

**MINUTES**  
**City of Newport Planning Commission**  
**Work Session**  
**Newport City Hall Conference Room A**  
**August 8, 2016**  
**6:00 p.m.**

**Planning Commissioners Present:** Jim Patrick, Lee Hardy, Rod Croteau, Bob Berman, Bill Branigan, and Jim Hanselman.

**Planning Commissioners Absent:** Mike Franklin (*excused*).

**PC Citizens Advisory Committee Members Present:** Karmen Vanderbeck.

**PC Citizens Advisory Committee Members Absent:** Dustin Capri (*excused*) and Bob Heida.

**City Staff Present:** Community Development Director (CDD) Derrick Tokos and Executive Assistant Wanda Haney.

1. **Call to Order.** Chair Patrick called the Planning Commission work session to order at 6:01 p.m.

2. **Unfinished Business.**

A. **Status of the Visioning process.** Tokos said that he wanted to bring this back because it's been a while. He thanked Patrick who had served on that work group. Patrick asked if that committee was done. Tokos said that he expects the City Council will want to form an advisory committee, and he expects that it will become a standing committee. He noted that there had been a stakeholders group pulled together for evaluating the RFPs. Through several rounds of interviews, a recommendation to hire HDR was made. Tokos had included HDR's proposal in the meeting packet. Staff will meet with them later in the month for scope refinement. He will be looking to start to pin down the schedule; how many different outreach initiatives they are prepared to staff, how many times will they be out here, what type of outreach – surveys or mailers. This process is to engage people, get their thoughts, and put it in an organized framework. It's not just Newport; it's greater Newport. Tokos has hired a planner who will start part-time October 1<sup>st</sup>. She will help with the outreach. Berman said that if this is greater Newport, maybe the County could help pay for this. Tokos doesn't know that they are interested in doing that. It's not something they initiated. He doesn't know if anybody has conveyed what the County gets out of it for their investment. Patrick said the group decided it needs to be greater Newport. If it's just the city limits, it didn't take in what it needed to. Some things even include Toledo, and he thought you're not going to get them to buy into this. But the committee thought it should be the general area of Newport, not just inside the city limits. Tokos said the committee landed on aligning with the census boundary for trend analysis. Tokos noted that we will have to rebuild the schedule because it's totally off at this point. It took longer to get to the point where a firm was selected. We will be talking to HDR about that in mid-August as well. Tokos wanted to bring this to the Commission's attention to get feedback on what the Commissioners feel about HDR's proposal or the process. He asked if the Commissioners had any specific thoughts.

Hardy asked Tokos if he could define vision; what does that mean in this context? Tokos said really it's where do you see this community in 2040. What do we want it to look like? Hardy asked, physically? Tokos said that's part of it; but there are broader elements. What makes quality of life for you? For some people it will be arts, for others it will be education, or still others the quality of sidewalks because of mobility. Hardy said there are a lot of different components. What the city looks like might be better expressed as how it should evolve. Tokos said the general way to look at it is what's your vision in 2040; what's your ideal. Hardy asked if the city runs the risk of becoming exclusionary to certain types of development; is that a factor? Tokos didn't think so. He gave an example that our vision is that we want a walkable downtown. Then we need to figure out what's our strategy for achieving that. We outline specific actions. Is a corridor how to handle 101 for the long-term? You already have a downtown situated around the 101 corridor. Hardy said, it's already walkable. But what does walkable mean? Tokos said he doesn't know that we will get specifics out of the vision and strategies. It's more about the area we need to probe, further explore, and then get into the weeds. Berman said it's almost like the priorities of the City Council; it's what are they, not how to achieve things. Patrick said we have the Comprehensive Plan that we follow, which tells us you can do this, or you can't do that. Like on the Bayfront things have to be water-related. For the vision, we need an outline of where we're going with this stuff. He thought there were times when the Planning Commission has had to make things up as we go, so it would be good to have this framework. He said we've had things like the mother-in-law apartment, ADUs, Nye Beach stuff, and the South Beach Plan where it would have been nice to have it outlined where we're supposed to go rather than make it up on the fly. He said in theory that's what the vision will give us. This is where we're headed. We'll have some guidance for the Planning Commission. Tokos noted that on page 3 of HDR's proposal, visioning is defined as "A process through which any community can envision the future it wants, plan how to achieve it, and begin to make it happen. Through visioning, a community works to answer the following questions: Where are we now; where are we going; where do we want to be; how do we get there; and ultimately, are we getting there?" Branigan noted that it's also in the chart on page 1. Tokos thought that a good vision and how it's planned

is broad-based and doesn't delve into a particular topic area in too great of detail. Tokos said you also want to reach out to your constituency and try to get those who are not usually involved.

Vanderbeck liked what HDR mentioned. They knew quite a bit about us. They studied the community. She mentioned that in Coeur d'Alene they have rejuvenated the resort area. She doesn't know if the plan was to make that more trendy and have complexes where there are condos with a modern look and restaurants beneath them; but that is what happened. She said that Bozeman was a cow town with lots of bars. It was also a big college town. They redirected it to evolve to what business buildings need to look like under an umbrella. They have to meet certain specifications in the look of the building. Hardy said, architectural controls.

Branigan said a vision is something very simple like "we want to make Newport a vacation destination," these are the strategies, and then break it down further. Tokos said that will be ranked in this process. He noted that for each topic area identified if there's one thing to accomplish as top priority, what is that? Otherwise you get a lot of different concepts, but you don't get what the top priority is. Vanderbeck said they mentioned easy projects to get completed as well. Branigan asked what Coeur d'Alene's overriding thing was. Vanderbeck said she just knows what she has seen it evolve into. It made a big difference in the downtown area. Croteau agreed that twenty years ago it was a dumpy mining town. Today it's upscale. There are a lot of great features. He said that this is not breaking new ground. Probably 70 thousand cities have done this. We can find out what they thought was important. You will get a concept of what cities broadly thought was important for the next twenty to thirty years. Then you can put ideas out and try to prioritize them for a large portion of the population.

Patrick said he thought that HDR wasn't the best to build the plan; but he thought we would get the most out of them. He thought they were the best for getting information. Croteau thought this was a good job. It's what a vision is supposed to be looking like going forward. Patrick thought that if Newport gets a framework, we will run with it. We have enough resources we can make it work. We don't need the refinement that big cities need. Croteau noted that we're not starting from scratch. We have some excellent plans already done for specific areas. They were plans put in place to help facilitate that stuff. However, many areas need work; and the city center fits that. Tokos said that if folks want to see in this process that this use is going to happen on this parcel, it won't get into that level of detail. What it should do is say this is where we want to go development-wise in the community; our schools evolve over time, this is what we see for a library, we want police services long-term, and things of that nature. He can see the need for a full-time committee to ride herd and refresh the plan every five years; and maybe every once in a while bring in HDR to help. He mentioned the bridge, and that design process with the public taking two to three years. Is a couplet the answer? We have an existing 101 right-of-way, and how will we deal with the aspect of that impact in twenty to thirty years. That's when it's going to get in the weeds. This will just set the framework for the general desire.

Tokos was asked if the Port is an integral part of this, and he confirmed that they are. Berman asked if they will either make presentations to or solicit input from different groups. Tokos said we are trying to engage as many as possible. Maybe the schools. Hanselman said, and the retired community. Patrick said they were trying to figure out how to engage with the Hispanic community, and they found that the only way was through text messages. They set that up and got all sorts of stuff. We have to figure out how these people get their information. How they engaged the kids was to make it a school project. Tokos wondered if the Commissioners saw the article in the paper about the Hispanic graduation rates being higher than the general population. In interviews with Hispanic parents, they said that they didn't expect to stay here so they didn't engage in the community. They came for an employment opportunity. He said that gives you some insight into the different dynamics. Maybe it's not the fear of engaging, or that it might not be their native language, or that they don't trust the government. He said that was one he hadn't thought of offhand. He said it will be interesting to see what strategies we can come up with to engage the Hispanic portion of the community. That's an area we haven't really reached out to in the past.

Tokos said this process moves along. He noted that there's an opportunity for somebody from the Planning Commission to serve on a committee. At some point we'll have a formal vote. The City Council hasn't indicated whether there will be a formal committee or not. But if there is, they will likely want a Planning Commission member. So, the Commissioners can kick that around. He said there will be more opportunity to engage individually as well. So, he hopes the Commissioners will plug in. Patrick said how they talked about the process, there will be lots of opportunity for people to engage. Berman asked if we can expect modifications to the Comp Plan. Tokos said, yes, to a point. There's absolutely that possibility. He said, as Patrick had noted, an issue when you get into the Comp Plan on land use is that there are statutory sidebars we have to work with that the vision plan doesn't. There are some things that will happen. The Park System Master Plan, for example. People will provide feedback about their recreational needs. That will be an amendment to the Comp Plan. We will look at housing again; we last did in 2014 and before that, 2011. Possibly the economic side of things, which was updated in 2012 or 2013. It will lead to amendments.

### **3. New Business.**

**A. Update on OPRD Master Plans for Agate Beach State Park, Yaquina Bay State Park, and South Beach State Park.** Tokos noted that OPRD has been working since early 2015 to update their master plans for Beverly Beach and South Beach. From Gleneden Beach south to Yachats, parks all up for updates. Some of the parks are in cities, and some are outside

cities. In the State, they do the master plans. Those then go through the process of adoption at the state level and at the local level. They are limited to whatever is authorized in that plan. They get to do what's in that plan and nothing else. For our purposes, we have three state parks within city limits. Tokos serves on an advisory committee for this process; and Dick Beemer is on as a citizen advocate. He said they have come through a couple of rounds. They met with Tim Gross and Tokos to talk about Agate Beach and Yaquina Bay State Park; not so much on South Beach State Park. They worked up these concepts. They just had a meeting in July to go over the most current concepts.

For Agate Beach they are looking to basically rip out a fair amount of asphalt on the east side of the site and replace it with a multi-purpose sports field. The City talked to them and said that's a good idea actually because there are a lot of multi-family and single-family residences up north. The field would be used for soccer games and things of that nature; nothing formal, just a grassy area so that it's a flexible use space. There was some discussion about putting in picnic shelters, but OPRD is cautious about doing that when the park is not an actively-managed facility because it becomes transient lodging when you don't have oversight there. Having park managers stay in RVs was mentioned, but a portion of this is in the floodplain. They will keep the tunnel but not advertise it. They will emphasize people crossing where they currently do up by the informal parking area, which they will pave. They will get good signage there. There's too much challenge with the tunnel; when you come out on the ocean side, you have that creek there, and there's not a lot they can do about that because it moves around a lot. The City's thought was that this is a pretty nice design for this particular facility. This is reasonable.

Berman asked how many parking spaces they lose and is that a problem? Tokos said it's small. The thought is that it's underutilized. There are 67 spaces with the reconfiguration. Most people park on Oceanview. Hanselman said he bikes there every day. This is the section that has 35 mph speed limit, which is not enforced. He said they are going to direct more pedestrian traffic on the surface road rather than the tunnel. With all the parking on the shoulder, the sight line is terrible. You have kids with all their beach toys and kites. He said at least get the speed limit reduced. He thinks it's an accident waiting to happen. He said most neighbors and people on the road are of the same mind. Berman agreed 100%. He wondered if they had considered a blinking crosswalk; that really gets your attention. Hanselman said, or minimize parking on the shoulder. Patrick said, or put bump-outs. Tokos said there's no defined curb there. Hanselman said on clamming mornings, the locals are there. There's nobody in the parking lot; they park on Oceanview because they can. Tokos said he could ask OPRD about something like that. He said the line of sight is a straight shot in both directions. Hanselman said until people are parked on the sides of the roads; then it decreases. You don't know if a car door will be thrown open, or someone will walk out between cars. Croteau thought a defined crosswalk would go a long way. Tokos will talk to Gross about the parallel parking. They don't really address that in here. Branigan said when you go through the tunnel, nobody goes through because you have to cross the creek. He wondered if we could improve the trail; put a boardwalk that goes up to the parking area and down. Tokos said that's what they are showing; a hard-surface trail. Improve the trail on the west side back toward the parking lot.

Tokos noted that at the Yaquina Bay State Recreation Site there are multiple beach accesses, one of which is always blocked off by a lake basically; and they will be rerouting that access. The others are still there. There are plans for targeted improvements along the drive. This is a loop route that's quite popular. The drive is a key piece of this location. Tokos said they would have liked to pawn off the middle part on the City. It's a vegetation headache for them. They have gone through and assessed that enter area. There are portions of that area that have important native plant species. They want to do a preserve in some capacity. Tokos said what he thought was needed was a community space on the north end. They said they didn't have to define what that could be. They know the City will be doing a parks master plan. Then through our process we can engage folks and come up with what that should be. There was some thought that a portion should be an urban park that Newport residents would utilize; geared more to locals. They see this as a good candidate for that. Berman wondered if bicycling around that loop had been taken into consideration. Vanderbeck thought that someone had requested that. Tokos asked Berman if it seems to be fairly utilized for bikes. Berman thought that tourists would drop down through there. Patrick said he walks through there and doesn't see them. Croteau said it would be a slow enough traffic area. Tokos said it will get slower too because of the bump-outs and more pedestrian-oriented safety features. Vanderbeck said they mentioned narrowing the road in front of the kiosk because for the start of the marathon they need the space for runners and spectators. Patrick thought it's still the same amount of area. Tokos likes that they identified doing something with the interpretive area underneath the bridge. They put a sidewalk in there, but there's an open area that's not really defined for a use at this point. Hanselman asked on the left side of the page what the blue area is on the map. He was told that's the road; it just turned out that way because of the overlay they put on it.

Karmen said she knew Dean who used to be with the Parks Department for a while but isn't there any longer. She had asked about a Christmas event. She thought that Yaquina Bay would be good for a drive-through. He had done that in several cities he served and thought it was a great idea. She said in Billings they had a drive-through at Christmastime where you just drive through a park. Every business had a designated area for advertising their business and decorated that spot. The businesses were in charge of putting them up and taking them down. It brought in some revenue because they would charge something to go through. It had to be coordinated with the city as well. Tokos noted that Nyla Jebousek had brought that up several times. He will pass that along; at least to include language to allow for that. He agreed it would be a nice loop to drive through. Hardy said the decorations would have to be weather-hardy.

Berman said it seems like a lot of tourist traffic is small RVs. He wondered if they take that into account when striping parking lots; have 30-foot spots for over-cab or small class C RVs. Tokos said he would ask them. Branigan said they should stripe for pickup trucks. Berman said it's amazing how big those pickups are.

Next, regarding the South Beach State Park, Tokos said he walked with staff and encourage them to put in the plan access out Anchor Way. Near where the tent camping is, Anchor Way shoots in from the northeast. The right-of-way goes up to the camp sites. He expects they will put access there that will pull out on Abalone. That multi-use path is right there. They can bike from the Park over to Hatfield or Rogue and not have to go out on 101 at all. It's public right-of-way. We have no plans to pave Anchor Way; but they could if they wanted to. That also would provide access to Safe Haven Hill. Even if it were a dirt path as they do in many parks. Tokos said on the map you can see the new 18-hole disc golf course. He said that there was a fair amount of discussion about that. Their thought was that it would be a nice recreation amenity and one type that would be appropriate given the terrain there. Patrick noted that they said something about taking out the huckleberry and salal. He thought those were native plants. Hardy said you have native species that are technically weeds. They stabilize the soil. As the soil quality is increased, the second and third stages come in.

Patrick said he likes the stuff on the South Jetty. Branigan asked, for what they're doing with the diving access, did they actually consult divers? He has no concerns; he's just curious about additional details. He said if you go down to Florence at the mouth of the river where you put boats in there's a concrete pad at the boat ramp where you can walk in and dive. They need to do something like that. Tokos said they show a hard surface path. He doesn't know if you want to extend asphalt out that far. Branigan said they could put in a wooden boardwalk or clear the rocks and put in gravel. Patrick thought that there will be maintenance with anything you put in. Tokos noted that there's a lot of defined parking areas. The equestrian area, which is popular in that area, will be reconfigured. Right now it gets used by other users. Croteau asked where we stand with the barrier in terms of parking. Tokos said that's going to stay.

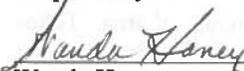
Tokos said in balance, South Beach State Park is where they can squeeze in more yurts. He said you can see that concept on the map. These actually make money and subsidizes other parks. They are relocating the restroom where the beach access is, which makes sense. Patrick asked if they're going to make a trail connection to OMSI. Tokos said they talked about that. OMSI loves access to the state park but doesn't want people from the state park walking through their property all the time. You can see the OMSI building from the tent camp sites. They have posted the access for emergency only (like tsunami evacuation) and also for employees only. Vanderbeck asked if OMSI is being pretty well used. Tokos said they have had a lot of kids out. Croteau said on weekends when he's driven by, there's a reasonable number of cars.

Tokos said one thing he will bring up is something on the natural resources side of things just as a development concept. OSU and the Port are trying to put in sand barriers toward the jetty to build up the dunes so not as much blows into the channel, which then has to be dredged. If that happens, it would impact traffic. Right now that's not permitted. If it were to be permitted it has to get into the plan. Croteau asked if they're things like vegetation or sand fencing. Tokos said they are talking about sand fences that would be exposed for a short time before they get overcome by the dunes. Berman asked why OSU was interested. Tokos said OSU would use it as a research thing; as a testing site. The Port's interested because it reduces the costs of dredging. Patrick asked if they were doing a relocation of the South Beach State Park access. Tokos said the City is moving 50<sup>th</sup> Street to align with their access. At the bottom of the page it shows where it would loop down on the south side of the park. We're having conversations about 62<sup>nd</sup> Street right-of-way and a portion of 50<sup>th</sup> Street.

Tokos said the final round of these plans will be in November. We should see plan approval next year.

4. **Adjournment.** Having no further discussion, the meeting adjourned at 6:58 p.m.

Respectfully submitted,

  
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Wanda Haney,  
Executive Assistant