

Draft MINUTES
City of Newport Planning Commission
Work Session
Newport City Hall Conference Room A
September 26, 2016
6:00 P.M.

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

Planning Commissioners Absent: Bill Branigan.

Planning Commission Citizens Advisory Committee Members Present: Karmen Vanderbeck, Bob Heida, and Dustin Capri.

City Staff Present: Community Development Director (CDD) Derrick Tokos, and City Recorder Peggy Hawker.

Chair Patrick called the Planning Commission work session to order at 6:00 P.M., and turned the meeting over to CDD Tokos.

A. Unfinished Business

1. **Continued Discussion Regarding Code Amendments for Vertical Evacuation Structures.** Tokos displayed a slide containing a map of the tsunami inundation areas. He reported that the packet contains draft amendments to Chapter 14.10 of the Newport Municipal Code that contain additional non-discretionary criteria for vertical evacuation structures. He added that they build off of a work session that the Planning Commission held on August 22, and a follow-up e-mail from Dustin Capri. He noted that additional standards were included prohibiting occupiable space from being added at an elevation that is above the maximum building height, limiting the evacuation assembly area to the roof of a structure, and requiring that the assembly area be accessible to the general public. He stated that an engineering requirement was also added.

Tokos stated that a second packet document contains discretionary standards. He noted that the Commission had requested an example of what might work. He added that he included provisions to Chapter 14.33, for adjustments and variances, as seemed most logical. He stated that non-discretionary standards can be folded into the revisions of Chapter 14.33, but that regardless, the Municipal Code would need to be amended to include a definition of vertical evacuation structures. He noted that the FEMA definition for vertical evacuation structures is "A building or earthen mound that has sufficient height to elevate evacuees above the tsunami inundation depth, and is designed and constructed with the strength required to resist the forces generated by tsunami waves." He stated that the DLCDC has another definition in its publication titled,

"Preparing for a Cascadia Subduction Zone Tsunami: A Land Use Guide for Oregon Coastal Communities."

The Commission reviewed the proposed changes to Chapter 14.10.020, General Exceptions to Building Height Limitations, of the Municipal Code. The addition to this section reads:

D. Portions of a structure designed for vertical evacuation from the tsunami where the property upon which the structure is located is within a tsunami inundation area, as depicted on the maps titled, "Local Source (Cascadia Subduction Zone) Tsunami Inundation Map Newport North, Oregon," and "Local Source (Cascadia Subduction Zone) Tsunami Inundation Map Newport South, Oregon" produced by the Oregon Department of Geology and Mineral Industries, dated February 8, 2013, provided:

1. The evacuation assembly area is the roof of the structure; and
2. Ingress/egress to the evacuation assembly area shall be made available to the general public; and
3. The lowest floor of rooms or enclosed spaces designed for human occupancy are located below the maximum building height of the zone district within which the structure is locate; and
4. Plans and specifications, stamped by a licensed engineer, establish that the structure has been designed to withstand an earthquake and wave forces attributable to the magnitude of the tsunami event for which the vertical evacuation structure is intended to provide relief.

Discussion ensued regarding exposure in other zones; shorter distance to safety; where vertical evacuation towers can be located; what happens with people standing on the roof of a vertical evacuation structure unprotected. Tokos recommended keeping the footprint of vertical evacuation towers small and non-discretionary within the city limits south of the bridge. There was consensus among the Commission with this recommendation.

Tokos noted that rooftop vertical evacuation structures could be equipped with amenities such as portable bathrooms, etc.

Further discussion ensued regarding height limitations in the W-1 and W-2 zones, and it was suggested that the height limitation should be fifty feet only for vertical evacuation structures; this limitation should be non-discretionary; it should include areas south of the bridge within the XXL event boundaries; and be accessible to the public in the event evacuation is necessary. A brief discussion ensued regarding ADA requirements. The Commission concurred with including sections D.(1.), (2.), and (4.).

MOTION was made by Croteau, seconded by Franklin to initiate a legislative amendment to Chapter 14.10, Height Limitations, of the Newport Municipal Code. The motion carried unanimously in a voice vote.

B. Adjournment. Having no further business/time, the meeting adjourned at 7:15 P.M.



Margaret M. Hawker, City Recorder