

**MINUTES**  
**City of Newport Planning Commission**  
**Work Session**  
**Newport City Hall Conference Room A**  
**March 26, 2018**  
**6:00 p.m.**

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

**PC Citizens Advisory Committee Members Present:** Karmen Vanderbeck & Dustin Capri.

**City Staff Present:** Community Development Director (CDD) Derrick Tokos; and Executive Assistant, Sherri Marineau.

1. **Call to Order.** Chair Patrick called the Planning Commission work session to order at 6:00 p.m.
  2. **Unfinished Business.** No unfinished business.
  3. **New Business.**
- A. **Presentation by DOGAMI Regarding "Beat the Wave" Modeling Assumptions.** Laura Gabel and Meg Reed introduced themselves to the PC. Gabel reviewed the methodology on how the "Beat the Wave" worked. She showed photos of a previous tsunami in Japan. She said in 2009 they took information and put together the tsunami inundation maps. Croteau asked if there was enough information to say that a lot of little earthquakes were better or just one big one. Gabel said there wasn't any information to say one or the other was better. Branigan asked if modeling was funded by Oregon State. Gabel said it was funded 100 percent by Federal funds. She said their department asked for money each year and the funds were allocated through the Tsunami Warning and Education Act. Capri asked if the XXL earthquake was what the signage was based on. Gabel said yes, they used the worst case scenario in terms of safety. Capri asked if vertical evacuation used XXL. Gabel said there was a debate on if they should use XXL or XL. Berman asked if there was only one XXL. Gabel said they looked at it more as there was only an XL and rounded up to make it a XXL. She said the sizes were defined by the amount of slip (how much rock slid past itself). Gabel said XXL & XL were basically the same events. Berman asked if the subsidence varied. Gabel said yes and they accounted for subsidence with the model allowing for this.

Gabel covered the pedestrian tsunami evacuation modeling next. A photo of Seaside was then shown to illustrate how people on the beach would effectively evacuate. Gabel said it could be used to put efforts into signage and to look at retrofitting a bridge. Capri asked when seismically retrofitting a bridge, did they do it according to the thrust from a XL earthquake. Gabel said they were done with the intention of surviving a magnitude 9 earthquake.

Gabel covered the least cost path modeling which showed the most efficient path to safety for every point on the map. She reviewed the inputs they looked at for the modeling and noted that they included a 10 minute delay that accounted for getting people on the road structure. Gabel said they also used LIDAR to provide information on slopes for the analysis. She said they had been extracting data on tsunami wave arrival times as well. Franklin asked if there were slides on this. Gabel said this would be provided at a later date. Branigan asked if the wave arrival times were calculated at low or high tides. Gabel said the only thing that was related was the tsunami zone, but it was based on people walking on the roads.

Gabel covered how they collected the data in order to distill the information into something meaningful. She reviewed the four main data products the PC would get out of the work: evacuation routes, pedestrian walking speeds, evacuation "communities", and tsunami wave arrival times. Tokos said that Newport didn't have the terrain like Seaside but had a lot of fairly steep slopes that were pathways for evacuations. He said the City was hoping the evacuation routes looked at slope failure. Berman suggested looking at water coming out from the collapsed dam. Gabel didn't know if it would actually remove any crucial routes to safety and she said they would take it into consideration. Gabel reported that the digital data would be put in a GIS map. She noted that the colors of the road maps for pedestrian walking speed maps showed the different speeds for walking. Gabel said it would be a planning tool for the City to take a look at what areas of the community were most vulnerable. Berman asked if they factored in the vertical evacuation structures. Gabel said yes.

Gabel reviewed investigating vulnerabilities. She showed examples of speeds with and without bridges for evacuation and noted that without bridges it would be slower. She said it could be a compelling argument to do proposals for retrofits.

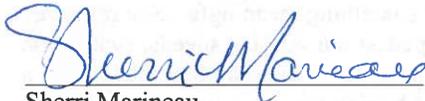
Gabel covered investigating mitigation options and gave an example on Hammond St. Berman asked if there was any consideration for ADA access. Gabel said no. They identified what roads were paved and the ones that were not. The debris would make it difficult for wheelchairs. Capri asked where municipalities would go when they had ideas. Gabel said they would like things to be a little alive versus it being a project that would eventually be over. She said she wanted to be helpful to municipalities and said when new things came up, it would be easy for them to rerun the data. Capri thought it would be a great tool to present to the public to give them options to evacuate. Tokos said it would ferret out capital investments that needed to be made in evacuation structures and which ones needed to be reinforced or not. He said the work could be put in a capital plan and they could start programmatically chipping away at it. Berman asked if DOGAMI would give scenarios and look at what the City wanted data on. Gabel said yes and invited the PC to brainstorm with her on what was needed. Capri asked if anyone could pay her to run models. She said yes but no one had solicited them in that capacity.

Gabel covered the existing limitation for liquefaction and landslides. She said data could show examples on scenarios when routes were removed all together and show hypothetical landslide scenarios. Gabel reviewed what could be done with the data. She showed the first vertical evacuation structure built at the Ocosta School in 2016. She noted there was a lot of high ground in Newport and said South Beach needed the most attention. She asked the PC to let her know what mitigation options they wanted reviewed. She showed the PC a color coded map example of Reedsport to illustrate how the Newport maps would look like with a model XXL arrival.

Gabel showed the list of scenarios considered for Newport. She showed hypothetical mitigation options and exiting infrastructure. Gabel asked the PC to email her other scenarios they were wanting to see. Capri asked about routes for McClean Point where the Northwest Natural LNG Plant was located. Gabel said it would be a slow walk. Berman asked how the tank would hold up. She said that she didn't know how robust it was built and said the levy was treated as a concrete structure that would stay put. Patrick said it was designed to hold the entire tank. Croteau asked when an earthquake happened, would everybody along the coast get the same disturbance. Gabel said everyone would get something. She said the south coast gets twice as many earthquakes. Tokos asked what the timing was for the modeling to be done. Reed thought it would be done before July. She said there were other priorities and said Newport was in the queue. Reed said Gabel would give the PC the data when it was ready. Berman asked Reed what she meant when she talked about land use items. Reed said it referenced using the tsunami inundation maps as an overlay boundary and attaching regulations to limit types of development to cut down on life safety risks. Tokos said it would be helpful to get a status on DOGAMI's work on updates. Reed didn't think it would be happening soon. Tokos said he just wanted some information on what DOGAMI was doing. Reed said they were wanting this as well. Berman asked if there was any grant money for different localities to do outreach. Reed said the money wouldn't be coming from this grant, and noted that outreach was not their specialty. Gabel said the PC could talk to her about funds as they had some for different localities to use for outreach.

- B. **Discuss Updated Wastewater Plan and Potential Policies.** Tokos said this topic would be carried over to the next work session meeting.
4. **Director's Comments.** No Director comments.
5. **Adjournment.** Having no further discussion, the meeting adjourned at 6:56 p.m.

Respectfully submitted,



Sherri Marineau,  
Executive Assistant