [cityrecorder@newportoregon.gov](mailto:cityrecorder@newportoregon.gov).

All meetings are live-streamed at <https://newportoregon.gov>, and broadcast on Charter Channel 190. Anyone wishing to provide written public comment should send the comment to [publiccomment@newportoregon.gov](mailto:publiccomment@newportoregon.gov). Public comment must be received four hours prior to a scheduled meeting. For example, if a meeting is to be held at 3:00 P.M., the deadline to submit written comment is 11:00 A.M. If a meeting is scheduled to occur before noon, the written comment must be submitted by 5:00 P.M. the previous day. To provide virtual public comment during a city meeting, a request must be made to the meeting staff at least 24 hours prior to the start of the meeting. This provision applies only to public comment and presenters outside the area and/or unable to physically attend an in person meeting.

The agenda may be amended during the meeting to add or delete items, change the order of agenda items, or discuss any other business deemed necessary at the time of the meeting.

- 1. Call to Order and Roll Call**  
*Commission Members: Bill Branigan, Bob Berman, Jim Hanselman, Gary East, Braulio Escobar, John Updike, and Robert Bare.*
- 2. Approval of Minutes**
  - 2.A Approval of the Planning Commission Work Session Meeting Minutes of April 14, 2025.**  
[Draft PC Work Session Minutes 04-14-2025](#)  
[04-14-25 PC Work Session Meeting Video Link](#)
  - 2.B Approval of the Planning Commission Regular Session Meeting Minutes of April 14, 2025.**  
[Draft PC Reg Session Minutes 04-14-2025](#)  
[04-14-25 PC Regular Session Meeting Video Link](#)

**3. Citizens/Public Comment**

*A Public Comment form is available immediately inside the Council Chambers. Anyone who would like to address the Planning Commission on any matter not on the agenda will be given the opportunity after submitting a form. Each speaker should limit comments to three minutes. The normal disposition of these items will be at the next scheduled Planning Commission meeting.*

**4. Action Items**

**4.A Initiate Amendments to Geologic Hazards Code Regarding Parties Qualified to Prepare Reports.**

**5. Director Comments**

**6. Adjournment**

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

<b>LOCATION:</b> CITY COUNCIL CHAMBERS, NEWPORT CITY HALL, 169 SW COAST HIGHWAY, NEWPORT	
<b>Time Start:</b> 6:02 P.M.	<b>Time End:</b> 7:16 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	PUBLIC
Commissioner John Updike	
Commissioner Robert Bare	
Citizen Advisory Member Dustin Capri	

AGENDA ITEM	ACTIONS
<b>WORK SESSION MEETING</b>	
<b>CALL TO ORDER AND ROLL CALL</b>  a. Roll Call	None.
<b>REVIEW AND ADOPT FY 25-26 PLANNING COMMISSION GOALS.</b>	<p>The Commission agreed to move the agenda item as the first discussion.</p> <p>Hanselman joined the meeting at 6:08 p.m.</p> <p>Tokos reviewed the current FY goals and the work the Commission was doing to meet the goals. He then reviewed the draft Commission goals and asked for comments.</p> <p>The Commission discussed their top priorities that included the City Center Revitalization Plan implementation, and the City's Housing Production Strategy goals.</p>
<b>CITY CENTER REVITALIZATION PLAN -TECH MEMOS #6 AND #7.</b>	<p>Mr. Tokos asked for feedback on Tech Memos # 6 and #7.</p> <p>The Commission's discussed concerns about parallel parking on US 101, and how that would work with the 8-foot widths for the on-street parking spaces. They gave minor edits to the verbiage on the draft.</p>

<b>DISTRIBUTION OF MUNICODE REVIEW PROOF.</b>	Tokos reported that Municode hadn't shared the draft of the City's municipal code, so there was nothing to review at the meeting.
<b>UPDATE ON 2025 STATE LAND USE RELATED LEGISLATION (ROUND 2).</b>	Tokos reviewed the land use related legislative concepts that would be introduced as bills during the 2025 Oregon Legislative Session and how they affected the Commission.
<b>PLANNING COMMISSION WORK PROGRAM UPDATE.</b>	None.

Submitted by: \_\_\_\_\_  
 Sherri Marineau, Executive Assistant

DRAFT

**04-14-2025 - Planning Commission Work Session Meeting Video Link:**

[https://thecityofnewport.granicus.com/player/clip/1423?view\\_id=2&redirect=true](https://thecityofnewport.granicus.com/player/clip/1423?view_id=2&redirect=true)

**City of Newport  
Draft Planning Commission Regular Session Minutes  
April 14, 2025**

<b>LOCATION:</b> CITY COUNCIL CHAMBERS, NEWPORT CITY HALL 169 SW COAST HIGHWAY NEWPORT	
<b>Time Start:</b> 7:18 P.M.	<b>Time End:</b> 7:25 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	PUBLIC
Commissioner Braulio Escobar	
Commissioner John Updike	
Commissioner Robert Bare	

AGENDA ITEM	ACTIONS
<b>REGULAR MEETING</b>	
<b>CALL TO ORDER AND ROLL CALL</b>	
a. Roll Call	None.
<b>APPROVAL OF THE MINUTES</b>	
a. Meeting minutes of Work Session Meeting on March 24, 2025.	Motion by Updike, seconded by Bare, to approve the work session meeting minutes of March 24, 2025 as written. MOTION carried with Branigan, Hanselman, Escobar, East, Updike, and Bare all voting in favor. Berman abstained.
b. Meeting minutes of Regular Session Meeting on March 24, 2025.	Motion by Updike, seconded by Bare, to approve the regular session meeting minutes of March 24, 2025 as written. MOTION carried with Branigan, Hanselman, Escobar, East, Updike, and Bare all voting in favor. Berman abstained.
<b>CITIZEN/PUBLIC COMMENT</b>	John Fuller gave an update on the current city website and the updates that need to be done.
<b>ACTION ITEMS</b>	
<b>Review and Adopt FY 25-26 Planning Commission Goals.</b>	Motion was made by Branigan, seconded by Berman, to adopt the two FY 2025-2026 Planning Commission Goals for the implementation of the City Center Revitalization Plan, and the City's Housing Production Strategy. MOTION carried unanimously with Branigan, Berman,

	Hanselman, Escobar, East, Updike, and Bare all voting in favor.
<b>DIRECTORS COMMENTS</b>	None.

Submitted by: \_\_\_\_\_

Sherri Marineau, Executive Assistant

DRAFT

**04-14-2025 - Planning Commission Regular Session Meeting Video Link:**

[https://thecityofnewport.granicus.com/player/clip/1424?view\\_id=2&redirect=true](https://thecityofnewport.granicus.com/player/clip/1424?view_id=2&redirect=true)