



**PLANNING COMMISSION WORK SESSION AGENDA**  
**Monday, February 26, 2024 - 6:00 PM**  
**Council Chambers, 169 SW Coast Hwy, Newport, Oregon 97365**

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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 Erik Glover, City Recorder at 541.574.0613, or [e.glover@newportoregon.gov](mailto:e.glover@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.

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**1. CALL TO ORDER**

*Bill Branigan, Bob Berman, Jim Hanselman, Gary East, Braulio Escobar, John Updike, Marjorie Blom, Dustin Capri, and Greg Sutton.*

**2. NEW BUSINESS**

**2.A Fiscal Year 2024/25 Goal Setting.**

[Memorandum](#)

[Draft City Council Goals](#)

[CDD Update on Goal Implementation](#)

[Planning Commission FY 23-24 Goals](#)

[CDD Department Summary](#)

[Draft CDD FY 24-25 Goals](#)

[Vision 2040 Brochure](#)

**2.B Zoning Standards for Schools.**

[Memorandum](#)

[NMC Chapter 14 Zoning Classification Tables](#)

[Zoning Map of the City of Newport](#)

**3. UNFINISHED BUSINESS**

**3.A Planning Commission Work Program Update.**

[PC Work Program - 2-22-24](#)

**4. ADJOURNMENT**

# Memorandum

To: Planning Commission/Commission Advisory Committee

From: Derrick I. Tokos, AICP, Community Development Director 

Date: February 22, 2024

Re: Fiscal Year 2024/25 Goal Setting

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On February 12, 2024, the City Council met for the better part of a day to develop goals and objectives for the upcoming fiscal year. They then approved a draft set of Council Goals at their February 20, 2024 meeting, and scheduled a hearing on March 18<sup>th</sup> to finalize them.

Attached is a copy of the Council's draft goals for FY 24-25. Also attached is a status update on our Department's efforts to implement the Council's current year goals, the Planning Commission's goals for the current fiscal year, a summary of the Community Development Department's core responsibilities and policy priorities, and a draft set of Department goals for FY 24-25. Lastly, attached is the Vision 2040 document with strategies referenced in the goal documents. Please ignore the goal and objectives numbers in the spreadsheets. They don't have any specific meaning, and we have a stock .pdf printing option that doesn't allow me to delete them.

I would appreciate it if you could take a moment to review the referenced documents and consider whether or not there are any comments you would like me to share with the City Manager or others in City Administration while the Council goals are still in draft form. This meeting is also an opportunity for you to discuss the Planning Commission's goals for the coming year, which I can bring back in a refined form for further discussion at your next meeting.

### Attachments

Draft City Council Goals  
CDD Update on Goal Implementation  
Planning Commission FY 23-24 Goals  
CDD Department Summary  
Draft CDD FY 24-25 Goals  
Vision 2040 Brochure

# DRAFT GOALS and OBJECTIVES for Fiscal Year 2024-2025

## GREATER NEWPORT AREA VISION 2040

In 2040, Greater Newport is the heart of the Oregon Coast, an enterprising, livable community that feels like home to residents and visitors alike. We live in harmony with our coastal environment - the ocean, beaches and bay, natural areas, rivers, and forests that sustain and renew us with their exceptional beauty, bounty, and outdoor recreation. Our community collaborates to create economic opportunities and living-wage jobs that help keep the Greater Newport Area dynamic, diverse, and affordable. We take pride in our community's education, innovation, and creativity, helping all our residents learn, grow, and thrive. Our community is safe and healthy, equitable and inclusive, resilient and always prepared. We volunteer, help our neighbors, support those in need, and work together as true partners in our shared future.

The City Council met in Council Chambers on Monday, February 12, 2024 from 9 AM to 3 PM to develop goals and objectives for the fiscal year beginning July 1, 2024.

### Schedule for Goal Approval

The schedule for developing goals for Fiscal Year 2024-2025 is as follows:

February 12, 2024	Goal Setting Work Session.
February 20, 2024	Approve Draft Report for 2024-2025 Goals.
February 20, 2024	Review of Draft Goals and Comments by Staff to Incorporate in Council Report.
March 5, 2024	Review of Draft Goals by Budget Committee
March 18, 2024	Public Hearing and Possible Adoption of Goals.

After reviewing capacity reports hearing presentations from Department Heads on various departmental issues, reviewing advisory committee goals and department goals, as well as a summary of various planning efforts that were previously done in the City of Newport, the Council reviewing the draft goals and objectives for the fiscal year beginning July 1, 2024 and ending June 30, 2025. The Council first reviewed each goal and objective that was included in the adopted report for Fiscal Year 2023 – 2024. City Council members then discussed additions, deletions or modifications of goals and objectives.

In 2020, the format for the Council Goal Setting work session was changed to create a process of longer-term goals and objectives expected to be carried out during the next fiscal

year. This allows for longer-range planning for multiyear efforts, and provides direction from Council to staff and committees as to the priorities of the City Council, not only for the coming year but beyond. This step was taken as one of the recommendations from the Vision 2040 Advisory Committee.

For purposes of this report, the following terms are used:

**Goals** are typically broader in scope and identify intended outcomes concerning one or more functions for the City.

**Objectives** help translate goals into actionable items with specific deliverables, and may be tied to budget resources or the commitment of staff time necessary to achieve that goal.

**Strategies** are identified with each goal and objective, and relate to the strategies included in the Greater Newport Area Vision 2040 Plan.

**Additional Ideas** are concepts that were identified by the City Council at the February 12 Goal Setting session. They are included for informational purposes only.

Each of the Council goals are followed by specific objectives for Fiscal Year 2024-2025. These objectives are the actionable items that Council desires to be implemented in this next twelve-month period. The objectives with budgetary impacts will be specifically addressed in the budget proposed by the City Manager for Fiscal Year 2024-2025.

A quarterly report will be provided on the status of the objectives identified by Council in October, January, April and July for this next fiscal year.

The goals and objectives will help convey the priorities of the City Council to a new city manager when they begin their tenure with the City of Newport at the beginning of Fiscal Year 2024-2025.

# 2024-2025 DRAFT GOALS and OBJECTIVES

During the fiscal year beginning July 1, 2024, the City of Newport will be under new administrative leadership. This will be an important transitional year for the City and every attempt should be made to identify well-defined and achievable goals for this coming year. I have prepared a draft to begin this conversation with the City Council. Many of the items identified as goals and objectives are based on current initiatives by the City of Newport. In reviewing these objectives, it is critical to allow sufficient administrative time to move forward with these efforts, unless the Council wants to redirect this time to other priorities.

I have also added two additional indicators for each objective. At the request of the Mayor, I have included general measures of cost and time required for each objective. The cost issues will be further vetted in the development of the budget for the appropriate fiscal year. Finally, I have identified objectives spread over the next two fiscal years.

Cost “L” is less than \$10k; “M” is \$10k to \$50k; “H” is over \$50k.

Time “L” is less than 40 hours; “M” is 40 to 360 hours; “H” is over 360 hours.

## OVERARCHING PRINCIPALS FOR GUIDING IMPLEMENTATION OF GOALS

The Newport City Council will apply the following overarching principles in the implementation of our Goals and Objectives:

- We believe in our duty to serve our entire community of citizens and visitors. We will always consider whether our actions respect the dignity of our citizens, are equitable for all of our citizens and include recognition of the needs of all of our citizens.
- We believe it is our duty to be good stewards our environment. We will always consider the impact of our actions on the environment including our air, water, forests, solid waste, ocean and beaches.
- We believe it is our duty to mitigate the effects of climate change. We will always consider the impact of our actions on climate. This includes assessing the impact of our actions on energy use, pollution, health of our forests, and choice of fuels.

### A. ADMINISTRATIVE

#### Council Goals

**Goal A-1 Successfully complete the transition to a new City Manager. 1 year**

##### Objectives for 2024-2025

24-A-1(a) Familiarize new City Manager with Council, staff, advisory committees, and community stakeholders. *Time: H/ Cost: L*

24-A-1(b) Encourage participation by the City Manager with local management groups such as the Lincoln County Managers, Yaquina Bay Economic Foundation (YBEF), League of Oregon Cities (LOC), OCCMA and ICMA. *Time: M/ Cost: M*

24-A-1(c) Familiarize the City Manager with the City's finances to prepare their first annual budget as Budget Officer for the City Budget Committee. *Time: H/ Cost: L*

**Goal A-2 Complete the implementation of an administrative manual for the City. 1 year**

Objectives for 2024-2025

24-A-2(a) Complete and implement an administrative manual. *Time: M/ Cost: M*

**Goal A-3 Recruit and hire department head positions focusing on a continued commitment to fostering diversity, equity and inclusion within City departments. 5+years**

Objectives for 2024-2025

24-A-3(a) Complete the hiring process for the Police Chief and Fire Chief. *Time: M/ Cost: M*

24-A-3(b) Initiate a recruitment and hire a new Human Resources Director. *Time: M/ Cost: M*

**Goal-A-4 Continue efforts to build a strong, healthy, and resilient workplace culture that attracts and keeps quality employees. (Vision Strategy A2) 1 year**

Objectives for 2024-2025

24-A-4(a) Review and implement, where feasible, recommendations from the Employee Culture Strategic Plan. (Vision Strategy A2) *Time: M / Cost: H*

**Goal-A-5 Address long term financial sustainability planning for the City of Newport. 2-5 years**

Objectives for 2024-2025

24-A-5(a) Advocate for increased flexibility to utilize the tourism portion of the transient room tax to assist with road replacement and public safety services. *Time: L / Cost: L*

Objectives for 2025-2026

25-A-5(a) Review the Five-Year Financial Sustainability Plan in preparation for the 2026-2027 Preliminary Budget Committee Meeting. *Time: M / Cost: L*

25-A-5(b) Continue to review and implement recommendations in the Recreation Business Plan. Maximize use and reduce the subsidy necessary for this facility. *Time: M / Cost: L*

25-A-5(c) Identify financial resources to maintain City facilities, parks, and other buildings in accordance with the Facilities Master Plan that was conducted by Dude Solutions. *Time: M/ Cost: M*

25-A-5(d) Develop sustainable funding to maintain and resurface/reconstruct the City street system. *Time: M/ Cost: L*

25-A-5(e) Proceed with a utility rate study to incorporate the necessary structure to support the City's water sewer and storm utility systems, including major upgrades to the wastewater treatment plan and local funding necessary for Big Creek Dam. *Time: M/ Cost: H*

**Goal-A-6 Continue the City's efforts to be inclusive, diverse and an equitable organization (Vision Strategy F5) 5+ years**

Objectives for 2024-2025

24-A-6 (a) Provide diversity, equity and inclusion training to all elected Councilors and appointed Committee members *Time: M/ Cost: L*

**Goal-A-7 Review the structure of Boards and Advisory Committees to improve efficiency to support Committee efforts and maximize the value for citizens serving on these Committees (Vision Strategy F4) 1 year**

Objectives for 2024-2025

24-A-7(a) Review the structure and number of Boards and Advisory Committees to assure that staff can provide sufficient support to maximize the engagement and benefit for Boards and Advisory Committees in advising Council and staff on the development of plans and policies. *Time: M/ Cost: L*



## B. COMMUNITY DEVELOPMENT

**Goal B-1 Revitalize the City Center and US 20 core areas of the City of Newport, including a variety of mixed uses. (Vision Strategies A5, C3, C8, C9, C7) 5+ years**

### Objectives for 2024-2025

24-B-1(a) Identify strategies to enhance and improve the economic vitality of the City Center area as part of the plan development for City Center Revitalization that can be supported by direct investment of Urban Renewal resources. (Vision Strategies A5, C3, C7, C8, C9) *Time: H/ Cost: H*

24-B-1(b) As part of the City Center revitalization strategy, determine the preferred option for addressing mobility needs through City Center by either constructing a short couplet, or removing parking from US 101 and 9<sup>th</sup> Street to accommodate traffic, bicycle and pedestrian traffic through this critical part of the community. (Vision Strategies A5, C3, C9, A3, A10, A11) *Time: M / Cost: H*

24-B-1(c) Identify a public gathering location as part of the City Center revitalization plan. (Vision Strategy A5) *Time: M / Cost: H*

24-B-1(d) Determine a permanent location for the Newport Farmer's Market as part of the City Center revitalization plan. (Vision Strategies A5, C15) *Time: M / Cost: H*

**Goal B-2 Implement recommendations of the parking plan. (Vision Strategies C1, C3, C8, C9) 2-5 years**

### Objectives for 2025-2026

25-B-2(a) Initiate discussions with Nye Beach businesses and residents regarding appropriate permit and timed parking solutions for the Nye Beach area. *Time: M / Cost: L*

**Goal B-3 Support business growth, development, and financial sustainability at the airport. (Vision Strategy C4) 5+ years**

### Objectives for 2024-2025

24-B-3(a) Determine the local cost and feasibility of resuming commercial air service to support economic development in Newport, including NOAA and other business needs. (Vision Strategy C14) *Time: M Cost: H*

**Goal B-4 Develop opportunities for buildable lands and utilization of existing structures for creating new businesses and jobs. (Vision Strategy C9) 5+ years**

Objectives for 2024-2025

24-B-4(a) Oversee a development agreement for the redevelopment of South Beach property owned by Urban Renewal. (Vision Strategies C5, C8, C9) *Time: L / Cost: L*

24-B-4(b) Proceed with the annexation of unincorporated properties that are islands within the incorporated city limits. (Vision Strategies C3, C8) *Time: M / Cost: H*

Objectives for 2025-2026

25-B-4(a) Seek state funding to update the City's commercial/industrial buildable lands inventory. (Vision Strategy C3) *Time: L / Cost: L*

**Goal B-5 Increase supplies of affordable and workforce housing, including rentals for the community. (Vision Strategy A2) 5+ years**

Objectives for 2024-2025

24-B-5(a) Initiate implementation of the housing production strategy recommendations approved by Council to promote additional housing in the city. (Vision Strategy A2) *Time: M / Cost: L*

**Goal B-6 Establish a trolley to move visitors, employees, and residents between Nye Beach, the Bayfront and Downtown. (Vision Strategy A16) 2.5 years**

Objectives for 2025-2026

25-B-6(a) Meet with Lincoln County Transit, Cascade West Council of Governments, ODOT and others to determine feasibility costs of operating a trolley or shuttle. (Vision Strategy A16) *Time: M / Cost: L*

**C. PUBLIC WORKS**

**Goal C-1 Replace the Big Creek Dam. (Vision Strategy E5) 5+years**

Objectives for 2024-2025

24-C-1(a) Continue with design and permitting for the replacement of Big Creek Dam. (Vision Strategy E5) *Time: H / Cost: H*

24-C-1(b) Continue efforts at identifying funding for dam replacement. (Vision Strategy E5) *Time: H / Cost: H*

24-C-1(c) Pursue an appropriation for funding under the Water Resources Development Act authorization of \$60 million for the City of Newport for Dam replacement. (Vision Strategy E5) *Time: M / Cost: H*

**Goal C-2 Acquire property in the Big Creek Reservoir watershed. (Vision Strategy A1) 5+years**

Objectives for 2024-2025

24-C-2(a) Contract for the development of a forest management plan utilizing grant funds that identify property acquisition needs for future funding opportunities for municipal forest management practices and identifies possible land for acquisition. (Vision Strategy A1) *Time: L / Cost: L*

**Goal C-3 Invest in upgrades to the City's sanitary sewer collection system. (Vision Strategy A1) 5+ years**

Objectives for 2024-2025

24-C-3(a) Proceed with the funding and design of the upgrade to the dechlorination project as identified in the Wastewater Treatment Plant Master Plan. (Vision Strategy A1) *Time: H / Cost: H*

24-C-3(b) Proceed with the funding and design of the centrifuge system as identified in the Wastewater Treatment Plant Master Plan (Vision Strategy A1) *Time: H / Cost: H*

Objectives for 2025-2026

25-C-3(a) Develop a plan to finance necessary improvements and capacity upgrades as identified in the Wastewater Treatment Plant Master Plan. (Vision Strategy A1) *Time: M / Cost: L*

25-C-3(b) Proceed with the design of the influent pump station upgrades as identified in the Wastewater Treatment Plant Master Plan (Vision Strategy A1) *Time: H / Cost: H*

**Goal C-4 Complete design and construction for final projects for the South Beach Urban Renewal District. (Vision Strategies C3,C8) 2 to 5 years**

Objectives for 2024-2025

24-C-4(a) Develop a plan between Engineering and Community Development to outsource various consultation projects outlined in the South Beach Refinement Plan through the close of the South Beach Urban Renewal District in 2027. (Vision Strategies C3, C8) *Time: L / Cost: L*

## Objectives for 2025-2026

25-C-4(a) Bid all remaining projects for the South Beach Urban Renewal District by December 2025. (Vision Strategies C3,C8) *Time: H / Cost: H*

## **Goal C-5 Complete pedestrian safety amenities throughout the community. (Vision Strategy A11) 5+ years**

### Objectives for 2024-2025

24-C-5(a) Initiate design and permitting of a pedestrian-activated, signaled crosswalk at US 101 and NE 60<sup>th</sup> Streets. (Vision Strategy A11) *Time: H / Cost: H*

24-C-5(b) Proceed with a scope for improvements and award a contract for the Harney/US 20 safe routes to school project to be funded by ODOT and Urban Renewal. (Vision Strategy A11) *Time: H / Cost: H*

### Objectives for 2025-2026

25-C-5(a) Coordinate with FHWA, BLM and ODOT in getting the federally funded Lighthouse Drive to Oceanview Drive bike/pedestrian project into a formal agreement that includes public engagement, opportunities, and outlines when improvements will be designed and constructed. (Vision Strategy A11) *Time: M / Cost: L*

24-C-5(b) Complete discussions with ODOT on narrowing traffic lanes to build a pedestrian walkway on US 101 from 25<sup>th</sup> Street to 36<sup>th</sup> Street. (Vision Strategy A11) *Time: M / Cost: M*

## **Goal C-6 Invest in the reconstruction and resurfacing of the City's street system. Vision Strategy A10) 5+years**

### Objectives for 2024-2025

24-C-6 (a) Identify funding sources for improving the street system. (Vision A10) *Time: M / Cost M*

24-C-6(b) Develop a policy to guide the reconstruction of substandard streets (Vision A10) *Time: M / Cost M*

24-C-6(c) Initiate preliminary engineering to identify options for redesigning the intersection at US 101 and NE 58<sup>th</sup> Street. (Vision Strategy A10) *Time: H / Cost: H*

### Objectives for 2025-2026

25C-6(a) Resurface roads with available street funds (Vision Strategy A10) *Time: H / Cost H*

**Goal C-7 Implement conservation methods to reduce the use of water within the Greater Newport Area. (Vision Strategy B9) 2-5 years**

Objectives for 2024-2025

24-C-7(a) Support the efforts of the Water Conservation Work Group to review methods to reduce drinking water use by residents, commercial and industrial businesses in the City of Newport. (Vision Strategy B9) *Time: M / Cost: M*

24-C-7(b) Utilize the Water Conservation Work Group to review existing ordinances and determine current provisions that would need to be amended to promote gray water diversion and rainwater storage. (Vision Strategy B1) *Time: L / Cost: L*

**Goal C-8 Invest in upgrades to the City's water distribution and storage tank systems. (Vision Strategy A1) 5+ years**

Objectives for 2024-2025

24-C-8(a) Complete a Water Master Plan update for the City of Newport. (Vision Strategy A1) *Time: H / Cost: H*

24-C-8(b) Pursue FEMA grant requests for the replacement of the main water storage tank, the 54<sup>th</sup> Street Booster Station and the underbay water main crossing. (Vision Strategy A1) *Time: L / Cost: H*

24-C-8(c) Complete the design for Golf Course Drive water system improvement, including street restoration. (Vision A1) *Time: H / Cost: H*

**Goal C-9 Invest in upgrades to the City's storm sewer collection system. (Vision Strategy A1) 5+ years**

Objectives for 2024-2025

24-C-9(a) Seek funding, issue a request for proposals, and contract for updating the City's Storm Water Master Plan. (Vision Strategy B4) *Time: H / Cost: H*

**D. PUBLIC SAFETY**

**Goal D-1 Re-establish the position of school resource officer (Vision Strategy E6) 1 year**

Objectives for 2024-2025

24-D-1(a) Meet with the Lincoln County School District to reassess the role and proceed to fill this position once staffing permits. (Vision Strategy E6) *Time: H / Cost: H*

**Goal D-2 Evaluate Fire Service needs for the community. (Vision Strategy E6) 2-5 years**

Objectives for 2024-2025

24-D-2(a) Evaluate relocating the fire training facility from the North Side pump station to the airport. (Vision Strategy E6) *Time: M / Cost: M*

**Goal D-3 Continue with efforts to prepare residents for emergency preparedness. (Vision Strategy E5) 2-5 years**

Objectives for 2024-2025

24-D-3(a) Renew Listos training. (Vision Strategy E5) *Time: M / Cost: L*

24-D-3(b) Encourage resumption of Citizen Emergency Response Training (CERT) in Newport. (Vision Strategy E5) *Time: L / Cost: L*

**Goal D-4 Continue efforts to improve City Emergency Planning. (Vision Strategy E5) 1 year**

Objectives for 2024-2025

24-D-4(a) Update the City's emergency plan. (Vision Strategy E5) *Time: M / Cost: M*

24-D-4(b) Continue with efforts for emergency planning for Big Creek Dam, including monitoring and warning systems. (Vision Strategy E5) *Time: H / Cost: M*

## E. LIVABILITY

**Goal E-1 Utilize the Greater Newport Area Vision 2040 strategies as a foundational document for ongoing public processes, planning and decision making. (Vision Strategy F2) 5+ years**

Objectives for 2025-2026

25-E-1(a) Retain a consultant to conduct a five-year review and update of the Greater Newport Area Vision 2040. (Vision Strategy F2) *Time: H / Cost: H*

**Goal E-2 Increase involvement of marginalized communities and younger generations in community issues. (Vision Strategy F9) 5+ years**

Objectives for 2025-2026

25-E-2(a) Work collaboratively with students and marginalized communities to increase involvement in local government decision making. (Vision Strategy F9) *Time: M / Cost: L*

**Goal E-3 Implement recommendations from the Homelessness Task Force. (Vision Strategy E7) 2-5 years**

### Objectives for 2024-2025

24-E-3(a) Participate in the House Bill 4123 Advisory Board to develop a five-year strategic plan for addressing homelessness in Lincoln County, and work toward establishing a county-wide office on homelessness. (Vision Strategy E7) *Time: L / Cost: L*

24-E-3(b) Pursue efforts to create a permanent overnight shelter. (Vision Strategy E7) *Time: M / Cost: H*

### Objectives for 2025-2026

25-E-3(a) Evaluate future installation of Portland Loos in key locations in the community. (Vision Strategy E7) *Time: L / Cost: M*

25-E-3(b) Identify areas where temporary outdoor shelters could be installed with portable toilets and garbage disposal operated by a non-profit organization. (Vision Strategy E7) *Time: M / Cost: L*

## **Goal E-4 Evaluate the implementation of a dark sky lighting plan for the City. (Vision Strategy B5) 2-5 years**

### Objectives for 2025-2026

25-E-4(a) Determine the feasibility of utilizing the energy savings through the use of LED fixtures and more efficient placement of outdoor lighting to help expedite implementation of the dark sky street lighting system for the City. (Vision Strategy B5) *Time: M / Cost: M*

25-E-4(b) Review model ordinances for the development of dark sky regulations for private outdoor lighting in the city. (Vision Strategy B5) *Time: M / Cost: L*

## F. OTHER ISSUES DISCUSSED

A number of other ideas were discussed by the City Council during the goal setting session which are not included as a specific goal or objective. A number of these issues can be considered during the budget preparation time. Those items with the dollar signs (\$) are potential budget issues for the coming year.

- Evaluate the cost of providing backup power for smaller lift stations \$. Consider stormwater treatment as part of the future stormwater master planning process
- Discuss the status of the DNA analysis for wastewater in the Nye Creek watershed
- Show in the budget message the status of expenses and funding of revenue targets and cost estimates for the dam and wastewater improvements \$
- Determine the use of the ARPA funds currently designated for a homeless shelter \$
- Discussion on the update of the Vision 2040 document

- Status of the City providing employee housing
- Discussion on the title for the communication specialists to determine whether it be more appropriate to identified as a public information officer
- Consider ramping up efforts regarding the Sister City Advisory Committee
- Improve the website on our sister city relationship with Mombetsu
- Considered using text messages for confirmation of attendance at committee meetings with Erik providing a report on that
- Incorporate information regarding the utility rate increases that service obligations as part of the budget process \$
- Consider pedestrian improvements in the Nye Beach turnaround area where the sidewalks end and people have to walk in the street \$
- Consider ways to address the ice hazard from the storm drain which runs across the street at the turnaround \$
- Discuss with the Housing Authority about funding for the shelter project \$
- Consider hiring an arborist to take care of trees \$



A-4(b) Initiate implementation of the housing production strategy recommendations approved by Council to promote additional housing in the city. (Vision Strategy A2) # (Derrick)

With the Council's support, city staff prepared and submitted a grant application to the Department of Land Conservation and Development (DLCD) seeking technical assistance funds to secure the services of a consultant(s) to evaluate the feasibility of the City putting in place a rental housing maintenance code to help ensure that Newport's rental housing stock is well maintained, improving the health, safety and well-being of its occupants. On September 8, 2023, the City was informed that its application was not selected for funding. DLCD advised that additional grant funds might be made available following the upcoming short session that begins on February 5<sup>th</sup>.

Staff has been working with the Planning Commission on other priorities, with the Commission recommending a set of amendments to the Affordable Housing Construction Excise Tax code and land use amendments to facilitate the construction of needed housing. At its November 13, 2023 meeting, the Planning Commission moved to refer the amendments to the Affordable Housing Construction Excise Tax code to the City Council for its consideration. A Council work session on that topic is scheduled for February 5, 2024. A Planning Commission hearing on land use amendments to facilitate the construction of needed housing is scheduled for February 26, 2024, with a Council hearing tentatively penciled in for March 18, 2024.

A-5(b) Coordinate with FHWA, BLM and ODOT in getting the federally funded Lighthouse Drive to Oceanview Drive bike/pedestrian project into a formal agreement that includes public engagement, opportunities, and outlines when improvements will be designed and constructed. (Vision Strategy A11) # (Derrick)

On January 10, 2023, the City learned that it was awarded \$5,969,153 for access improvements to the Yaquina Head Outstanding Natural Area, which includes the Lighthouse Drive to Oceanview Drive bike/ped connection. The next step is for the Federal Highways Administration (FHWA) to prepare a Project Memorandum of Agreement with the City, BLM and ODOT. They have yet to provide a date for when that agreement will be prepared. FHWA plans to start project design in fiscal year 2026 with construction in fiscal year 2028.

A-5(d) Proceed with a scope for improvements and award a contract for the Harney/US 20 safe routes to school project to be funded by ODOT and Urban Renewal. (Vision Strategy A11) # \$ (Derrick/Chris)

With staffing vacancies in Engineering, the City requested and received approval to delay the project for a period of 12 months. An amendment to the grant agreement is scheduled for City Council consideration at its January 29, 2024 meeting. City staff is preparing an RFP for project design in 2024, with construction in 2025. ODOT has a separate intersection improvement project at NE Harney Street and US 20 that will be completed in 2027. This is a budgeted capital project at \$2,182,920 (Activity Code#25-22034). Safe Routes funding is \$1,309,752 with balance coming from urban renewal.

A-7(a) Contract for the development of a watershed management plan that identifies property acquisition needs. (Vision Strategy A1) # \$ (Derrick/Chris)

At its October 16, 2023 The City accepted a \$30,000 grant from the Oregon Health Authority to updated the City of Newport Drinking Water Protection Plan. This will begin to identify the City's acquisition needs. Public Works is also pursuing a \$50,000 grant from the Oregon Health Authority Source Water Protection Fund to prepare a Forest Management Plan. At this time, \$65,000 is budgeted for a Big Creek Watershed Forest Resource Assessment (Activity #21047). If Public Works is successful in securing the Health Authority grant, then a portion of the budgeted funds could be repurposed for other General Fund priorities.

C-1(c) Proceed with the annexation of unincorporated properties that are islands within the incorporated city limits. (Vision Strategies C3, C8) # \$ (Derrick)

Project is on the Planning Commission work program, and work should begin in early 2024. This is a budgeted capital project at \$500,000 (Activity Code #24-22002).

C-3(a) Identify strategies to enhance and improve the economic vitality of the City Center area as part of the City Center Revitalization Plan that can be supported by direct investment of Urban Renewal resources. (Vision Strategies A5, C3, C7, C8, C9) # \$ (Derrick)

City secured a Transportation Growth Management (TGM) Grant to carry out the work. A consultant team has been selected for the project, and a scope of work has been negotiated and agreed upon. City is awaiting a grant agreement from the TGM program. . A project advisory committee is being formed and we had hoped to get the project started around the first of the year. Unfortunately, the funding agreement for the project has been tied up in ODOT's procurement process for roughly 6 months. This is a budgeted capital project at \$150,000 (Activity Code# 21023). The balance of the funding will come from TGM, with the total budget being roughly \$330,000. Until the funding agreement is in place, the City cannot move forward with the project. ODOT expects to have the agreement ready for City Council consideration toward the end of February. The project now will likely extend into the early part of 2025.

C-3(d) Determine a permanent location for the Newport Farmer's Market as part of the City Center Revitalization plan. (Vision Strategies A5, C15) # \$ (Derrick)

This will be accomplished as part of the planning process outlined above.

## City of Newport, OR :: Goals

Goal#	Goal Title	Goal Type	Goal Text	V2040 Strategies	Objectives
3	Lay the groundwork for a set of regulations and incentives to pair with the Transportation System Plan update that will facilitate revitalization of the US 101 / 20 corridors, including the City Center area.	2-5 Years		A3 A4 A5 A6 F4	473 474 475 Conduct business outreach and market analysis. Recruit advisory committee. Develop an adoption ready set of plan/code amendments and a framework for a business facade improvement program.
5	Initiate updates to Newport commercial / industrial buildable lands inventory.	2-5 Years		A1 A4 C3	104 660 Initiate updates to Newport commercial / industrial buildable lands inventory. Coordinate with DLCD to define project scope and secure planning grant for effort.
6	Update off-street parking requirements in line with Parking Study or related recommendations adopted by the City Council.	2-5 Years		A14 C1 C8	105 Update off-street parking requirements in line with Parking Study or related recommendations adopted by the City Council.
9	Implement recommendations from the Homelessness Taskforce that rely upon revisions to City land use regulations.	Ongoing		A2	108 Implement recommendations from the Homelessness Taskforce that rely upon revisions to the City land use regulations.
42	Implement Recommendations from US 101 Corridor Refinement Plan	2-5 Years		A3 A14	266 Pursue annexation of unincorporated "island properties" to normalize the city limits, if found to be feasible.
43	Initiate any Needed Refinements to Historic Nye Beach Design Review Overlay	Ongoing		A6 F4	353 268 Examine the feasibility of a neighborhood visioning process for Nye Beach as part of a review of any needed updates to the Design Review Overlay. Initiate refinements to the Historic Nye Beach Design Review Overlay, as needed.
45	Update the citys Erosion Control and Stormwater Management Standards for Private Development	2-5 Years		B1 B5	478 479 Identify stormwater management options that include boilerplate systems for small scale development projects. Develop standards that can reasonably be implemented at existing staffing levels.
46	Support City Council Dark Sky Lighting Initiatives	2-5 Years		B6	481 488 489 Initiate project after City Council puts in place a plan for retrofitting street lights and lights at city facilities. Develop outdoor lighting standards for new commercial and residential construction that conform to dark sky requirements. Prepare informational materials to inform the public about the Citys requirements and where dark sky compliant fixtures can be purchased.
47	Update Commercial/Multi-Family Code to Include More Bike Racks and Covered Bike Storage	Ongoing		A11 A15	490 496 497 Identify best practices and provide Commission with options. Coordinate changes with Parking Advisory Committee. Prepare adoption ready set of amendments for Council consideration.

Goal#	Goal Title	Goal Type	Goal Text	V2040 Strategies	Objectives
49	Implement Housing Production Strategy Recommendations	2-5 Years	An HB2003 Complaint Housing Production Strategy will be completed at the end of FY 22/23, outlining steps the City needs to take to facilitate construction of needed housing. This will require implementation, and may necessitate changes to land use codes.	A2 A6 A7	661 Assess and resource priority strategies, as it relates to the Planning Commissions responsibilities.



# COMMUNITY DEVELOPMENT

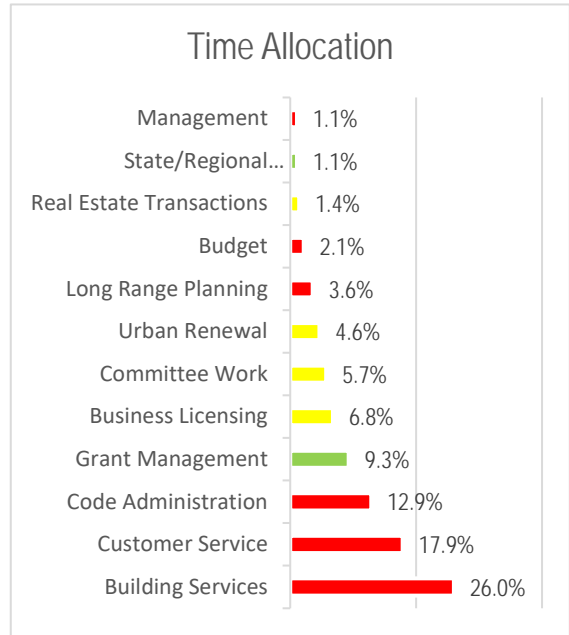
FTE: 6.47

Fund(s): 55% General Fund, 36% Building Fund, 9% URA  
 Personnel Budget: \$816,393

## Core Responsibilities

- █ Assist internal and external customers
- █ Administer City zoning, subdivision, and related ordinances
- █ Engage in long range planning to meet future growth needs
- █ Prepare and update CDD, Building, URA, and related budgets
- █ Develop and update urban renewal plans
- █ Perform building plan review and inspection services
- █ Carry-out management functions within the Department
- █ Provide staff support to standing and ad-hoc committees
- █ Facilitate real estate transactions
- █ Support City business licensing (STRs, Parking, Vending, etc.)
- █ Secure and manage grants for planning/capital project priorities
- █ Provide technical/policy expertise on state & regional committees

█ Mandatory   █ Committed   █ Optional



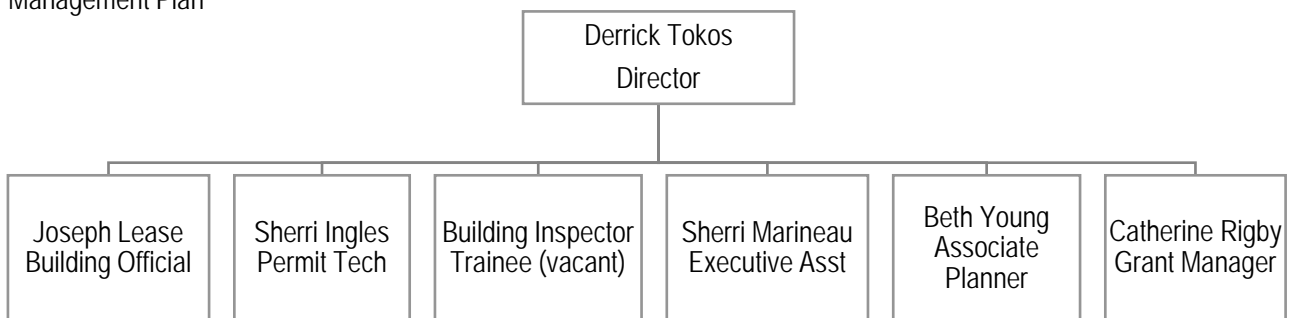
## Policy Priorities

- Provide courteous and timely planning and building services
- Implement the City's housing production strategy and other steps to promote additional housing opportunities in the City
- Initiate City Center revitalization planning efforts
- Implement parking study recommendations adopted by the City Council
- Pursue priority TSP and URA projects
- Undertake updates to the Yaquina Bay Estuary Management Plan

## Streamlining Opportunities

- Further integrate building, planning, and engineering development review functions
- Automate short-term rental licensing
- Reduce discretionary land use processes
- Shift Planning Commission to a monthly meeting format

### Organizational Chart



## City of Newport, OR :: Goals

Goal#	Goal Title	Goal Type	Goal Text	V2040 Strategies	Objectives
51	Establish a set of land use regulations and incentives to complement the Transportation System Plan update and facilitate revitalization of the US 101 / 20 corridors, including the City Center area.	Ongoing		A3 A4 A5 A6 F4 645 646 908	Develop draft updates to the City's codes to support downtown redevelopment. Create framework for an urban renewal funded business facade improvement program. Utilize outcomes from City Center Revitalization plan to inform funding strategy, which will likely require state and federal dollars, and initiate targeted URA investments
53	Implement Parking Study recommendations adopted by the City Council.	2-5 Years		A14 C1 C8 262 430	Initiate refinements to the Historic Nye Beach Design Review Overlay, as needed. Initiate discussions with Nye Beach businesses on alternatives for managing parking in a sustainable manner. Assess success of Bayfront program following 2024 summer season and adjust, as needed.
54	Facilitate Provision of Additional Housing Opportunities within the City	Ongoing		A2 A6 A7 775 776 911	Implement recommendations from the Housing Production Strategy Support HB 4123 committee work and development of a 5-year strategic plan to improve regional capacity to serve homeless individuals. Initiate updates to the City's SDC Methodology to account for projects in the new Wastewater Master Plan and to allow deferral of SDC payments, if state program is stood up coming out of the 2024 legislative session.
57	Partner with DOGAMI and DLCD on Tsunami Resiliency Initiatives	Ongoing		A13 E5 F4 647	Pursue grant funding to implement beach access resiliency recommendations.
60	Assist BLM and FHWA on Lighthouse Drive Transportation Study	Ongoing		A10 A11 B2 F4 651 777 913	Coordinate with BLM/FHWA on project refinement of Lighthouse to Lighthouse trail connection if FLAP funds are awarded (2024/25 federal funding cycle). Initiate community conversation about project design. Assess right-of-way needs and options along Lighthouse to Lighthouse trail alignment to inform FHWA design, which is planned to start in 2026.
61	Facilitate Acquisition of Additional Land in Big Creek Watershed	Ongoing		A13 B1 B6 456 652	Contact ownership interests within the watershed to ascertain interest in participating in land sales and/or exchanges. Consult with OCCFA and Sustainable Northwest and prepare application to secure USDA, OWEB or other grant funds to supplement city resources for land acquisition. Initiate Big Creek Watershed Forest Assessment if OWEB grant application is approved (April 2022 award timeframe).
62	Yaquina Bay Estuary Management Plan Update	Ongoing		B6 C1 C5 F4 F7 458 459 460	Participate on taskforce to update the plan, providing technical expertise and background data relevant to portions of the estuary within the city limits of Newport. Conduct work sessions with City policy-making bodies to keep them informed of the proposed amendments, and assist DLCD with public outreach. Initiate updates to the estuary management chapter of the Newport Comprehensive Plan and Corresponding chapter of the zoning ordinance.
63	Update Newport Unsafe Building Codes	Ongoing		E5 461	Coordinate with Police Departments Code Enforcement staff and State Building Codes Division to develop draft amendments. Conduct work sessions with policymakers to review amendments and update based upon feedback.

Goal#	Goal Title	Goal Type	Goal Text	V2040 Strategies	Objectives
				463	Initiate ordinance amendment process.
65	Implement Recommendations from US 101 Corridor Refinement Plan	Ongoing	A1 A3	659 774	Advance priority urban renewal projects. Complete annexation of unincorporated islands in South Beach.

In 2040, the Greater Newport Area is an enterprising, livable community that feels like home to residents and visitors alike. We have carefully planned for growth with well-maintained infrastructure, affordable housing for all income levels, robust public transportation, diverse shopping opportunities, and distinct, walkable districts and neighborhoods.

ENHANCING A LIVABLE REGION



## ACKNOWLEDGEMENTS

The Greater Newport Area Vision 2040 was developed with the guidance and collaboration of The Greater Newport Area Vision 2040 Advisory Committee, the Newport City Council, and City of Newport staff, based on thousands of comments and suggestions received from Greater Newport Area community members and visitors. A special thank you to the entire community, but especially to all those who helped guide the process.

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## GREATER NEWPORT AREA VISION 2040 OUR COMMUNITY VISION

In 2040, Greater Newport is the heart of the Oregon Coast, an enterprising, livable community that feels like home to residents and visitors alike. We live in harmony with our coastal environment – the ocean, beaches and bay, natural areas, rivers, and forests that sustain and renew us with their exceptional beauty, bounty, and outdoor recreation. Our community collaborates to create economic opportunities and living-wage jobs that help keep the Greater Newport Area dynamic, diverse, and affordable. We take pride in our community's education, innovation, and creativity, helping all our residents learn, grow, and thrive. Our community is safe and healthy, equitable and inclusive, resilient and always prepared. We volunteer, help our neighbors, support those in need, and work together as true partners in our shared future.

*Look Inside to Explore Our Vision Focus Areas and Strategies to Achieve Our Vision*



LEARN MORE



[www.newportoregon.gov/vision2040](http://www.newportoregon.gov/vision2040)



541-574-0603

- A1. Infrastructure Investments.**  
Maintain and upgrade local infrastructure within available funding.
- A2. Housing Supply.\*†**  
Increase supplies of affordable and workforce housing, including rentals and for sale units at prices that are accessible to a broad range of the general public.
- A3. Transportation Corridors.**  
Revitalize Highway 101 and Highway 20 in and around Newport to serve as attractive gateways to the community.
- A8. Vacation Rentals.**  
Assess the growth and distribution of vacation rentals and take longer-term actions that may be required to address impacts on neighborhoods and the community.
- A9. Understanding Impacts of Seasonal Housing.**  
Gain a better understanding of the impacts that seasonal housing, including second homes and vacation rentals, has on the availability and affordability of housing and the provision of public services within the community.
- A10. Street, Highway and Bridge Improvements.**  
Engage the State of Oregon and community partners to identify bridge alternatives and future street and highway improvements that meet local needs while mitigating congestion and accommodating future growth and increased traffic.
- A11. Bicycle and Pedestrian Safety and Amenities.\*†**  
Work to improve the safety of bicyclists and pedestrians throughout Newport. Plan, fund, and develop improvements to bicycle and pedestrian amenities in strategic areas of the city, including sidewalks, crosswalks, overpasses, "traffic calming," bike racks, and planned bicycle and pedestrian routes.
- A12. Multiuse Paths and Trails.**  
Maintain and expand the multiuse path and trail system.
- A13. Strategic Investments and Partnerships.**  
Pursue strategic investments and partnerships to adequately meet the needs of the community as it grows and develops.
- A14. Developable Land.**  
Ensure an adequate supply of buildable land by first encouraging redevelopment of underutilized and redevelopable properties. Extend infrastructure to undeveloped land that is zoned for development-related uses.
- A15. Complete Streets.\*†**  
Design neighborhoods around streets that are well integrated with local transit, are ADA accessible, and accommodate "active transportation" such as cycling, walking, and wheelchair moving.
- A16. Public Transit Improvements and Expansion.\*†**  
Develop targeted improvements to the local transit system, including better scheduling, signage, and plans for system expansion. Work with Lincoln County to upgrade bus service in Newport and surrounding areas, with improved routes and more frequent service.
- A17. Transit Reliability and Promotion.\*†**  
Develop and promote transit as a robust and reliable alternative to driving within the Greater Newport Area.
- A18. Telecommunication Technology.**  
Promote universal, high-speed internet access throughout the city. Expand community and business access to new telecommunication technologies.

- TIER I**
- TIER II**
- A4. City-Wide Beautification.\***  
Promote city-wide beautification, generating a fresh yet familiar look for Newport through streetscaping, improvements to building façades, and ocean-friendly landscaping.
- A5. City Center Revitalization.†**  
Develop a City Center improvement strategy that expands options for living, shopping, working, and dining in the area by promoting walkability, mixed-use development, and refurbishment of historic buildings.
- A6. Mixed-Use Development.**  
Promote mixed-use neighborhoods in appropriate areas of the city, incorporating a blend of commercial uses, employment, and residential development that creates a distinct sense of place.
- A7. Housing Development Incentives.\*†**  
Implement incentives to lower development costs and encourage construction and renovation of an array of housing types to augment the supply of affordable, quality, energy-efficient units.





# CREATING NEW BUSINESSES & JOBS

In 2040, the Greater Newport Area collaborates to create economic opportunities and living-wage jobs that help keep Newport dynamic, diverse, and affordable. Our economy is balanced and sustainable, producing living wage jobs in the trades and professions, while supporting new start-up companies and small businesses based on local talent, entrepreneurship, ideas, and resources.



## KEY STRATEGIES

### TIER I

#### C1. Expanded Working Waterfront.\*

Leverage our maritime industries and marine-related assets to expand and diversify the capacity of marine businesses, including full utilization of the International Terminal.

#### C2. Science Economy Expansion.

Expand Newport's science and marine economy, promoting it nationally and internationally as a hub for scientific research, ocean observation, education, and utilization and conservation activities.

#### C3. Living Wage Jobs.\*

Partner with new and existing businesses to retain, expand, and create jobs that pay living wages, providing at least a minimum income necessary so that workers can meet their basic needs.

### TIER II

#### C4. Airport Improvements.

Maintain and enhance the Newport Municipal Airport as a viable community asset that can support business growth and development and improve access to and from the community.

#### C5. Marine Economy and Economic Development.

Link OSU's Marine Studies Initiative and the area's marine economy into economic development planning.

#### C6. Tourism Diversification.

Diversify Newport's tourist industry by promoting expansion of ecotourism as well as interpretive programs based on Newport's maritime industries.

#### C7. Arts and Cultural Destination.

Promote the Greater Newport Area as a major arts and cultural destination.

#### C8. Local Businesses Support.

Support and retain existing local businesses.

#### C9. Small Business Development.

Expand training and education for small business development and entrepreneurial skills, including resources for artists, craftspeople, trades, and technology start-ups.

#### C10. Green and Sustainable Business.

Promote and support businesses in the Greater Newport Area that use and market green and sustainable technologies, materials, and products.



#### C11. Sustainable Fisheries.

Support innovation and new markets in sustainable fisheries by leveraging new technologies and partnering with the science community.

#### C12. Diversified Agricultural Economy.

Promote the production, marketing, and direct sales of seafood, value added wood products, and local agricultural products.

#### C13. "Shoulder Season" Attractions and Festivals.

Develop new attractions, festivals, and marketing to sustain tourism through the shoulder season.

### TIER III

#### C14. Viable and Sustainable Commercial Air Service.

Work with local, state, and federal partners to develop a model for sustainable commercial air service.

#### C15. Permanent Farmers Market.\*

Create a permanent home for a year-round farmers market with expanded hours and business acceleration opportunities for food, beverage, and agriculture related start-ups.

# LEARNING, EXPLORING, & CREATING NEW HORIZONS

In 2040, the Greater Newport Area takes pride in our community's education, innovation, and creativity, helping all our residents learn, grow, and thrive.

Our schools are appropriately funded through diverse means of support to meet the highest standards of educational achievement. Our college and university prepare students for rewarding lives and productive careers. The arts and opportunities for creative expression and learning are high quality, diverse, and available and accessible to everyone.



## KEY STRATEGIES

### TIER I

#### D1. Funding for Schools.

Develop creative, diverse, and alternative sources of funding for educational facilities, classes, programs, and extracurricular activities in the Greater Newport Area schools, including consideration for pre-K and early childhood education.

#### D2. Vocational Technology and STEM Programs.

Expand vocational tech and Science, Technology, Engineering and Mathematics (STEM) education, including K-12, OCCC, and OSU, and offer classes, training, and certification for marine sector and other jobs.

### TIER II

#### D3. Art in Public Spaces.

Integrate the arts as a key element of the city's identity, including expanding the presence of public art throughout the community.

#### D4. Expanded and Upgraded Arts Footprint.

Invest in improvements to performing and visual arts venues, including the Performing Arts Center and Visual Arts Center, to increase their capacity to accommodate arts and cultural events.

#### D5. Summer Arts Offerings.

Expand outdoor summer arts events and offerings, such as music and theater.

#### D6. Schools and Local Talent.

Promote increased partnerships between schools and local talent, including scientists, artists, craftspeople, and tradespeople who share their knowledge with area classes and students.

#### D7. Teacher and Administrator Diversity.\*

Increase the diversity of teachers and administrators to be more representative of student demographics.

#### D8. Bilingual and Cross-Cultural Education.\*

Establish comprehensive bilingual and cross-cultural educational programs throughout the community, including English for Speakers of Other Languages (ESOL) instruction, to promote better integration and improved achievement of residents of all ages.

#### D9. Expanded and Integrated Higher Education.†

Support Oregon Coast Community College (OCCC) in gaining accreditation and expanding its offerings, including workforce education and the trades.

#### D10. Education Partnerships.‡

Encourage K-12, community college, professional, and noncredit education partnerships that promote pathways to marine educational programs at Oregon State University (OSU)'s Newport campus.

#### D11. School-to-Work Programs.\*

Work with local schools, OCCC, OSU, and employers to develop a school-to-work program for students, training and certifying them to fill the needs of local employers and the job market.

### TIER III

#### D12. Access to the Arts.\*†

Increase the availability of, and access to, lower cost arts venues and performances while supporting new, innovative opportunities, including workshops, film, and student work.



# PRESERVING & ENJOYING OUR ENVIRONMENT

In 2040, the Greater Newport Area lives in harmony with its coastal environment. Our ocean, beaches and bay, natural areas, rivers, and forests sustain and renew us with their exceptional beauty, bounty, and outdoor recreation. We retain our connection to nature, protecting our land, air, water, natural habitats, and biodiversity, and promoting more sustainable ways of living.

### TIER I

#### B1. Sewer and Stormwater Management.

Maintain, upgrade, and modernize stormwater and sewer infrastructure to reduce overflows, keep our waterways and beaches clean, and minimize flooding in a manner that is both fiscally responsible and environmentally friendly.

#### B2. Integrated Shared-Use Trail System.\*\*

Develop an integrated trail system, accommodating multiple uses, that connects neighborhoods, visitor destinations, open spaces, and natural areas.

### TIER II

#### B3. Parks and Recreation Needs and Upgrades.\*

Engage the community in identifying priorities and future needs related to open space, trail, and park and recreation assets. Make recommendations for future park upgrades, planning, and development, paying particular attention to funding maintenance.

#### B4. Trail-Building Program.

Establish a City trail-building program that provides opportunities for volunteer involvement.

#### B5. Green Building and Development.

Promote and incentivize environmentally responsible, resource-efficient building and development techniques, including onsite stormwater management, permeable pavement, energy-efficient buildings, ecological landscaping, and native plantings.

#### B6. Environmental Conservation Partnerships.

Prioritize conservation of significant open spaces and natural resource areas, including beaches and headlands, midcoast watersheds, the Yaquina Bay Estuary, rivers, streams, forests, and fish and wildlife habitat. Partner with local environmental organizations and agencies to expand and strengthen programs to protect and restore natural areas and resources and preserve environmental quality.

#### B7. Comprehensive Recycling and Reduced Waste.

Target the Greater Newport Area to achieve the highest rate of recycling of any city in Oregon through source reduction, reuse, recycling, composting of food waste, and curbside glass recycling.

#### B8. Renewable Energy.

Increase the use of renewable energy to achieve energy independence in the Greater Newport Area, harnessing a combination of renewable energy sources and technologies.

### TIER III

#### B9. Climate Action Plan.

Develop a comprehensive public-private climate action plan to lessen the Greater Newport Area's contribution to climate change, as well as to mitigate the impacts of climate change on the community itself.

## KEY STRATEGIES



### TIER I

#### F1. Transparency and Communication.

Encourage and support continued open communication, transparency, and accountability on the part of City leaders and staff.

#### F2. Vision as Foundational Document.

Ensure Greater Newport's 2040 Vision serves as the foundation for ongoing public processes, planning, and decision-making.

### TIER II

#### F3. Vision-Focused Council and Community.

Promote key elements of Greater Newport's 2040 Vision through the Newport City Council, City staff, Greater Newport Area partners, and Vision advocates who engage with community partners.

#### F4. Community Engagement.\*†

Develop new avenues for Greater Newport Area residents and businesses to engage and participate in the development of plans and policies, and to contribute to the decision-making process.

#### F5. Culturally Competent and Inclusive Outreach.\*

Develop new forms of culturally competent outreach, such as Spanish-language publications and public service announcements, to reach out to and involve the entire community.

#### F6. Model Communities.

Research the best practices of other communities that have been successful in implementing vision plans and strategic community objectives, and learn from their successes.

#### F7. Collaboration and Partnerships.

Sustain positive relationships and high levels of civic collaboration between public, private, faith-based, civic, neighborhood, and community-based organizations and the community at large.



#### F8. Community Forums.\*

Develop community forums that bring people of different backgrounds and cultures together to discuss issues and share solutions.

#### F9. Youth Involvement.

Work through the schools, Oregon Coast Community College, and Oregon State University to increase involvement of younger generations in current affairs and community issues, local government, volunteerism, long-range planning, and decision-making.

#### F10. Retiree Involvement.†

Encourage area retirees to become more active in civic life, contributing their skills, time, energy, and resources to address community needs, mentor young people, and promote their own health and engagement.

#### F11. Volunteerism.†

Cultivate the community's spirit of collaboration and engagement to create meaningful opportunities for public involvement and volunteerism for all ages.

# IMPROVING COMMUNITY HEALTH & SAFETY

In 2040, the Greater Newport Area is safe and healthy, equitable and inclusive, resilient and always prepared. We volunteer, help our neighbors, and support those in need. Our community's physical, environmental, social, and economic assets allow all of our residents, including families and children, young people, and seniors, to live healthy lives and find the support and services they require, including excellent, affordable, and accessible healthcare and childcare.

## KEY STRATEGIES

### TIER I

#### E1. Affordable and Accessible Healthcare.\*†

Work to improve access to and affordability of healthcare for all in the community through improved healthcare facilities, education, and preventive services.

#### E2. Medical Professionals and Specialists.\*†

Recruit and retain more healthcare providers and medical professionals in the community, including medical specialists in pediatrics, geriatrics, mental health, chronic diseases, services for veterans, and the prevention and treatment of addiction.

#### E3. Expanded Mental Healthcare.\*†

Expand mental health services in the area, including improved community education, prevention, and counseling services, as well as trauma-informed care that diagnoses and treats the mental health impacts of adverse life experiences.

#### E4. Improved Service Coordination.

Enhance coordination among social services, non-profits, and faith-based institutions to provide integrated, comprehensive support to residents of our community experiencing poverty, hunger, social isolation, homelessness, addiction, domestic violence, and related issues.

### TIER II

#### E5. Disaster Preparedness.

Expand disaster preparedness and self-reliance programs and activities, focusing on neighborhood level organizing, and including multilingual information, training, and assistance.

#### E6. Proactive Police and Fire Services.\*

Support police and fire services in meeting and addressing growth and changing community needs. Support improved community policing practices that promote positive interactions between public safety officers and the public.

#### E7. Homelessness Solutions.

Implement proactive solutions to expand services and resources for people who are homeless, including homelessness prevention and other programs and partnerships to help the area's homeless population obtain stable housing.

#### E8. Translation and Multilingual Services.\*

Increase and support existing local capacity to provide translation and multilingual services, including assistance with employment, physical health, mental health, rehabilitation, education, nutrition, legal, immigration, and financial education needs.

#### E9. Accessible and Affordable Childcare.

Increase the number and capacity of quality accredited childcare facilities and staff in the region and make childcare more accessible and affordable for all families.

#### E10. Accessible and Affordable Eldercare.†

Work toward meeting the need for quality and affordable housing, independent living, and care facilities for elders in the Greater Newport Area.

#### E11. Foster Care Improvements.

Study and make recommendations to address the area's child foster care challenges, including causes, solutions, and prevention. Increase the number and quality of foster homes, while implementing preventive approaches that will help keep more children from entering the foster care system.

#### E12. Access to Healthy Food.


Improve community "food security" by addressing issues of availability, accessibility, and affordability of healthy food.

### TIER III

#### E13. All-Weather Facilities and Activities.\*

Improve affordable access to recreational and community facilities, including indoor spaces for sports, family and cultural celebrations, classes, youth programs, and other recreational and social activities that are accessible during evenings and the rainy season.

# Memorandum

To: Planning Commission/Commission Advisory Committee  
From: Derrick Tokos, Community Development Director   
Date: February 22, 2024  
Re: Zoning Standards for Schools

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The Planning Commission asked that this be placed as a future work session discussion item. Public and private schools are permitted conditionally in the City's R-1, R-2, and R-3 zones. They are allowed outright in the City's R-4 zones. In the City's commercial and industrial areas, schools are identified as "Educational Institutions," with elementary and secondary, college and universities, and trade/vocational/other being the subcategories. Elementary and secondary schools are allowed conditionally in commercial areas and they are prohibited in industrial zones. Colleges and universities are permitted in the City's C-1 and C-3 zones and prohibited in the C-2 and industrial zones. Trade and vocational schools are allowed in all commercial and industrial zones save the C-2 zone. Public schools are also permitted in the City's P-1 zone and the W-1/W-2 zones allow marine research and educational facilities. There are no special land use standards that apply to schools.

The City's public elementary and secondary schools are located in P-1 zoned areas. Private schools are located in commercial and residential areas, and some are also affiliated with places of worship. The Oregon Coast Community College is under a P-1 zoning designation and the Hatfield Marine Science Center, where Oregon State University has a presence, is under a W-2 zoning designation. Attached is a City zoning map showing where the various classifications are located.

Please look this information over and come prepared to discuss what, if any, changes might need to be made to better accommodate educational uses in Newport.

### Attachments

NMC Chapter 14 Zoning Classification Tables  
Zoning Map of the City of Newport

In areas considered to be historic, unique, or scenic, the proposed use shall be designed to maintain or enhance the historic, unique, or scenic quality.

#### 14.03.050 Residential Uses.

The following list sets forth the uses allowed within the residential land use classification. Uses not identified herein are not allowed. Short-term rentals are permitted uses in the City of Newport's R-1, R-2, R-3 and R-4 zone districts subject to requirements of [Section 14.25](#).

"P" = Permitted uses.

"C" = Conditional uses; permitted subject to the approval of a conditional use permit.

"X" = Not allowed.

A.	Residential	R-1	R-2	R-3	R-4
	1. Single-Family	P	P	P	P
	2. Two-family	P	P	P	P
	3. Townhouse	X	P	P	P
	4. Cottage Cluster	X	X	P	P
	5. Multi-family	X	X	P	P
	6. Manufactured Homes <sup>1</sup>	P	P	P	P
	7. Manufactured Dwelling Park	X	P	P	P
B.	Accessory Dwelling Units	P	P	P	P
	(B. was added on the adoption of Ordinance No 2055 on June 17, 2013; and subsequent sections relettered accordingly. Effective July 17, 2013.)				
C.	Accessory Uses	P	P	P	P
D.	Home Occupations	P	P	P	P
E.	Community Services				
	1. Parks	P	P	P	P
	2. Publicly Owned Recreation Facilities	C	C	C	C
	3. Libraries	C	C	C	C
	4. Utility Substations	C	C	C	C
	5. Public or Private Schools	C	C	C	P
	6. Family Child Care Home	P	P	P	P
	7. Child Care Center	C	C	C	C
	8. Religious Institutions/Places of Worship	C	C	C	C
F.	Residential Care Homes	P	P	P	P
G.	Nursing Homes	X	X	C	P
H.	Motels and Hotels <sup>3</sup> .	X	X	X	C
I.	Professional Offices	X	X	X	C
J.	Rooming and Boarding Houses	X	X	C	P

K.	Beauty and Barber Shops	X	X	X	C
L.	Colleges and Universities	C	C	C	C
M.	Hospitals	X	X	X	P
N.	Membership Organizations	X	X	X	p
O.	Museums	X	X	X	P
P.	Condominiums <sup>2</sup>	X	P	P	P
Q.	Hostels	X	X	X	C
R.	Golf Courses	C	C	C	X
S.	Recreational Vehicle Parks	X	X	X	C
T.	Necessary Public Utilities and Public Service Uses or Structures	C	C	C	C
U.	Residential Facility*	X	X	P	P
V.	Movies Theaters**	X	X	X	C
W.	Assisted Living Facilities***	X	C	P	P
X.	Bicycle Shop****	X	X	X	C
Y.	Short-Term Rentals (subject to requirements of Chapter 14.25)	P	P	P	P
Z.	Transportation Facilities	P	P	P	P

<sup>1</sup> Manufactured homes may be located on lots, parcels or tracts outside of a manufactured dwelling park subject to the provisions listed in NMC 14.06.020.

<sup>2</sup> Condominiums are a form of ownership allowed in all zones within dwelling types otherwise permitted pursuant to subsection (A).

<sup>3</sup> Hotels/motels units may be converted to affordable housing provided they are outside of the Tsunami Hazard Overlay Zone.

*(14.03.050 amended by the adoption of Ordinance No. 2194 on May 16, 2022; effective June 15, 2022.)*

*(Section 14.03.050 was amended by Ordinance No. 2182 adopted on May 17, 2021; effective June 16, 2021.)*

*(Section 14.03.050 was amended by Ordinance No. 2144, adopted on May 6, 2019; effective May 7, 2019.)*

**14.03.060 Commercial and Industrial Districts.**

The uses allowed within each commercial and industrial zoning district are classified into use categories on the basis of common functional, product, or physical characteristics.

*\* Added by Ordinance No. 1622 (10-7-91).*

*\*\* Added by Ordinance No. 1680 (8-2-93).*

*\*\*\* Added by Ordinance No. 1759 (1-21-97).*

*\*\*\*\* Added by Ordinance No. 1861 (10-6-03).*

towers) or supporting elements necessary to produce signals.

- b. Examples. Examples include broadcast towers, communication/cell towers, and point to point microwave towers.
- c. Exceptions.
  - i. Receive only antennae are not included in this category.
  - ii. Radio and television studios are classified in the Office category.
  - iii. Radio Frequency Transmission Facilities that are public safety facilities and small wireless facilities are classified as Basic Utilities. Small wireless facilities shall be subject to design standards as adopted by resolution of the City Council.

*(Section 14.03.060(E)(8)(c)(iii) was amended by Ordinance No. 2180, adopted on April 5, 2021; effective May 5, 2021.)*

#### 9. Transportation Facilities

- a. Characteristics. Includes facilities designed to convey, or facilitate the conveyance of, people or goods from one location to another.
- b. Examples. Examples include streets, pedestrian pathways, bicycle facilities, shared use paths, trails, transit stops and rail lines.

*(Section amended by the adoption of Ordinance No. 2199 on August 15, 2022; effective September 14, 2022.)*

#### 14.03.070 Commercial and Industrial Uses.

The following list sets forth the uses allowed within the commercial and industrial land use categories.

“P” = Permitted uses.

“C” = Conditional uses; allowed only after the issuance of a conditional use permit.

“X” = Not allowed.

		C-1	C-2 <sup>1</sup>	C-3	I-1	I-2	I-3
1.	Office	P	X	P	P	P	X
2.	Retails Sales and Service						
	a. Sales-oriented, general retail	P	P	P	P	P	C
	b. Sales-oriented, bulk retail	C	X	P	P	P	C
	c. Personal Services	P	C	P	P	C	X
	d. Entertainment	P	P <sup>2</sup>	P	P	C	X
	e. Repair-oriented	P	X	P	P	P	X
3.	Major Event Entertainment	C	C	P	P	C	X
4.	Vehicle Repair	C	X	P	P	P	X
5.	Self-Service Storage <sup>6</sup>	X	X	P	P	P	X
6.	Parking Facility	P	P	P	P	P	P
7.	Contractors and Industrial Service <sup>6</sup>	X	X	P	P	P	P
8.	Manufacturing and Production						
	a. Light Manufacturing	X	X	C	P	P	P
	b. Heavy Manufacturing	X	X	X	X	C	P
9.	Warehouse, Freight Movement, & Distribution	X	X	P	P	P	P
10.	Wholesale Sales	X	X	P	P	P	P
11.	Waste and Recycling Related	C	C	C	C	C	C
12.	Basic Utilities <sup>3</sup>	P	P	P	P	P	P
13.	Utility Corridors	C	C	C	C	C	C
14.	Community Service	P	C	P	P	C	X
15.	Family Child Care Home	P	P	P	X	X	X
16.	Child Care Center	P	P	P	P	P	X
17.	Educational Institutions						
	a. Elementary & Secondary Schools	C	C	C	X	X	X
	b. College & Universities	P	X	P	X	X	X
	c. Trade/Vocational Schools/Other	P	X	P	P	P	P
18.	Hospitals	C	C	C	X	X	X
19.	Courts, Jails, and Detention Facilities	X	X	P	C	X	X
20.	Mining						
	a. Sand & Gravel	X	X	X	X	C	P
	b. Crushed Rock	X	X	X	X	X	P
	c. Non-Metallic Minerals	X	X	X	X	C	P
	d. All Others	X	X	X	X	X	X
21.	Communication Facilities <sup>4</sup>	P	X	P	P	P	P
22.	Residences on Floors Other than Street Grade	P	P	P	X	X	X
23.	Affordable Housing <sup>5</sup>	P	P	P	P	X	X
24.	Transportation Facilities	P	P	P	P	P	P

1. Any new or expanded outright permitted commercial use in the C-2 zone district that exceeds 2,000 square feet of gross floor area. New or expanded uses in excess of 2,000 square feet of gross floor area may be permitted in accordance with the provisions of Chapter 14.34, Conditional Uses. Residential uses within the C-2 zone are subject to special zoning standards as set forth in Section 14.30.100.
2. Recreational Vehicle Parks are prohibited on C-2 zoned property within the Historic Nye Beach Design Review District.
3. Small wireless facilities shall be subject to design standards as adopted by City Council resolution.
4. Communication facilities located on historic buildings or sites, as defined in Section 14.23, shall be subject to conditional use review for compliance with criteria outlined in Sections 14.23 and 14.34.
5. Permitted as outlined in Chapter 14.15 or, in the case of hotels/motels, the units may be converted to affordable housing provided they are outside of the Tsunami Hazard Overlay Zone defined in NMC Chapter 14.50.
6. Self-service storage use; salvage or wrecking of heavy machinery, metal and building materials; towing and vehicle storage; and auto and truck salvage and wrecking are prohibited within the South Beach Transportation Overlay Zone, as defined in Section 14.43.020.

*(Citation amended by the adoption of Ordinance No. 2199 on August 15, 2022; effective September 14, 2022.)*

*(14.03.070 amended by the adoption of Ordinance No. 2194 on May 16, 2022; effective June 15, 2022.)*

*(Section 14.03.070 was amended by Ordinance No. 2180, adopted on April 5, 2021; effective May 5, 2021.)*

*(Section 14.03.070 amended by the adoption of Ordinance No. 2196 on November 7, 2022; effective December 6, 2022.)*

**14.03.080 Water-dependent and Water-related Uses.**

The following list sets forth the uses allowed with the water-dependent and water-related land use classifications. Uses not identified herein are not allowed.

"P" = Permitted uses.

"C" = Conditional uses permitted subject to the approval of a conditional use permit.

"X" = Not allowed.

		W-1	W-2
1.	Aquaculture	P	P
2.	Boat Rentals, Sport Fishing and Charter Boat Services	P	P
3.	Docks, Wharves, Piers	P	P
4.	Dry Dock, Boat Repair, Marine Service, and Marine Railway Facilities	P	P
5.	Fuel Facilities for Boats or Ships	P	P
6.	Marinas and Port Facilities	P	P
7.	Seafood Processing and Packaging Plants	P	P
8.	Terminal Facilities for Loading and Unloading Ships and Barges	P	P
9.	Marine Research and Education Facilities of Observation, Sampling, Recording, or Experimentation on or Near the Water	P	P
10.	Ice Production and Sales, Refrigeration Repair, and Cold Storage to Serve the Seafood Industry	C	P
11.	Boat Building and Marine Equipment Manufacture	C	P
12.	Parking Lots	C	P
13.	Warehouses	C	P
14.	Uses Allowed in the Adjacent Estuarine Management Unit	C	P
15.	Water-dependent Uses That Meet the Intent of the W-1 District	C	P
16.	Bait, Tackle, and Sporting Goods Stores Specializing in Water-related Merchandise	X	P
17.	Seafood Markets	X	P
18.	Uses Permitted Outright in a C-2 District	X	C
19.	Manufacturing in Conjunction with Uses X C Permitted Outright in a C-2 District	X	C
20.	Offices Not On the Ground Floor of an Existing Building	X	C
21.	Residences on Floors Other than Street Grade	X	C
22.	Transportation Facilities	P	P

*(Sections 14.03.070 and 14.03.080 adopted by Ordinance No. 2125, adopted on December 4, 2017; effective January 3, 2018.)*

**14.03.090 Uses in State Park Master Plans.**



\* Where the W-1 and/or W-2 zones are applied to properties that are owned or managed by the Oregon Parks and Recreation Department within a state park with a master plan that has been approved by the City of Newport, only those uses that are consistent with the city's approval of the master plan are permitted. Such uses are permitted through the applicable development review procedures set forth in this ordinance provided that the uses comply with the design standards in the master plan and with other applicable standards.

14.03.100 Public Uses

. The following list sets forth the uses allowed within the public land use classification. Uses not identified herein are not allowed.

"P" = Permitted Uses.

"C" = Conditional uses; permitted subject to the approval of a conditional use permit.

"X" = Not allowed.

		P-1	P2	P-3
1.	Public Parks	P	P	P
2.	Public Open Space	P	P	P
3.	Public Schools, Colleges, or Universities	P	X	X
4.	Any Building or Structure Erected by a Governmental Entity	P	X	X
5.	Community Buildings	P	X	X
6.	Fairgrounds	P	X	X
7.	Public Cemeteries	P	P	X
8.	Water & Wastewater Treatment Plants	P	X	X
9.	Performing Arts Centers	P	X	X
10.	Visual Arts Centers	P	X	X
11.	Senior Centers	P	X	X
12.	Airport and Accessory Structures	P	X	X
13.	Public Golf Courses	P	P	X
14.	City Halls	P	X	X
15.	County Courthouses	P	X	X
16.	Jails and Juvenile Detention Facilities	P	X	X
17.	City or County Maintenance Facilities	P	X	X
18.	Publicly Owned Recreational Vehicle Parks	C	C	X
19.	Public Museums	P	X	X
20.	Public Restrooms	P	P	X
21.	Recreation Equipment	P	P	X

22.	Post Office	P	X	X
23.	Parking Lots	P	P	X
24.	Public Hospitals	P	X	X
25.	Transportation Facilities <i>(Amended by Ord. No. 2199)</i>	P	P	P
26.	Water Storage Facilities	P	X	X
27.	Public Libraries	P	X	X
28.	Fire Stations	P	X	X
29.	Police Stations	P	X	X
30.	Accessory Structures for Any of the Above	P	P	P

*\*Added by Ordinance No. 1858 (9-2-03).*

#### 14.03.110 Uses in State Park Master Plans.\*

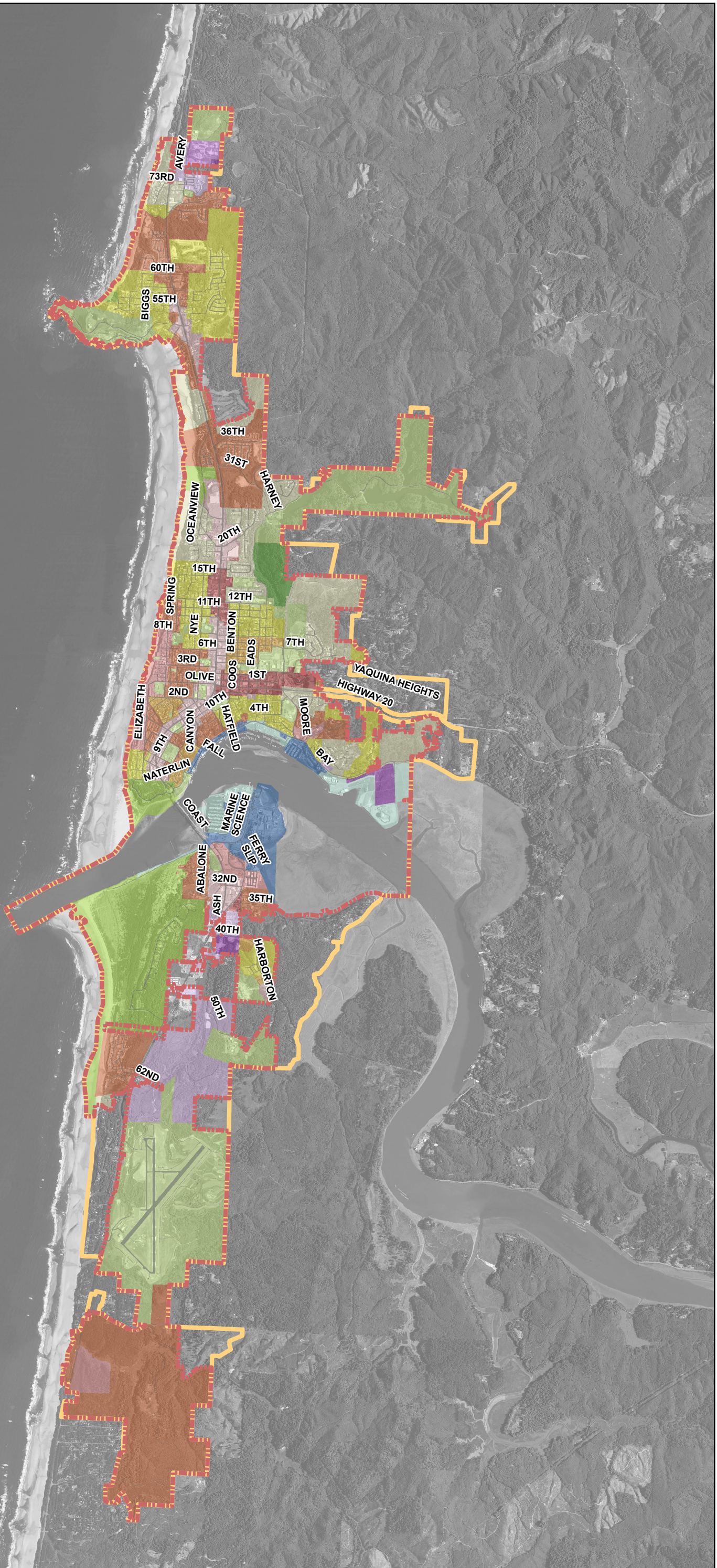
Where the P-1, P-2, and/or P-3 zones are applied to properties that are owned or managed by the Oregon Parks and Recreation Department within a state park with a master plan that has been approved by the City of Newport, only those uses that are consistent with the city's approval of the master plan are permitted. Such uses are permitted through the applicable development review procedures set forth in this ordinance provided that the uses comply with the design standards in the master plan and with other applicable standards.

*\*Added by Ordinance No. 1858 (9-2-03).*

*(Chapter 14.03 was amended by Ordinance No. 2170, adopted on September 21, 2020; effective October 21, 2020.)*

### Legend

-  City Limits
-  UGB
- Zone District**
-  C-1 Retail and Service
-  C-2 Tourist
-  C-3 Heavy
-  I-1 Light
-  I-2 Medium
-  I-3 Heavy
-  P-1 Public Structures
-  P-2 Public Parks
-  P-3 Public Open Space
-  R-1 Low Density Single-Family
-  R-2 Medium Density Single-Family
-  R-3 Medium Density Multi-Family
-  R-4 High Density Multi-Family
-  W-1 Water Dependent
-  W-2 Water Related



# Tentative Planning Commission Work Program

*(Scheduling and timing of agenda items is subject to change)*



## February 26, 2024 Work Session

- Planning Commission FY 24/25 Goal Setting Session
- City Zoning Requirements for Public/Private Schools

## February 26, 2024 Regular Session

- Final Order and Findings File No. 1-CUP-24, Coffee Shop at 146 SW Bay Blvd
- Public Hearing on File No. 3-Z-23, Removing Regulatory Barriers for Needed Housing

## March 11, 2024 Work Session

- Review Key Elements of the Updated Yaquina Bay Estuary Management Plan (DLCD staff)
- Finalize Planning Commission FY 24/25 Goals

## March 11, 2024 Regular Session

- Approval of Commission's FY 24/25 Goals

## March 25, 2024 Work Session

- Review of Draft Comprehensive Plan Amendments to Implement the Estuary Management Plan
- Status of South Beach Island Annexation Project
- Update on Adopted Land Use Legislation During 2024 Session (including final status of SB 1537)

## March 25, 2024 Regular Session

- Placeholder for Public Hearing on Harbor Freight Sign Variance

## April 8, 2024 Work Session

- Review Draft Land Use and Map Amendments to Implement Updated Estuary Management Plan
- Overview of Draft Wastewater Plant Master Plan (Engineering staff)
- Overview of Comprehensive Plan Refinement Project (Beth Young)

## April 8, 2024 Regular Session

- Initiate legislative process to Amend the City's Comprehensive Plan and Zoning Code to Implement the Updated Estuary Management Plan
- Placeholder for Public Hearing on Next Phase of Wilder Planned Development

## April 22, 2024 Work Session

- Discuss updated schedule and outreach for City Center Revitalization Plan
- Review Draft Comprehensive Plan and Code Updates to Adopt the Wastewater Plant Master Plan
- Review Draft Code Amendments to address 2024 State Legislation

## April 22, 2024 Regular Session

- Initiate Legislative Process to adopt the Wastewater Plant Master Plan
- Initiate Legislative Process to Address 2024 State Legislation

## May 13, 2024 Work Session

- Review scope of work for updating Newport's System Development Charge Methodology
- Review Draft Comprehensive Plan Refinement Project Plan Amendments (Beth Young)

## May 13, 2024 Regular Session

- Initiate legislative process on Draft Comprehensive Plan Refinement Project Plan Amendments

## May 28, 2024 Work Session

- Review Draft Updates to Newport's Water System Master Plan

## May 28, 2024 Regular Session

- Public Hearing on Estuary Management Comprehensive Plan and Zoning Code Updates