



PLANNING COMMISSION REGULAR SESSION AGENDA
Monday, February 25, 2019 - 7:00 PM
City Hall, Council Chambers, 169 SW Coast Hwy, Newport, OR 97365

The meeting location is accessible to persons with disabilities. A request for an interpreter for the DEAF AND HARD OF HEARING, or for other accommodations for persons with disabilities, should be made at least 48 hours in advance of the meeting to Peggy Hawker, City Recorder at 541.574.0613.

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

1. CALL TO ORDER AND ROLL CALL

2. APPROVAL OF MINUTES

2.A Approval of the Planning Commission Work Session Meeting Minutes of February 11, 2019.

[Draft PC Work Session 02-11-19.pdf](#)

2.B Approval of the Planning Commission Regular Session Meeting Minutes of February 11, 2019.

[Draft PC Minutes 02-11-19.pdf](#)

3. CITIZENS/PUBLIC COMMENT

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

4. ACTION ITEMS

- 4.A Motion to Initiate Code Amendments to NMC Chapter 14.21, Geologic Hazards Overlay.**

5. PUBLIC HEARINGS

- 5.A File No. 4-CP-18: Updated State Parks Master Plans for South Beach and Beverly Beach Management Units.**
[File 4-CP-18.pdf](#)

6. NEW BUSINESS

7. UNFINISHED BUSINESS

- 7.A Confirm Quorum for the March 21, 2019 Joint City Council/Planning Commission Parks System Master Plan Meeting Being Held at 6:00 p.m. in the Council Chambers.**

8. DIRECTOR COMMENTS

9. ADJOURNMENT

Draft MINUTES
City of Newport Planning Commission
Work Session
Newport City Hall Conference Room A
February 11, 2019
6:00 p.m.

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

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

PC Citizens Advisory Committee Members Present: Dustin Capri

Public Members Present:

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. **Review and Discuss Short-Term Rental Enforcement Memo.** Tokos shared email correspondence from Jim Hanselman and Jim Patrick with the Commission. Tokos asked the Commission for their input on the memo. The Commission gave revisions to Tokos that he updated in real time on a Word document for the Commission. Revisions included minor grammar corrections; clarifying that the existing short-term rental ordinance would be substantially revised; noting that Jim Patrick would not be attending the Council hearing; reviewing how to audit rental occupancy schedules; and adding that Rod Croteau would be attending the Council meeting to represent the interests of the Planning Commission.
 - B. **Confirming Planning Commission 2019-2020 Goal Setting.** Tokos reviewed the goals and noted the City Manager requested the Commission list how the most significant strategies corresponded to the Key Vision Strategies. Tokos noted that the goals he presented were in no particular order. These included goals for the City/ODOT joint funded project; Parking Study completion; TSP update; conducting community charrettes to re-envision public spaces and urban design options; revisiting the Nye Beach land use regulations; the Park System Master Plan wrap up; tsunami resiliency planning; the South Beach US 101 corridor refinement plan; additional housing affordability measures; Transportation System Plan for bridge alternatives/Agate Beach neighborhood plan; and facilitating implementation of Short-Term Rental Amendments.

Berman asked if the goals were based off the 2040 Vision Strategies. Tokos said the City Manager asked that the goals be set up to align with the Vision Strategies as much as they could. Capri asked if the City Manager would organize goals with the key vision. Tokos wasn't certain how it would be organized.

Hardy asked what "revision to public spaces" meant. Tokos explained as part of the Transportation System Plan they were bringing in an urban design specialist to work with the community to visualize what different transportation options would look like in the City Center area. He said it was a different context but was akin to what was done in Nye Beach.

Hardy questioned what skinny streets review was. Tokos explained this was going to be on the Transportation System Plan and they would be looking at what circumstances they could do to reduce street sections, where on collector streets they wouldn't have to provide sidewalks, and where they would have to provide pockets

of off-street parking. Hardy was concerned about emergency vehicle access. Tokos said in all of those cases there would be accommodations for emergency vehicle access.

Tokos said if the goals looked reasonable the Commission could do a motion at the regular session meeting to approve them.

- C. **Briefing on Lincoln County Regional Housing Strategy Implementation Plan.** Tokos noted the information he shared with the County and other cities on the partnership. He said there would be six months to do the work. The city needed to manage the gap in houses and the urban service agreements would also be a part of this. Tokos noted there would be engagement with non-profits working with housing. There would also be targeted work with Business Oregon to get the low income rehab loan program working again.
4. **Director's Comments.** No Director comments.
5. **Adjournment.** Having no further discussion, the meeting adjourned at 6:42 p.m.

Respectfully submitted,

Sherri Marineau,
Executive Assistant

Draft MINUTES
City of Newport Planning Commission
Regular Session
Newport City Hall Council Chambers
February 11, 2019

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

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

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

1. **Call to Order & Roll Call.** Chair Patrick called the meeting to order in the City Hall Council Chambers at 7:00 p.m. On roll call, Commissioners Hardy, Berman, Croteau, Patrick, Hanselman, and Branigan were present.

2. **Approval of Minutes.**

A. Approval of the Planning Commission work and regular session meeting minutes of January 28, 2019.

MOTION was made by Commissioner Croteau, seconded by Commissioner Berman to approve the Planning Commission work and regular session meeting minutes of January 28, 2019 with minor corrections. The motion carried unanimously in a voice vote.

3. **Citizen/Public Comment.** None were heard.

4. **Action Items.**

A. **File No. 5-CUP-18 Final Order and Findings.**

MOTION was made by Commissioner Croteau, seconded by Commissioner Berman to approve the Final Order and Findings for File 5-CUP-18 with conditions. The motion carried unanimously in a voice vote.

Berman asked about the issue with the trash cans at the site and if the dumpster had to be moved off the street. Tokos said it didn't need to be moved and was fine as is. Patrick asked about the recycling bins location. Tokos said they would have to be screened.

B. **Adoption of Planning Commission 2019-2020 Goals.**

MOTION was made by Commissioner Croteau, seconded by Commissioner Hanselman to adopt the Planning Commission 2019-2020 Goals as written. The motion carried unanimously in a voice vote.

C. **Approval of Short-Term Rental Enforcement Memo.**

MOTION was made by Commissioner Croteau, seconded by Commissioner Berman to forward the Short-Term Rental Enforcement Memo to the City Council as amended in the work session meeting held that evening. The motion carried unanimously in a voice vote.

5. **Public Hearings.** No Public Hearings.

6. **Unfinished Business.** None were heard.

7. **Director Comments.**

Tokos noted there was an applications for a multi-unit property tax exemption for the Surf View Village apartment housing complex that would be coming to the Commission in late March or early April. The project was an 110 unit complex where all the units would be affordable for low income levels. Berman asked if all the property tax exemption applications would come before the Commission. Tokos said the process was set up for the Commission to give a recommendation to the City Council. He noted that the Surf View Village application would mean a sizeable amount of exemptions for them. Hardy asked if the Commission would see how the rents were compared to the size of the units. Tokos said yes, there would be information in terms of rents. Hardy asked if the units would be privately managed or nonprofit. Tokos said it was privately managed.

Tokos said another amendment to the South Shore development would be coming before the Commission. They were looking to change their hotel/retail lots to a 12 lot subdivision for residential lots. Tokos said they would also be changing the condo lots to six single family housing lots.

Tokos said later this month he would be talking to an attorney representing Hancock about a 40 acre urban growth boundary expansion located near the Wilder development. He explained it would technically be a land swap where they would bring in 40 acres and swap out 40. If this happened, it would come before the Commission as an urban growth boundary amendment.

Tokos requested that the Commissioners who were testifying at the City Council hearing on February 19th state they were not representing the Commission. He said he talked to the City Attorney and if the Commissioners stated this when testifying, the city would not have to notice the meeting. Tokos reminded the Commission that the rule for noticing did apply to electronic correspondence between Commissioners. The Commission could not communicate as a group via email or phone because it would be considered a quorum and would have to be noticed. This was why they couldn't hit "reply all" when sending emails.

8. **Adjournment.** Having no further business, the meeting adjourned at 7:12 p.m.

Respectfully submitted,

Sherri Marineau
Executive Assistant

PLANNING STAFF REPORT
File No. 4-CP-18

- A. **APPLICANT:** Oregon Parks & Recreation Department (OPRD) (Ian Matthews, Authorized Representative)
- B. **REQUEST:** The request is to amend the Parks and Recreation Section of the Newport Comprehensive Plan to approve and adopt the master plans for the Agate Beach State Recreation Site, Yaquina Bay State Recreation Site, and South Beach State Park, as outlined in the OPRD South Beach and Beverly Beach Management Units Plan, dated January 2018.
- C. **LOCATION:** 3040 NW Oceanview Drive (Agate Beach State Recreation Site), 842 and 846 SW Government Street (Yaquina Bay State Recreation Site), and 5400 South Coast Highway (South Beach State Park). A list of tax lots associated with each park is included in the application materials.
- D. **LOT SIZE:** 18.5 acres (Agate Beach State Recreation Site), 32.0 acres (Yaquina Bay State Recreation Site), and 498.3 acres (South Beach State Park).
- E. **STAFF REPORT:**
1. **Report of Fact**
 - a. **Plan Designations:** Public and Shoreland
 - b. **Zone Designations:** P-2/"Public Parks"
 - c. **Surrounding Land Uses:** The Agate Beach State Recreation Site is bordered on the north by a condominium development, on the south by the Best Western Agate Beach Inn, to the east by US 101, and by the ocean on the west. It is bisected by Big Creek and Oceanview Drive. The Yaquina Bay State Recreation Site is located on the bluff at the north end of the Yaquina Bay Bridge. It is bordered by single-family residential and commercial development to the north, US 101 to the east, Yaquina Bay to the south and the ocean to the west. South Beach State Park is bordered by the bay to the north; OMSI's Camp Gray, mixed residential, and light industrial development to the east, mixed residential to the south and the ocean to the west.
 - d. **Topography and Vegetation:** Since all three recreation sites border the ocean, they include dune and interdune formations and related plant communities. Inland portions of the sites are forested with shore pine, sitka spruce, rhododendron and other native and non-native species. The Agate Beach State Recreation Site is

situated within a low lying, gradually sloped area adjacent to Big Creek; the Yaquina Bay State Recreation Site is on a steep sloped bluff overlooking the ocean with slopes on top of the bluff being moderate to gradual; and the South Beach State Park encompasses a number of dune formations that are moderate to gradually sloped.

- e. **Existing Structures:** The Agate Beach State Recreation Site includes public restroom facilities, an informational kiosk, and developed day use picnic sites; the Yaquina Bay State Recreation Site is developed with a number of structures, including an existing residence, lighthouse, U.S. Coast Guard Observation Tower, picnic shelters, informational kiosk, and public restrooms; and the South Beach State Park is developed with a visitors center, yurts, public restrooms, weather array, day use picnic sites, and overnight camping sites.
- f. **Utilities:** Utilities are in place to serve these state park facilities.
- g. **Development Constraints:** Beach and dune resource areas, geologic hazards; significant habitat, wetlands, flood zones, and tsunami inundation zones.
- h. **Past Land Use Actions:** File No. 1-CP-03/2-CP-03/1-Z-03/2-Z-03 adopted the South Beach State Park Master Plan, reconfigured the public zone district boundary to align with the master plan, established a policy framework for adopting future master plans, and revised the zoning ordinance to establish that uses identified in a state parks master plan approved by the City of Newport are permitted on public zoned property, subject to applicable development review procedures (Ord. No. 1858). File No. 4-CP-06/5-Z-06 amended to Newport Comprehensive Plan Map and Newport Zoning Map to account for a 5.7 acre expansion of the South Beach State Park (Ord. No. 1895). This current action will be the first master plan for the Agate Beach and Yaquina Bay State Recreation Sites. All other land use actions of record relate to development activity on the respective state parks properties.
- i. **Attachments:**
 - Attachment "A" Application form
 - Attachment "B" Land use findings and analysis by applicant
 - Attachment "C" South Beach/Beverly Beach Management Units Plan, Jan. 2018
 - Attachment "D" Administration of the Plan Section, Newport Comprehensive Plan
 - Attachment "E" Mark-up Copy of Parks and Recreation Section, Newport Comprehensive Plan
 - Attachment "F" Section 14.03.110 of the Newport Municipal Code
 - Attachment "G" Zoning map for Agate Beach State Recreation Site
 - Attachment "H" Zoning map for Yaquina Bay State Recreation Site
 - Attachment "I" Zoning map for South Beach State Park
 - Attachment "J" Public hearing notice
 - Attachment "K" Letter from Gary Ross/Judy Andrews, received 2/20/19

Attachment "L" Letter from Karen & Bill Dunlop, Hilaire Bojonell, Marty Moeller, Mary Jo Koschel, and Rob Henderson, received 2/21/19

- j. **Notification.** The Department of Land Conservation & Development was notified of the proposed amendments on December 17, 2018. City departments, other public agencies, and property owners within 300 feet of the state park sites were notified by mail on February 5, 2019 (Attachment "J"). Notification of the proposed hearing was published in the Newport News-Times on February 15, 2019.

2. **Explanation of the Request:**

The applicant is asking that the City of Newport approve and adopt the 2018 South Beach and Beverly Beach Management Units Plan. This Plan includes management and development recommendations for 25 state parks, three of which are within the city limits of Newport. Local government implementation of state park master plans is required pursuant to OAR Chapter 660, Division 34 to ensure that they are properly coordinated with local planning efforts. This request amends Policy 3, Goal 2 of the Parks and Recreation Section of the Newport Comprehensive Plan, replacing the language adopting the 2003 South Beach State Park Master Plan with a clause that adopts the new 2018 plan. The three parks within the city limits addressed in the 2018 plan are the Agate Beach State Recreation Site, Yaquina Bay State Recreation Site and South Beach State Park. If this text amendment to the Comprehensive Plan is approved, then the uses envisioned in the plans will be permitted in the P-2 zone district, subject to applicable development review procedures (NMC 14.03.110, Attachment "F")

3. **Evaluation of the Request:**

- a. **Comments:** Two comments were received in response to the public notice provided for this application, both of which pertain to OPRD's plans for South Beach State Park. A letter from Gary Ross and Judy Andrews, received February 20, 2019 (Attachment "K"), requests that additional parking be provided at the jetty and that the eastern most parking area in the vicinity of the main park entry be down-sized and reconfigured. They would also like to see impacts to "marine habitat" addressed as it relates to planned improvements along the jetty, and that trail and parking be adjusted to minimize impacts to sensitive species. Lastly, they would like to see the easternmost proposed restroom for the jetty eliminated or moved further to the east, that any new lighting be dark sky complaint, and that the jetty road be patrolled at night to address impermissible after hour use and illegal camping.

The second letter, received February 21, 2019, was submitted by a group of home owners that reside in the Sea Reach Condominiums near the jetty (Attachment "L"). They would like to see the easternmost restroom and parking area along the Jetty Road removed from the plan. Additionally, they would like to see speed bumps

installed on the road and trash cans added at regular intervals. Lack of night-time enforcement is also a concern.

While comments were not provided by city departments, it is relevant to note that OPRD actively engaged city staff as they put together the South Beach and Beverly Beach Management Units Plan.

b. **Applicable Criteria:**

Criteria for the Proposed Comprehensive Plan Text Amendment are listed in the component of the Comprehensive Plan titled “Administration of the Plan” (Attachment "D"). This proposal is a major amendment given that the plan for the South Beach State Park is being substantially revised and new plans have been developed for the Agate Beach and Yaquina Bay State Recreation Sites. Further, OAR 660-034-0030(3) requires that amendments to local plans intended to implement a state parks master plan be consistent with statewide planning goals, which is a City requirement for major amendments. There are a total of six criteria, which read as follows:

1. A significant change in one or more conclusion; or
2. A public need for the change; or
3. A significant change in community attitudes or priorities; or
4. A demonstrated conflict with another plan goal or policy that has a higher priority; or
5. A change in a statute or statewide agency plan; and
6. All the Statewide Planning Goals.

The first five criteria are factors that justify a major amendment, and the substantive requirement is that findings be prepared establishing that the change is consistent with statewide planning goals.

c. **Staff Analysis:** The applicant has furnished findings which address the criteria listed above. With regards to each criterion, the following analysis can be made:

- i. A significant change in one or more conclusion.

The Parks and Recreation Section of the City’s Comprehensive Plan lists the following goal and policies related to OPRD master plans:

Goal: The City shall work with the Oregon Parks and Recreation Department (OPRD) in adopting master plans for state parks that are consistent with the goals and policies of the Comprehensive Plan.

Policy 1: The City will adopt plan designations and zoning districts for state park properties that are consistent with the intended recreational and resource management objectives for these properties.

Policy 2: Uses within state parks that have master plans that have been adopted by the City shall be limited to those uses that are consistent with the adopted master plans.

Policy 3: The Oregon Parks and Recreation Department's "South Beach State Park Master Plan, 2003", is adopted by the City Council.

The applicant findings (Attachment "B") note that the 2018 South Beach and Beverly Beach Management Units Plan updates the 2003 South Beach State Park Master Plan, and adds Master Plans for Yaquina Bay State Recreation Site and Agate Beach State Recreation Site. If adopted, the City will need to update Policy 3 to reflect these changes. A draft of that amendment is included as (Attachment "E"). The new Plan is substantially different than the 2003 South Beach State Park Plan, and it affects two additional park sites. For these reasons, it is reasonable for the Commission to conclude that the Plan constitutes a significant change to one or more conclusions.

ii. A public need for the change.

OPRD is the state agency responsible for managing and planning for future improvements to state park facilities. These facilities must accommodate a growing population and changing user preferences; therefore, there is a clear public need for plans such as this to be developed periodically to provide OPRD with policy direction for how it is to invest limited resources to improve and enhance park assets. The existing South Beach State Park Master Plan is 15 years old, and plans have never been developed for the Agate Beach and Yaquina Bay State Recreation sites. For these reasons, it is reasonable for the Commission to conclude that there is a public need to adopt a new master plan for these park facilities.

iii. A significant change in community attitudes or priorities.

Park master plans are updated from time to time, in part, to account for changes in community attitudes and priorities; therefore it is reasonable for the Commission to conclude that this provision, justifying a major amendment, has been met.

iv. A demonstrated conflict with another plan goal or policy that has a higher priority;

This reason for initiating a major amendment is not applicable.

- v. A change in a statute or statewide agency plan.

This reason for initiating a major amendment is not applicable.

- vi. Compliance with Statewide Planning Goals.

The applicant has prepared findings (below) to address the compatibility of the 2018 Plan as it relates to state parks within the City of Newport (South Beach State Park, Yaquina Bay State Recreation Site, and Agate Beach State Recreation Site). They note that Goals 3, 4, and 15 are not applicable since the parks are within the urban growth boundary and are not on or adjacent to farm or forestlands or the Willamette River.

1. Goal 1: Citizen Involvement

Goal 1 is: "To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process."

Goal 1 requires that state agencies "coordinate their planning efforts with the affected governing bodies and make use of existing local citizen involvement programs established by counties and cities."

The applicant points out that the planning process began in the summer of 2014 with internal ORPD meetings and park resource assessments. Beginning in February 2015, four sets of public and Advisory Committee meetings were held, gathering input from a range of stakeholders including Lincoln County, the Cities of Newport, Waldport, and Yachats, Surfrider, and many others. They note that overall, public attendance at meetings was modest. A survey was conducted of OPRD campground users and returned over 3,000 responses. Relevant key issues raised by members of the public and advisory committee members included:

- desire to maintain access to beaches
- desire to increase and diversify camping opportunities
- support for / concern about a proposed new disc golf course at South Beach State Park
- concern about the impacts of visitation on sensitive marine and tidepool areas
- support for reducing parking capacity and pavement area at underutilized parks

- management of the South Jetty (U.S. Army Corps of Engineers) coordination with City of Newport plans and objectives

A Draft Master Plan was presented to the public in May 2017. OPRD made several revisions to the Master Plan in response to public comment, and the Oregon Parks and Recreation Commission approved the revised Draft Master Plan on February 22, 2018.

The applicant notes that the 2018 Plan is consistent with Goal 1 because procedure set out in OAR Chapter 736 Division 18 and OAR Chapter 660 Division 34 ensure that stakeholder engagement occurs. They further point out that these procedures were followed in the master planning process for state parks in Newport. The required procedures provide opportunities for citizens to be involved in each phase of master plan development. They further note that local approval and implementation of the Master Plan is accomplished through the City of Newport's land use approval process, which utilizes the City's established citizen involvement program. The City's citizen involvement program, which is set forth in the City's Comprehensive Plan, is in compliance with Goal 1.

2. Goal 2 is: "To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions."

Goal 2 sets forth basic requirements for all "land use plans" and the process by which they are developed and adopted. Goal 2 requires that state agency "plans and actions related to land use shall be consistent with the Comprehensive Plans of cities and counties." Further, Goal 2 provides a process for taking "exception" to statewide goals.

The applicant notes that they believe the 2018 Plan complies with Goal 2. They indicate that the plan has been developed according to OPRD's established master planning process and criteria required by OAR Chapter 736 Division 18, which ensure an adequate factual basis for park planning decisions and actions. They further point out that the requirements for coordination with affected local governments, as required by Goal 2, in a state park master planning process are set forth in OAR Chapter 660 Division 34. The applicant asserts that OPRD has followed the coordination procedures required by OAR Chapter 736 Division 18 and OAR Chapter 660 Division 34. Those procedures ensure that the Master Plan is compatible with the City's Comprehensive Plan prior to approval or adoption.

They point out that no goal exceptions are required for approval of the 2018 Plan.

3. Goal 5 is: "To protect natural resources and conserve scenic and historic areas and open spaces."

Goal 5 requires local governments to "adopt programs that will protect natural resources and conserve scenic, historic and open space resources for present and future generations". Inventories of certain resources are required by Goal 5. Among these are: riparian corridors, which include water and riparian areas and fish habitat; wetlands; wildlife habitat; and cultural areas. In addition, Goal 5 encourages local governments and state agencies to maintain current inventories of certain resources. Among these are: historic resources; open space; and scenic views and sites. OAR Chapter 660 Division 23 sets forth the process local governments must follow in developing resource inventories and assessments and programs to achieve Goal 5.

The applicant points out that Goal 5 resources that occur in the parks are also protected by OPRD through the requirements of the state park master planning process mandated by OAR 736 Division 18. The master planning process includes requirements for identifying and protecting the kinds of resources addressed by Goal 5. These master planning requirements result in a level of resource protection that equals or exceeds the protection intended by Goal 5. The applicant notes that Goal 5 resources that have been identified and addressed in the 2018 Master Plan through the requirements of OAR 736 Division 18 include streams, sensitive plant and wildlife habitats, historic, and scenic resources. These resources, along with strategies for conserving them while providing for appropriate recreation development, are identified for each park in Chapter 7 of the Draft Plan.

The development proposals in the 2018 Plan are located and designed to prevent significant impacts to the important resources identified within each park. Proposed new facilities are generally located outside of stream corridors and important habitat areas. Several proposed trails and a disc golf course are located near sensitive plant communities at South Beach State Park. The Draft Plan proposes reserve areas to protect the highest quality habitat from recreation impacts, along with an experimental approach to restoring native, disturbance-dependent dune habitats by placing disc golf facilities in areas that have been colonized by invasive European beachgrass.

Scenic and historical views around the Yaquina Bay lighthouse are proposed to be restored.

This is an appropriate finding under which the Planning Commission may want to have the applicant address the concern by Gary Ross and Judy

Andrews that impacts to marine habitat may not have been sufficiently addressed by OPRD as it relates to planned improvements to South Beach State Park near the jetty.

4. Goal 6 is: "To maintain and improve the quality of the air, water and land resources of the state."

Goal 6 provides: "All waste and process discharges from future development, when combined with such discharges from existing developments, shall not threaten to violate, or violate, applicable state or federal environmental quality statutes, rules and standards. With respect to the air, water and land resources of the applicable air sheds and river basins described or included in state environmental quality statutes, rules standards and implementation plans, such discharges shall not (1) exceed the carrying capacity of such resources, considering long range needs; (2) degrade such resources; or (3) threaten the availability of such resources. Waste and process discharges is defined as solid waste, thermal, noise, atmospheric or water pollutants, or products therefrom."

The applicant notes that discharges from the proposed new park uses include sewage, stormwater runoff from roads and parking lots, as well as additional smoke from campfires for the small number of additional yurts proposed at South Beach State Park. Sewage from proposed new restrooms along the South Jetty will be stored in vaults below the buildings and disposed of in accordance with City and State regulations. Stormwater runoff from the planned park facilities will be managed on-site through professionally accepted methods for runoff detention and filtration. The City's development code includes standards that address stormwater management. Review of park facilities for compliance with these standards will occur prior to issuance of development permits. In addition, the 2018 Plan proposes to significantly reduce the parking lot size at Agate Beach State Recreation Site, which will reduce overall runoff at the park.

The applicant further notes that the added smoke from campfires from the planned addition of ten (10) yurts at South Beach State Park will not significantly affect atmospheric conditions in the park. In general, campfire haze is rare on the coast because of the frequency and consistency of coastal winds.

This is an appropriate finding under which the Planning Commission may want to have the applicant address the concern by Gary Ross and Judy Andrews that paved parking is excessive in the vicinity of the main entrance to South Beach State Park.

5. Goal 7 is: "To protect life and property from natural disasters and hazards."

Goal 7 provides: "Developments subject to damage or that could result in loss of life shall not be planned nor located in known areas of natural disasters and hazards without appropriate safeguards. Plans shall be based on an inventory of known areas of natural disasters and hazards. Areas of natural disasters and hazards are defined as areas that are subject to natural events that are known to result in death or endanger the works of man, such as stream flooding, ocean flooding, ground water, erosion and deposition, landslides, earthquakes, weak foundation soils and other hazards unique to local or regional areas."

The applicant notes that known hazards in the parks include earthquakes, stream flooding, ocean flooding associated with storm surges and tsunamis, erosion and landslides, and windfalls. They further point out that 100-year flood plains identified by FEMA cover portions of the South Jetty at South Beach State Park and the parking lot at Agate Beach State Recreation Site. Improvements proposed within the 100-year floodplain include parking lots, paved trails, and vault toilet facilities. These facilities are compatible with the City's Flood Hazard Overlay development criteria in Chapter 14.20 of the Zoning Code. Detailed review of these proposals will occur as part of the development permitting process. To address seismic hazards, proposed new structures will be designed to meet the requirements of the Uniform Building Code for the applicable seismic zone. All structural development will be reviewed through the City's development review process prior to issuance of development permits.

Based on the most recent DOGAMI modeling, virtually all of South Beach State Park and Agate Beach State Recreation Site would be inundated by a large tsunami event. Evacuation routes at Agate Beach are relatively straightforward, with safe zones close to park development. Some areas of South Beach State Park, however, would be difficult to evacuate on foot in the short amount of time between a local source earthquake and a resulting tsunami. There is little that can be done to mitigate the risk in these areas since they are already developed and heavily used by the public. The area of most concern is the campground, since it is the most densely populated area in the park. The 2018 Plan identifies improvements to tsunami evacuation routes out of the campground, including a new trail connection to the Safe Haven Hill assembly site. In addition, new development proposed in difficult-to-evacuate areas is minimal and does not significantly increase park capacity.

The applicant points out that erosion and landslides are a hazard at Yaquina Bay along the edge of the bluff. Previous landslides have occurred near the

park road and some parking areas. The 2018 Plan proposes to move the road back from the cliff edge to minimize risk of future impacts in the near term.

To address windfall hazards, OPRD has a system-wide program for management of hazard trees which is applied in each park. Under this program, trees in and around park use areas, facilities, and roads are surveyed annually. Reconnaissance of these areas also occurs following major storms and other potentially catastrophic events. Trees are observed for conditions which predispose them to failure and potential to cause damage to property or injury to people. Potentially hazardous trees are mapped and monitored, and treated or removed as needed.

6. Goal 8 is: "To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts."

Goal 8 provides: "The requirements for meeting such needs, now and in the future, shall be planned for by governmental agencies having responsibility for recreation areas, facilities and opportunities: (1) in coordination with private enterprise; (2) in appropriate proportions; and (3) in such quantity, quality and locations as is consistent with the availability of the resources to meet such requirements. State and federal agency recreation plans shall be coordinated with local and regional recreational needs and plans." OAR 660 Division 34 interprets Goal 8 as it pertains to state and local government coordination on state park planning.

The applicant asserts that the 2018 Plan complies with and helps to implement Goal 8. In particular, the 2018 Plan guides the future development and use of two of the most heavily visited state parks on the Oregon Coast: South Beach State Park and Yaquina Bay State Recreation Site. The 2018 Plan helps to address outdoor recreation needs as intended by Goal 8 and in keeping with OPRD's mandated role in state park planning. The purpose of the 2018 Plan is to plan for protection and public enjoyment of the resources that occur in the park. The 2018 Plan identifies and provides for the protection of the parks' natural, scenic and recreational resources and provides for the most appropriate recreation related uses for the parks based on resource constraints, public recreation needs, and OPRD's role as a public recreation provider.

OAR 736 Division 18 specifically defines OPRD's responsibilities in addressing outdoor recreation needs through state park planning as intended by ORS 390.180 and Goal 8. The procedures required by OAR 736 Division 18 have been followed in formulating the 2018 Plan. OPRD has assessed the recreation needs and opportunities related to the parks, the availability of

recreational resources and facilities, the capabilities of park resources to accommodate use without degradation of important resources or recreational experience, opportunities to establish partnerships with other recreation providers, the relationship of the parks to surrounding land uses, and other relevant factors described under OAR 736-018-0015.

OPRD has involved the general public, interested organizations, and public agencies in formulating the Master Plan as provided by OAR 736-018-0015 and 736-018-0028. OPRD has coordinated with the City of Newport in the master planning process through the procedures required by OAR 660 Division 34 and OAR 736-018-0028.

7. Goal 9 is: "To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens."

Goal 9 provides: "Comprehensive Plans and policies shall contribute to a stable and healthy economy in all regions of the state. Such plans shall be based on inventories of areas suitable for increased economic growth and activity after taking into consideration the health of the current economic base; materials and energy availability and cost; labor market factors; educational and technical training programs; availability of key public facilities; necessary support facilities; current market forces; location relative to markets; availability of renewable and non-renewable resources; availability of land; and pollution control requirements."

The applicant notes that by providing for recreational and tourist activity, the 2018 Plan contributes to the variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens, as intended by Goal 9.

8. Goal 10 is: "To provide for the housing needs of citizens of the state." Goal 10 provides: "Buildable lands for residential use shall be inventoried and plans shall encourage the availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type and density."

The 2018 Plan will not directly result in population growth or otherwise create a need for additional housing in the City of Newport.

9. Goal 11 is: "To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development." Goal 11 provides: "Urban and rural development shall be guided and supported by types and levels of urban and rural public facilities

and services appropriate for, but limited to, the needs and requirements of the urban, urbanizable, and rural areas to be served."

Goal 11 defines "urban facilities and services" as "appropriate types and levels of at least the following: police protection; sanitary facilities; storm drainage facilities; planning, zoning and subdivision control; health services; recreation facilities and services; energy and communication services; and community governmental services."

The applicant asserts that the facilities and services planned for the park are recreation facilities as defined by Goal 11 are provided at levels necessary and suitable for urban uses.

This is an appropriate finding under which the Planning Commission may want to have the applicant address the concerns expressed related to the eastern most proposed restroom along the jetty road at South Beach State Park. The Commission should weigh the needs of the broader community, both now and in the future, against the concerns raised by nearby residents that the facilities will facilitate unlawful camping and nuisance behavior, particularly during after hour periods.

10. Goal 12 is: "To provide and encourage a safe, convenient and economic transportation system."

Goal 12 requires the development of transportation plans by local governments and ODOT. OAR 660 Division 12 sets forth detailed requirements for local government and ODOT transportation plans.

The applicant asserts that the 2018 Plan is compatible with the City of Newport's Transportation System Plan, which references existing state park access points. No additional vehicular access points are proposed. Vehicular access to the parks includes direct access from U.S. Highway 101 for South Beach State Park and Yaquina Bay State Recreation Site, as well as access from City roads. Although the road through Yaquina Bay State Recreation Site functions as a public road and is often used by Newport residents to bypass traffic on Highway 101, it is owned by OPRD and is not public right-of-way.

Proposed pedestrian and bicycle improvements at Yaquina Bay and South Beach will serve to enhance the City's non-motorized transportation infrastructure.

Development of the proposed new park facilities described in the 2018 Plan is not expected to generate significant additional vehicular traffic within

Newport or on Highway 101. Most proposed improvements either do not increase park visitor capacity are only minor expansions of existing park capacity.

11. Goal 13 is: "To conserve energy."

Goal 13 provides: "Land and uses developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principles."

The applicant notes that the 2018 Plan encourages energy conservation by emphasizing new and improved bicycle and pedestrian connections between the parks and the City's non-motorized transportation network. New structures are proposed only as necessary to accommodate demonstrated recreation needs and will be designed to comply with energy codes. Recycling will continue to be encouraged through the provision of collection facilities in the park.

12. Goal 14 is: "To provide for an orderly and efficient transition from rural to urban land use."

Goal 14 requires local governments to separate urbanizable land and urban land uses from rural land and rural land uses using adopted urban growth boundaries. The land use goals provide definitions for "rural land", "urban land" and "urbanizable land." "Rural land" is defined as follows:

"Rural lands are those which are outside of the urban growth boundary and are: (a) nonurban agricultural, forest or open space lands or, (b) other lands suitable for sparse settlement, small farms or acreage homesites with no or hardly any public services, and which are not suitable, necessary or intended for urban use."

"Urban land" is defined as "Urban areas are those places which must have an incorporated city. Such areas may include lands adjacent to and outside the incorporated city and may also (a) have concentrations of persons who generally reside and work in the area, and (b) have supporting public facilities and services." "Urbanizable land" is defined as follows: "Urbanizable lands are those lands within the urban growth boundary and which are identified and (a) determined to be necessary and suitable for future urban uses, (b) can be served by urban services and facilities, and (c) are needed for the expansion of an urban area."

The applicant notes that the parks are located in an urban area (within the City of Newport's Urban Growth Boundary). Planned development in the

parks is appropriate for, and will serve the recreational needs of Newport residents as well as visitors from around the state. Some of the proposed improvements in the 2018 Plan are specifically intended to serve urban residents' needs, such as the "Community Space" at Yaquina Bay State Recreation Site and the "Multi-purpose Open Space" at Agate Beach State Recreation Site. Proposed bicycle and pedestrian paths will serve non-motorized transportation needs within the City.

13. Goal 16 is: "To recognize and protect the unique environmental, economic and social values of each estuary and associated wetlands;" and "To protect, maintain, where appropriate develop, and where appropriate restore the long-term benefits of Oregon's estuaries." Goal 16 sets forth priorities for the kinds of uses allowed within estuaries, and requires that the estuaries be classified by management units that reflect the appropriate level of use and development.

Goal 16 also states that "comprehensive plans and activities for each estuary shall provide for appropriate uses (including preservation) with as much diversity as is consistent with the overall Oregon Estuary Classification, as well as with the biological economic, recreational, and aesthetic benefits of the estuary." and "Estuary plans and activities shall protect the estuarine ecosystem, including its natural biological productivity, habitat, diversity, unique features and water quality."

The applicant points out that Yaquina Bay is a major estuary designated for Deep Draft Development under Oregon's Coastal Management Program.

South Beach State Park and Yaquina Bay State Recreation Site are located on either side of the mouth of the Yaquina River, bordering the estuarine levees (north and south jetties). Although the jetties themselves are managed by the US Army Corps of Engineers, recreation uses generated by (or at least originating in) the parks affect the estuarine intertidal flats along the jetties. Proposed improvements along the South Jetty at South Beach State Park include tideland and diving access points within the estuary. These facilities are intended to accommodate existing diving and clamming activities and may reduce impacts to intertidal areas by concentrating activity at single access points. Protection of the important estuarine and wetland resources is also addressed in the Draft Plan through the requirements of OAR 736 Division 18.

Proposed park facilities will not interfere with commercial and shipping activities within the estuary.

14. Goal 17 is: "To conserve, protect, where appropriate develop, and where appropriate restore the resources and benefits of all coastal shorelands, recognizing their value for protection and maintenance of water quality, fish and wildlife habitat, water-dependent uses, economic resources and recreation and aesthetics. The management of these shoreland areas shall be compatible with the characteristics of the adjacent coastal waters." and "To reduce the hazard to human life and property, and the adverse effects upon water quality and fish and wildlife habitat, resulting from the use and enjoyment of Oregon's coastal shorelands."

Goal 17 requires agencies having jurisdiction over coastal shorelands to develop programs to achieve the Goal, and to maintain the diverse environmental, economic and social values of the shorelands and protect water quality in estuaries, nearshore ocean waters, and coastal lakes.

Goal 17 requires the protection of significant coastal shoreland resources, including major marshes, significant wildlife habitat, coastal headlands and exceptional aesthetic resources. Land uses in these significant resource areas must be consistent with the protection of the natural resource values. In shoreland areas that do not have the significant coastal resources named above, Goal 17 allows various types of resource uses and water-dependent recreation. Other uses in these areas may be allowed provided the uses satisfy a need that cannot be accommodated in non-shoreland areas or in shoreland areas that are committed to non-resource uses.

The applicant notes that under state rules, State Park Master Plans must protect important natural, cultural, and scenic resources within the parks. OPRD conducted resource inventories as part of the master planning process in accordance with OAR 736-018-0020. Development proposals were located and scaled to prevent adverse impacts to the identified important resources.

Access to significant scenic resources at Yaquina Bay State Recreation Site will be enhanced through improved pedestrian circulation along the bluff edge and removal of trees screening important views such as the lighthouse, ocean, and Yaquina Bay Bridge.

A large portion of state park lands within the City do not contain significant resources under Goal 17 that require special protection. These park areas were developed in the past for recreation use and beach access. The 2018 Plan retains these uses and expands recreation facilities in some areas where resource values allow.

15. Goal 18 is: "To conserve, protect, where appropriate develop, and where appropriate restore the resources and benefits of coastal beach and dune areas;" and "To reduce the hazard to human life and property from natural or man-induced actions associated with these areas."

Goal 18 requires that plans and implementing actions provide for diverse and appropriate uses of the beach and dune areas consistent with their ecological, recreational, aesthetic, water resource, and economic values, and consistent with the natural limitations of beaches, dunes, and dune vegetation.

The applicant indicates that the 2018 Plan does not propose recreation development in beach or active dune areas.

The 2018 Plan sets forth a Dune Management Strategy (p.176) for dunes along the South Jetty in South Beach State Park. This strategy, developed in coordination with the U.S. Army Corps of Engineers and the City of Newport, proposes periodic removal of sand buildup on the jetty, as well as potential additional measures that may be taken if dune grading is not sufficient to combat the problem. The 2018 Plan is clear that any measures taken shall not restrict beach access or pose a safety hazard to the public. It states, "any future access beyond remedial maintenance of the jetty, including earthwork not on or adjacent to the jetty structure, or installation of materials on the dunes, would likely require an Ocean Shore Alteration Permit... and may also require a Dune Management Plan and permit review by the City of Newport in accordance with Statewide Planning Goal 18."

16. Goal 19 is: "To conserve marine resources and ecological functions for the purpose of providing long-term ecological, economic, and social value and benefits to future generations."

Goal 19 requires all actions by local, state, and federal agencies that may affect ocean resources to be consistent with the purpose of the goal, and to give higher priority to the protection of renewable marine resources – i.e., living marine organisms – than to the development of non-renewable ocean resources.

Goal 19 also establishes the Ocean Stewardship Area, which includes the state's territorial sea, the continental margin seaward to the toe of the continental slope, and adjacent areas, within which the State of Oregon is required to promote its interests in managing conservation of ocean resources, encourage scientific research, and cooperate with other governmental entities to manage and protect ocean resources and uses.

The applicant notes that the 2018 Plan does not contain any proposed development that would significantly impact marine resources. The parks do not provide direct access to tidepools or other sensitive marine habitat. Existing beach access facilities will be retained.

Proposed beach access parking enhancements on the South Jetty Road at South Beach State Park are intended to accommodate existing uses for the most part. Beach use may increase somewhat as a result of the proposed campground and parking enhancements, but use of the beach and nearshore surf for recreation is not likely to cause harm to marine organisms.

This is another area where the Commission may want to have the applicant address the concern by Gary Ross and Judy Andrews with respect to the impacts planned Jetty Road improvements may have on marine habitat.

The applicant summarizes that, as demonstrated in the preceding narrative, OPRD believes adoption of the South Beach and Beverly Beach Management Units Plan is consistent with the City's major comprehensive plan amendment criteria, and therefore respectfully requests the that City approve and adopt the 2018 Plan through an amendment to the City's Comprehensive Plan.

4. **Conclusion:** The Planning Commission should review the applicant's proposed changes to the Comprehensive Plan, findings, as well as other documentation and testimony submitted prior to or during the course of the hearing. The Planning Commission should forward a recommendation to the City Council on the applicant's proposal.

F. **STAFF RECOMMENDATION:**

Based on the evidence and analysis available as of February 21, 2019, staff recommends that the Planning Commission forward a favorable recommendation to the City Council to adopt the proposed comprehensive plan text amendment.



Derrick I. Tokos, AICP
Community Development Director
City of Newport
February 22, 2019

City of Newport Land Use Application

PLEASE PRINT OR TYPE - COMPLETE ALL BOXES - USE ADDITIONAL PAPER IF NEEDED

Applicant Name(s): Oregon Parks & Recreation Dept.	Property Owner Name(s): <i>If other than applicant</i>
Applicant Mailing Address: 725 Summer St. NE, Ste. C Salem, OR 97301	Property Owner Mailing Address: <i>If other than applicant</i>
Applicant Telephone No.: 503-986-0744	Property Owner Telephone No.: <i>If other than applicant</i>
E-mail: ian.matthews@oregon.gov	E-mail:
Authorized Representative(s): <i>Person authorized to submit and act on this application on applicants behalf</i> Ian Matthews	
Authorized Representative Mailing Address:	
Authorized Representative Telephone No.:	E-Mail:

Project Information

Property Location: <i>Street name if address # not assigned</i> South Beach State Park, Yaquina Bay State Recreation Site, Agate Beach State Rec Site	
Tax Assessor's Map No.: See attached narrative	Tax Lot(s): See attached narrative
Zone Designation: p-2	Legal Description: <i>Add additional sheets if necessary</i>
Comp Plan Designation:	See attached narrative (list of Tax Lots)
Brief Description of Land Use Request(s): OPRD is requesting that the City of Newport approve and adopt the 2018 South Beach and Beverly Beach Management Units Plan through an amendment to the City's Comprehensive Plan	
Examples: 1. Move north Property line 5 feet south, or 2. Variance of 2 feet from the required 15-foot front yard setback	
Existing Structures: <i>If any</i>	
Topography and Vegetation:	

APPLICATION TYPE (please check all that apply)

- | | | |
|---|---|---|
| <input type="checkbox"/> Annexation
<input type="checkbox"/> Appeal
<input checked="" type="checkbox"/> Comp Plan/Map Amendment
<input type="checkbox"/> Conditional Use Permit
<input type="checkbox"/> PC
<input type="checkbox"/> Staff
<input type="checkbox"/> Design Review
<input type="checkbox"/> Geologic Permit | <input type="checkbox"/> Interpretation
<input type="checkbox"/> Minor Replat
<input type="checkbox"/> Partition
<input type="checkbox"/> Planned Development
<input type="checkbox"/> Property Line Adjustment
<input type="checkbox"/> Shoreland Impact
<input type="checkbox"/> Subdivision
<input type="checkbox"/> Temporary Use Permit | <input type="checkbox"/> UGB Amendment
<input type="checkbox"/> Vacation
<input type="checkbox"/> Variance/Adjustment
<input type="checkbox"/> PC
<input type="checkbox"/> Staff
<input type="checkbox"/> Zone Ord/Map Amendment
<input type="checkbox"/> Other _____ |
|---|---|---|

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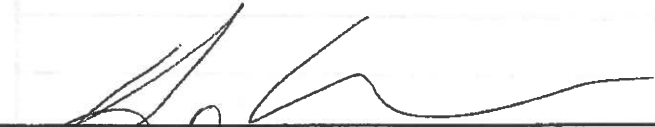
Date Received: _____	File No. Assigned: _____	Date Accepted as Complete: _____
Received By: _____	Receipt No.: _____	Accepted By: _____

(SEE REVERSE SIDE)

Community Development & Planning Department • 169 SW Coast Hwy, Newport, OR 97365 • Derrick I. Tokos, AICP, Director

I understand that I am responsible for addressing the legal criteria relevant to my application and that the burden of proof justifying an approval of my application is with me. I also understand that this responsibility is independent of any opinions expressed in the Community Development & Planning Department Staff Report concerning the applicable criteria.

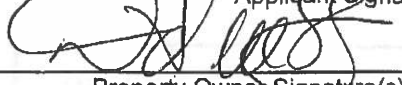
I certify that, to the best of my knowledge, all information provided in this application is accurate.



Applicant Signature(s)

12/4/2018

Date Signed



Property Owner Signature(s) (if other than applicant)

12.6.18

Date Signed

Authorized Representative Signature(s) (if other than applicant)

Date Signed

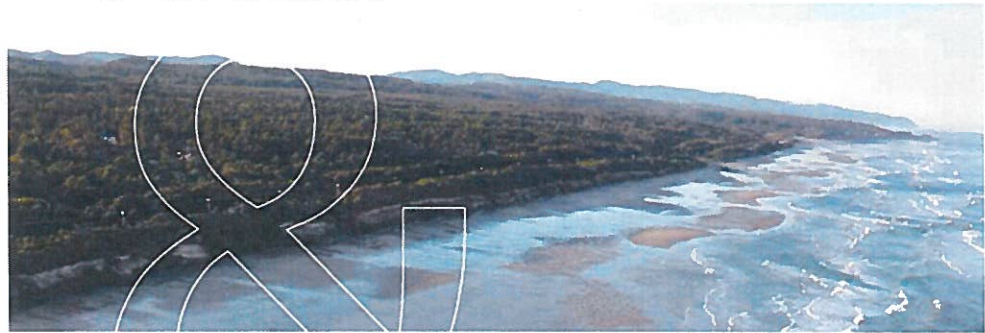
Please note application will not be accepted without all applicable signatures.

Please ask staff for a list of application submittal requirements for your specific type of request.

OREGON PARKS AND RECREATION DEPARTMENT

**Application for Adoption of the South Beach and Beverly Beach
Management Units Plan**

South Beach



Beverly Beach



Management Units

Oregon Parks and Recreation Department
725 Summer St. NE, Suite C
Salem, Oregon 97301



December 2018

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- 4. Conclusion23**

Exhibits

- A. Draft South Beach and Beverly Beach Management Units Plan (2018)**

1. General Information

Applicant/Owner: Oregon Parks and Recreation Department
725 Summer St. NE, Suite C
Salem, Oregon 97301
(Contact: Ian Matthews, 503.986.0744)

Site Address: South Beach State Park, Yaquina Bay State Recreation Site,
Agate Beach State Recreation Site

State ID: South Beach State Park: 11S11W08CD 00800, 11S11S17 00300,
11S11W17BD 03700, 11S11W17BD 03800, 11S11W17C 00100,
11S11W17C 00200, 11S11W17C 00300, 11S11W17C 00400,
11S11W17C 00500, 11S11W17C 00600, 11S11W17C 00700,
11S11W17CA 01400, 11S11W17CA 01500, 11S11W17CA 02800,
11S11W17CA 02900, 11S11W17CA 02901, 11S11W17CA 03000,
11S11W17CA 03101, 11S11W17CA 03701, 11S11W17CA 03900,
11S11W17CA 04100, 11S11W17CA 04200, 11S11W17CA 04300,
11S11W17CA 04403, 11S11W17BD 03600, 11S11W18D 00100,
11S11W18D 00200, 11S11W19 00100, 11S11W20 03600,
11S11W20BA 00300, 11S11W20BA 00400, 11S11W20BD 00500

Yaquina Bay State Recreation Site: 11S11W08CD 00800,
11S11W17 01000

Agate Beach State Recreation Site: 10S11W32AC 00502,
10S11W32AC 00503, 10S11W32DB 01500

Tax Accounts: South Beach State Park: R436661, R398964, R519750, R139671,
R403580, R142039, R444277, R406022, R137161, R441234,
R272032, R274381, R328583, R321536, R514717, R330945,
R514718, R352144, R349827, R514719, R354458, R356801,
R514720, R401291, R500170, R519655, R438882, R527366,
R500171, R519649, R479066, R469581, R181980, R11010

Yaquina Bay State Recreation Site: R13912, R68404

Agate Beach State Recreation Site: R490313, R490320, R212948

Zoning: P-2 Public Parks

Case Type: Comprehensive Plan Major Amendment

2. Application Summary

Request

The Oregon Parks and Recreation Department (OPRD) has completed a draft master plan for properties within the South Beach and Beverly Beach Management Units (referred to hereafter as the Master Plan). Three of those properties – South Beach State Park, Yaquina Bay State Recreation Site, and Agate Beach State Recreation Site – are located within the City of Newport. The master planning process includes procedures for coordinating with affected local governments to facilitate land use approval for the park uses proposed by the Master Plan. These coordination requirements are set forth in OAR 660 Division 34 and OAR 736-018-0028. OPRD understands that the City of Newport wishes to adopt the relevant portions of the Master Plan, which requires a Comprehensive Plan Amendment. We are therefore requesting that the City approve and adopt the South Beach and Beverly Beach Management Units Plan.

Location and Context

The Draft South Beach and Beverly Beach Management Units Plan puts forth management and development recommendations for 25 ORPD parks and properties along the central coast between Lincoln City and Yachats. Three of those properties – South Beach State Park, Yaquina Bay State Recreation Site, and Agate Beach State Recreation Site – are located within the City of Newport (see Figure 1 below).

Master Planning Process

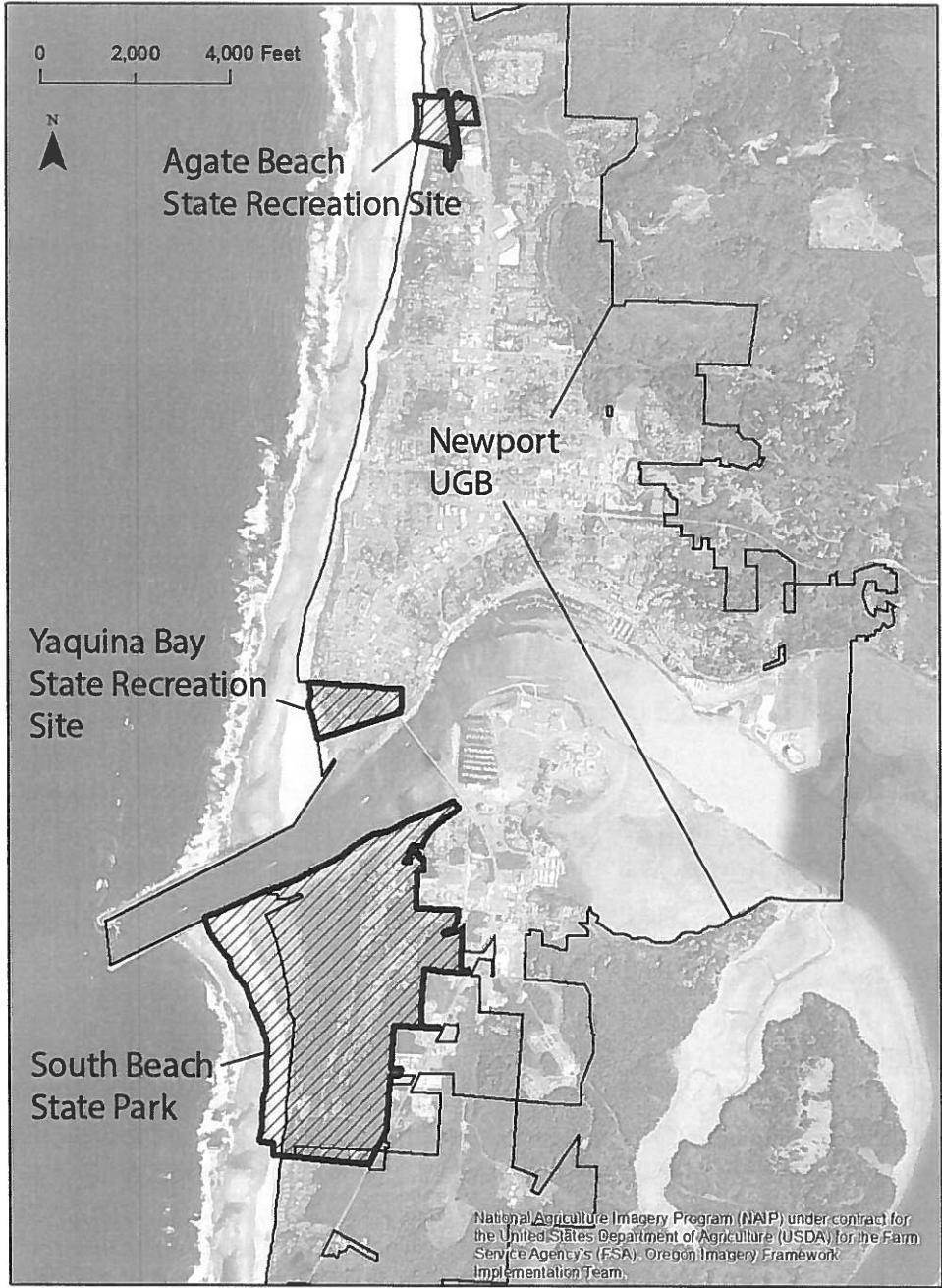
The planning process began in the summer of 2014 with internal ORPD meetings and park resource assessments. Beginning in February 2015, four sets of public and Advisory Committee meetings were held, gathering input from a range of stakeholders including Lincoln County, the Cities of Newport, Waldport, and Yachats, Surfrider, and many others.

Overall, public attendance at meetings was modest. A survey was conducted of ORPD campground users and returned over 3,000 responses. Relevant key issues raised by members of the public and advisory committee members included:

- desire to maintain access to beaches
- desire to increase and diversify camping opportunities
- support for / concern about a proposed new disc golf course at South Beach State Park
- concern about the impacts of visitation on sensitive marine and tidepool areas
- support for reducing parking capacity and pavement area at underutilized parks
- management of the South Jetty (U.S. Army Corps of Engineers)
- coordination with City of Newport plans and objectives

A Draft Master Plan was presented to the public in May 2017. ORPD made several revisions to the Master Plan in response to public comment, and the Oregon Parks and Recreation Commission approved the revised Draft Master Plan on February 22, 2018.

Figure 1. Location of State Parks within the City of Newport



3. Major Amendment Criteria

(a) A significant change in one or more goal policy.

The Parks and Recreation Section of the City's Comprehensive Plan lists the following goal and policies related to OPRD master plans:

Goal: The City shall work with the Oregon Parks and Recreation Department (OPRD) in adopting master plans for state parks that are consistent with the goals and policies of the Comprehensive Plan.

Policy 1: The City will adopt plan designations and zoning districts for state park properties that are consistent with the intended recreational and resource management objectives for these properties.

Policy 2: Uses within state parks that have master plans that have been adopted by the City shall be limited to those uses that are consistent with the adopted master plans.

Policy 3: The Oregon Parks and Recreation Department's "South Beach State Park Master Plan, 2003", is adopted by the City Council.

Response: The Master Plan updates the 2003 South Beach State Park Master Plan, and adds Master Plans for Yaquina Bay State Recreation Site and Agate Beach State Recreation Site. If adopted, the City will need to update Policy 3 to reflect these changes.

(e) The compatibility of the proposed change with the community.

Response: As noted above, OPRD went through an extensive public involvement process as part of the development of the Master Plan, consistent with requirements in OAR 660 Division 34 and OAR 736-018-0028. The public process included four (4) public and four (4) advisory committee meetings in and around Newport, at which residents and representatives of local organizations had the opportunity to comment on proposed changes in the parks and speak with OPRD staff. OPRD staff also met with City of Newport Community Development staff several times to discuss the compatibility of proposed changes with the City's plans for park development and active transportation improvements.

We heard from many residents that they value the parks in their current form and do not wish to see any major changes. Recognizing that state parks in Newport are currently doing a good job of serving the community's recreation needs, OPRD has not proposed any drastic changes that would alter the parks' function. Proposed changes are focused on improving and adding new active transportation facilities, repurposing large, underutilized parking areas, and adding or expanding recreation facilities where appropriate.

The Master Plan does not contain significant increases in park capacity, such as large increases in campground size or new developed areas. For this reason, OPRD does not expect the proposed changes to generate significant additional local traffic. In addition, proposed improvements to pedestrian walkways and new bike paths will increase active transportation and recreation opportunities for residents.

OPRD received mostly positive feedback from the community on the Master Plan. Some residents voiced concerns about a proposed disc golf course at South Beach State Park, but many more commented in support of the concept.

For these reasons, OPRD believes that the changes in the Master Plan are compatible with the community.

(f) All applicable statewide planning goals.

Response: The findings below address the compatibility of the 2018 Draft Master Plan for state parks within the City of Newport (South Beach State Park, Yaquina Bay State Recreation Site, and Agate Beach State Recreation Site), with Statewide Goals 1 and 2, 5 through 14, and 16 through 19. Goals 3, 4, and 15 are not applicable since the parks are within the urban growth boundary and are not on or adjacent to farm or forestlands or the Willamette River.

Goal 1: Citizen Involvement

Goal 1 is: "To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process."

Goal 1 requires that state agencies "coordinate their planning efforts with the affected governing bodies and make use of existing local citizen involvement programs established by counties and cities."

Findings:

1. The Master Plan complies with Goal 1.
2. Procedures which fulfill Goal 1's requirements for citizen involvement and local government coordination in the formulation of state park master plans are set forth in OAR Chapter 736 Division 18 and OAR Chapter 660 Division 34. Those procedures were followed in the master planning process for state parks in Newport. The required procedures provide opportunities for citizens to be involved in each phase of master plan development.
3. Local approval and implementation of the Master Plan is accomplished through the City of Newport's land use approval process, which utilizes the City's established citizen involvement program. The City's citizen involvement program, which is set forth in the City's Comprehensive Plan, is in compliance with Goal 1.

Goal 2: Land Use Planning

Goal 2 is: "To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions."

Goal 2 sets forth basic requirements for all "land use plans" and the process by which they are developed and adopted.

Goal 2 requires that state agency "plans and actions related to land use shall be consistent with the Comprehensive Plans of cities and counties."

Further, Goal 2 provides a process for taking "exception" to statewide goals.

Findings:

1. The Master Plan complies with Goal 2.

2. The Master Plan has been developed according to OPRD's established master planning process and criteria required by OAR Chapter 736 Division 18, which ensure an adequate factual basis for park planning decisions and actions.

3. The requirements for coordination with affected local governments, as required by Goal 2, in a state park master planning process are set forth in OAR Chapter 736 Division 18 and OAR Chapter 660 Division 34. OPRD has followed the coordination procedures required by OAR Chapter 736 Division 18 and OAR Chapter 660 Division 34. Those procedures ensure that the Master Plan is compatible with the City's Comprehensive Plan prior to approval or adoption.

4. The Master Plan complies with all of the applicable statewide goals, as demonstrated by the findings in this narrative. No goal exceptions are required for approval of the Master Plan.

Goal 5: Natural Resources, Scenic and Historic Areas, and Open Spaces

Goal 5 is: "To protect natural resources and conserve scenic and historic areas and open spaces."

Goal 5 requires local governments to "adopt programs that will protect natural resources and conserve scenic, historic and open space resources for present and future generations".

Inventories of certain resources are required by Goal 5. Among these are: riparian corridors, which include water and riparian areas and fish habitat; wetlands; wildlife habitat; and cultural areas. In addition, Goal 5 encourages local governments and state agencies to maintain current inventories of certain resources. Among these are: historic resources; open space; and scenic views and sites.

OAR Chapter 660 Division 23 sets forth the process local governments must follow in developing resource inventories and assessments and programs to achieve Goal 5.

Findings:

1. The Master Plan complies with Goal 5.

2. The Goal 5 resources that occur in the parks are also protected by OPRD through the requirements of the state park master planning process mandated by OAR 736 Division 18. The master planning process includes requirements for identifying and protecting the kinds of resources addressed by Goal 5. These master planning requirements result in a level of resource protection that equals or exceeds the protection intended by Goal 5.

3. The Goal 5 resources that have been identified and addressed in the Master Plan through the requirements of OAR 736 Division 18 include streams, sensitive plant and wildlife habitats, historic, and scenic resources. These resources, along with strategies for conserving them while providing for appropriate recreation development, are identified for each park in Chapter 7 of the Draft Plan.

4. The development proposals in the Master Plan are located and designed to prevent significant impacts to the important resources identified within each park. Proposed new facilities are generally located outside of stream corridors and important habitat areas. Several proposed trails and a disc golf course are located near sensitive plant communities at South Beach State Park. The Draft Plan proposes reserve areas to protect the highest quality habitat from recreation impacts, along with an experimental approach to restoring native, disturbance-dependent dune habitats by placing disc golf facilities in areas that have been colonized by invasive European beachgrass.

5. Scenic and historical views around the Yaquina Bay lighthouse are proposed to be restored.

Goal 6: Air, Water and Land Resources Quality

Goal 6 is: "To maintain and improve the quality of the air, water and land resources of the state."

Goal 6 provides: "All waste and process discharges from future development, when combined with such discharges from existing developments, shall not threaten to violate, or violate, applicable state or federal environmental quality statutes, rules and standards. With respect to the air, water and land resources of the applicable air sheds and river basins described or included in state environmental quality statutes, rules standards and implementation plans, such discharges shall not (1) exceed the carrying capacity of such resources, considering long range needs; (2) degrade such resources; or (3) threaten the availability of such resources."

"Waste and process discharges" is defined as "solid waste, thermal, noise, atmospheric or water pollutants, or products therefrom."

Findings:

1. The Master Plan complies with Goal 6.
2. Discharges from the proposed new park uses include sewage, stormwater runoff from roads and parking lots, as well as additional smoke from campfires for the small number of additional yurts proposed at South Beach State Park.
3. Sewage from proposed new restrooms along the South Jetty will be stored in vaults below the buildings and disposed of in accordance with City and State regulations.
4. Stormwater runoff from the planned park facilities will be managed on-site through professionally accepted methods for runoff detention and filtration. The City's development code includes standards that address stormwater management. Review of park facilities for compliance with these standards will occur prior to issuance of development permits. In addition, the Draft Plan proposes to significantly reduce the parking lot size at Agate Beach State Recreation Site, which will reduce overall runoff at the park.
5. The added smoke from campfires from the planned addition of ten (10) yurts at South Beach State Park will not significantly affect atmospheric conditions in the park. In general, campfire haze is rare on the coast because of the frequency and consistency of coastal winds.

Goal 7: Areas Subject To Natural Disasters and Hazards

Goal 7 is: "To protect life and property from natural disasters and hazards."

Goal 7 provides: "Developments subject to damage or that could result in loss of life shall not be planned nor located in known areas of natural disasters and hazards without appropriate safeguards. Plans shall be based on an inventory of known areas of natural disasters and hazards."

"Areas of natural disasters and hazards" are defined as "areas that are subject to natural events that are known to result in death or endanger the works of man, such as stream flooding, ocean flooding, ground water, erosion and deposition, landslides, earthquakes, weak foundation soils and other hazards unique to local or regional areas."

Findings:

1. The Master Plan complies with Goal 7.
2. Known hazards in the parks include earthquakes, stream flooding, ocean flooding associated with storm surges and tsunamis, erosion and landslides, and windfalls.
3. 100-year flood plains identified by FEMA cover portions of the South Jetty at South Beach State Park and the parking lot at Agate Beach State Recreation Site.

Improvements proposed within the 100-year floodplain include parking lots, paved trails, and vault toilet facilities. These facilities are compatible with the City's Flood Hazard Overlay development criteria in Section 14.20 of the Zoning Code. Detailed review of these proposals will occur as part of the development permitting process.

4. To address seismic hazards, proposed new structures will be designed to meet the requirements of the Uniform Building Code for the applicable seismic zone. All structural development will be reviewed through the City's Development Review process prior to issuance of development permits.

5. Based on the most recent DOGAMI modeling, virtually all of South Beach State Park and Agate Beach State Recreation Site would be inundated by a large tsunami event. Evacuation routes at Agate Beach are relatively straightforward, with safe zones close to park development. Some areas of South Beach State Park, however, would be difficult to evacuate on foot in the short amount of time between a local source earthquake and a resulting tsunami. There is little that can be done to mitigate the risk in these areas since they are already developed and heavily used by the public. The area of most concern is the campground, since it is the most densely populated area in the park. The Draft Plan identifies improvements to tsunami evacuation routes out of the campground, including a new trail connection to the Safe Haven Hill assembly site. In addition, new development proposed in difficult-to-evacuate areas is minimal and does not significantly increase park capacity.

6. Erosion and landslides are a hazard at Yaquina Bay along the edge of the bluff. Previous landslides have occurred near the park road and some parking areas. The Draft Plan proposes to move the road back from the cliff edge to minimize risk of future impacts in the near term.

7. To address windfall hazards, OPRD has a system-wide program for management of hazard trees which is applied in each park. Under this program, trees in and around park use areas, facilities, and roads are surveyed annually. Reconnaissance of these areas also occurs following major storms and other potentially catastrophic events. Trees are observed for conditions which predispose them to failure and potential to cause damage to property or injury to people. Potentially hazardous trees are mapped and monitored, and treated or removed as needed.

Goal 8: Recreational Needs

Goal 8 is: "To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts."

Goal 8 provides: "The requirements for meeting such needs, now and in the future, shall be planned for by governmental agencies having responsibility for recreation areas, facilities and opportunities: (1) in coordination with private enterprise; (2) in appropriate proportions; and (3) in such quantity, quality and locations as is consistent with the availability of the resources to meet such requirements. State and federal agency recreation plans shall be coordinated with local and regional recreational needs and plans."

OAR 660 Division 34 interprets Goal 8 as it pertains to state and local government coordination on state park planning.

Findings:

1. The Master Plan complies with and helps to implement Goal 8. In particular, the Master Plan guides the future development and use of two of the most heavily visited state parks on the Oregon Coast: South Beach State Park and Yaquina Bay State Recreation Site.

2. The Master Plan helps to address outdoor recreation needs as intended by Goal 8 and in keeping with OPRD's mandated role in state park planning. The purpose of the Master Plan is to plan for protection and public enjoyment of the resources that occur in the park. The Master Plan identifies and provides for the protection of the parks' natural, scenic and recreational resources and provides for the most appropriate recreation-related uses for the parks based on resource constraints, public recreation needs, and OPRD's role as a public recreation provider.

OAR 736 Division 18 specifically defines OPRD's responsibilities in addressing outdoor recreation needs through state park planning as intended by ORS 390.180 and Goal 8. The procedures required by OAR 736 Division 18 have been followed in formulating the Master Plan. OPRD has assessed the recreation needs and opportunities related to the parks, the availability of recreational resources and facilities, the capabilities of park resources to accommodate use without degradation of important resources or recreational experience, opportunities to establish partnerships with other recreation providers, the relationship of the parks to surrounding land uses, and other relevant factors described under OAR 736-018-0015.

3. OPRD has involved the general public, interested organizations, and public agencies in formulating the Master Plan as provided by OAR 736-018-0015 and 736-018-0028. OPRD has coordinated with the City of Newport in the master planning process through the procedures required by OAR 660 Division 34 and OAR 736-018-0028.

Goal 9: Economic Development

Goal 9 is: "To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens."

Goal 9 provides: "Comprehensive Plans and policies shall contribute to a stable and healthy economy in all regions of the state. Such plans shall be based on inventories of areas suitable for increased economic growth and activity after taking into consideration the health of the current economic base; materials and energy availability and cost; labor market factors; educational and technical training programs; availability of key public facilities; necessary support facilities; current market forces; location relative to markets; availability of renewable and non-renewable resources; availability of land; and pollution control requirements."

Findings:

1. The Master Plan complies with Goal 9.
2. By providing for recreational and tourist activity, the Master Plan contributes to the variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens, as intended by Goal 9.

Goal 10: Housing

Goal 10 is: "To provide for the housing needs of citizens of the state."

Goal 10 provides: "Buildable lands for residential use shall be inventoried and plans shall encourage the availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type and density."

Findings:

1. The Master Plan complies with Goal 10.
2. The Master Plan will not directly result in population growth or otherwise create a need for additional housing in the City of Newport.

Goal 11: Public Facilities and Services

Goal 11 is: "To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development."

Goal 11 provides: "Urban and rural development shall be guided and supported by types and levels of urban and rural public facilities and services appropriate for, but limited to, the needs and requirements of the urban, urbanizable, and rural areas to be served."

Goal 11 defines "urban facilities and services" as "appropriate types and levels of at least the following: police protection; sanitary facilities; storm drainage facilities;

planning, zoning and subdivision control; health services; recreation facilities and services; energy and communication services; and community governmental services."

Findings:

1. The Master Plan complies with Goal 11.
2. The facilities and services planned for the park are recreation facilities as defined by Goal 11 and are provided at levels necessary and suitable for urban uses.

Goal 12: Transportation

Goal 12 is: "To provide and encourage a safe, convenient and economic transportation system."

Goal 12 requires the development of transportation plans by local governments and ODOT.

OAR 660 Division 12 sets forth detailed requirements for local government and ODOT transportation plans.

Findings:

1. The Master Plan complies with Goal 12.
2. The Master Plan is compatible with the City of Newport's Transportation System Plan, which references existing state park access points. No additional vehicular access points are proposed. Vehicular access to the parks includes direct access from U.S. Highway 101 for South Beach State Park and Yaquina Bay State Recreation Site, as well as access from City roads. Although the road through Yaquina Bay State Recreation Site functions as a public road and is often used by Newport residents to bypass traffic on Highway 101, it is owned by OPRD and is not public right-of-way.
3. Proposed pedestrian and bicycle improvements at Yaquina Bay and South Beach will serve to enhance the City's non-motorized transportation infrastructure.

4. Development of the proposed new park facilities described in the Master Plan is not expected to generate significant additional vehicular traffic within Newport or on Highway 101. Most proposed improvements either do not increase park visitor capacity or are only minor expansions of existing park capacity.

Goal 13: Energy Conservation

Goal 13 is: "To conserve energy."

Goal 13 provides: "Land and uses developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principles."

Findings:

1. The Master Plan complies with Goal 13.
2. The Master Plan encourages energy conservation by emphasizing new and improved bicycle and pedestrian connections between the parks and the City's non-motorized transportation network. New structures are proposed only as necessary to accommodate demonstrated recreation needs and will be designed to comply with energy codes. Recycling will continue to be encouraged through the provision of collection facilities in the park.

Goal 14: Urbanization

Goal 14 is: "To provide for an orderly and efficient transition from rural to urban land use."

Goal 14 requires local governments to separate urbanizable land and urban land uses from rural land and rural land uses using adopted urban growth boundaries.

The land use goals provide definitions for "rural land", "urban land" and "urbanizable land." "Rural land" is defined as follows:

"Rural lands are those which are outside of the urban growth boundary and are: (a) non-urban agricultural, forest or open space lands or, (b) other lands suitable for sparse

settlement, small farms or acreage homesites with no or hardly any public services, and which are not suitable, necessary or intended for urban use."

"Urban land" is defined as follows:

"Urban areas are those places which must have an incorporated city. Such areas may include lands adjacent to and outside the incorporated city and may also (a) have concentrations of persons who generally reside and work in the area, and (b) have supporting public facilities and services."

"Urbanizable land" is defined as follows:

"Urbanizable lands are those lands within the urban growth boundary and which are identified and (a) determined to be necessary and suitable for future urban uses, (b) can be served by urban services and facilities, and (c) are needed for the expansion of an urban area."

Findings:

1. The Master Plan complies with Goal 14.
2. The parks are located in an urban area (within the City of Newport's Urban Growth Boundary). Planned development in the parks is appropriate for, and will serve the recreational needs of Newport residents as well as visitors from around the state. Some of the proposed improvements in the Draft Plan are specifically intended to serve urban residents' needs, such as the "Community Space" at Yaquina Bay State Recreation Site and the "Multi-purpose Open Space" at Agate Beach State Recreation Site. Proposed bicycle and pedestrian paths will serve non-motorized transportation needs within the City.

Goal 16: Estuaries

Goal 16 is: "To recognize and protect the unique environmental, economic and social values of each estuary and associated wetlands;"

and

“To protect, maintain, where appropriate develop, and where appropriate restore the long-term benefits of Oregon’s estuaries.”

Goal 16 sets forth priorities for the kinds of uses allowed within estuaries, and requires that the estuaries be classified by management units that reflect the appropriate level of use and development.

Goal 16 also states that “comprehensive plans and activities for each estuary shall provide for appropriate uses (including preservation) with as much diversity as is consistent with the overall Oregon Estuary Classification, as well as with the biological economic, recreational, and aesthetic benefits of the estuary.”

and

“Estuary plans and activities shall protect the estuarine ecosystem, including its natural biological productivity, habitat, diversity, unique features and water quality.”

Findings:

1. The Master Plan complies with Goal 16.
2. Yaquina Bay is a major estuary designated for Deep Draft Development under Oregon’s Coastal Management Program.
3. South Beach State Park and Yaquina Bay State Recreation Site are located on either side of the mouth of the Yaquina River, bordering the estuarine levees (north and south jetties). Although the jetties themselves are managed by the US Army Corps of Engineers, recreation uses generated by (or at least originating in) the parks affect the estuarine intertidal flats along the jetties.

Proposed improvements along the South Jetty at South Beach State Park include tideland and diving access points within the estuary. These facilities are intended to accommodate existing diving and clamming activities and may reduce impacts to intertidal areas by concentrating activity at single access points. Protection of the important estuarine and wetland resources is also addressed in the Draft Plan through the requirements of OAR 736 Division 18.

Proposed park facilities will not interfere with commercial and shipping activities within the estuary.

Goal 17: Coastal Shorelands

Goal 17 is: "To conserve, protect, where appropriate develop, and where appropriate restore the resources and benefits of all coastal shorelands, recognizing their value for protection and maintenance of water quality, fish and wildlife habitat, water-dependent uses, economic resources and recreation and aesthetics. The management of these shoreland areas shall be compatible with the characteristics of the adjacent coastal waters."

and

"To reduce the hazard to human life and property, and the adverse effects upon water quality and fish and wildlife habitat, resulting from the use and enjoyment of Oregon's coastal shorelands."

Goal 17 requires agencies having jurisdiction over coastal shorelands to develop programs to achieve the Goal, and to maintain the diverse environmental, economic and social values of the shorelands and protect water quality in estuaries, nearshore ocean waters, and coastal lakes.

Goal 17 requires the protection of significant coastal shoreland resources, including major marshes, significant wildlife habitat, coastal headlands and exceptional aesthetic resources. Land uses in these significant resource areas must be consistent with the protection of the natural resource values.

In shoreland areas that do not have the significant coastal resources named above, Goal 17 allows various types of resource uses and water-dependent recreation. Other uses in these areas may be allowed provided the uses satisfy a need that cannot be accommodated in non-shoreland areas or in shoreland areas that are committed to non-resource uses.

Findings:

1. The Master Plan complies with Goal 17.
2. Under state rules, State Park Master Plans must protect important natural, cultural, and scenic resources within the parks. OPRD conducted resource inventories as part of the master planning process in accordance with OAR 736-018-0020. Development

proposals were located and scaled to prevent adverse impacts to the identified important resources.

3. Access to significant scenic resources at Yaquina Bay State Recreation Site will be enhanced through improved pedestrian circulation along the bluff edge and removal of trees screening important views such as the lighthouse, ocean, and Yaquina Bay Bridge.

3. A large portion of state park lands within the City do not contain significant resources under Goal 17 that require special protection. These park areas were developed in the past for recreation use and beach access. The Master Plan retains these uses and expands recreation facilities in some areas where resource values allow.

Goal 18: Beaches and Dunes

Goal 18 is: "To conserve, protect, where appropriate develop, and where appropriate restore the resources and benefits of coastal beach and dune areas;"

and

"To reduce the hazard to human life and property from natural or man-induced actions associated with these areas."

Goal 18 requires that plans and implementing actions provide for diverse and appropriate uses of the beach and dune areas consistent with their ecological, recreational, aesthetic, water resource, and economic values, and consistent with the natural limitations of beaches, dunes, and dune vegetation.

Findings:

1. The Master Plan complies with Goal 18.
2. The Master Plan does not propose recreation development in beach or active dune areas.
3. The Master Plan sets forth a Dune Management Strategy (p.176) for dunes along the South Jetty in South Beach State Park. This strategy, developed in coordination with the U.S. Army Corps of Engineers and the City of Newport, proposes periodic removal of sand buildup on the jetty, as well as potential additional measures that may be taken if

dune grading is not sufficient to combat the problem. The Master Plan is clear that any measures taken shall not restrict beach access or pose a safety hazard to the public. It states, "any future access beyond remedial maintenance of the jetty, including earthwork not on or adjacent to the jetty structure, or installation of materials on the dunes, would likely require an Ocean Shore Alteration Permit... and may also require a Dune Management Plan and permit review by the City of Newport in accordance with Statewide Planning Goal 18."

Goal 19: Ocean Resources

Goal 19 is: "To conserve marine resources and ecological functions for the purpose of providing long-term ecological, economic, and social value and benefits to future generations."

Goal 19 requires all actions by local, state, and federal agencies that may affect ocean resources to be consistent with the purpose of the goal, and to give higher priority to the protection of renewable marine resources – i.e., living marine organisms – than to the development of non-renewable ocean resources.

Goal 19 also establishes the Ocean Stewardship Area, which includes the state's territorial sea, the continental margin seaward to the toe of the continental slope, and adjacent areas, within which the State of Oregon is required to promote its interests in managing conservation of ocean resources, encourage scientific research, and cooperate with other governmental entities to manage and protect ocean resources and uses.

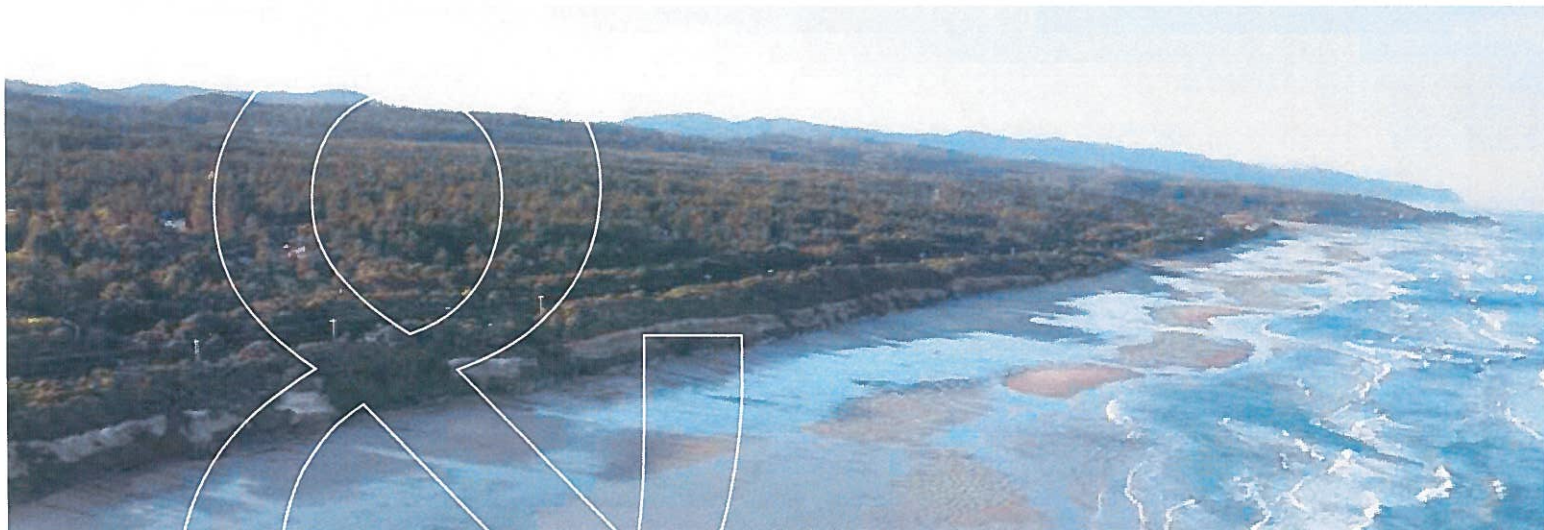
Findings:

1. The Master Plan complies with Goal 19.
2. The Master Plan does not contain any proposed development that would significantly impact marine resources. The parks do not provide direct access to tidepools or other sensitive marine habitat. Existing beach access facilities will be retained. Proposed beach access parking enhancements on the South Jetty Road at South Beach State Park are intended to accommodate existing uses for the most part. Beach use may increase somewhat as a result of the proposed campground and parking enhancements, but use of the beach and nearshore surf for recreation is not likely to cause harm to marine organisms.

8. Conclusion

As demonstrated in the preceding narrative, OPRD believes adoption of the South Beach and Beverly Beach Management Units Plan is consistent with the City's major comprehensive plan amendment criteria, and therefore respectfully requests the that City approve and adopt the Draft Master Plan through an amendment of the City's Comprehensive Plan.

South Beach



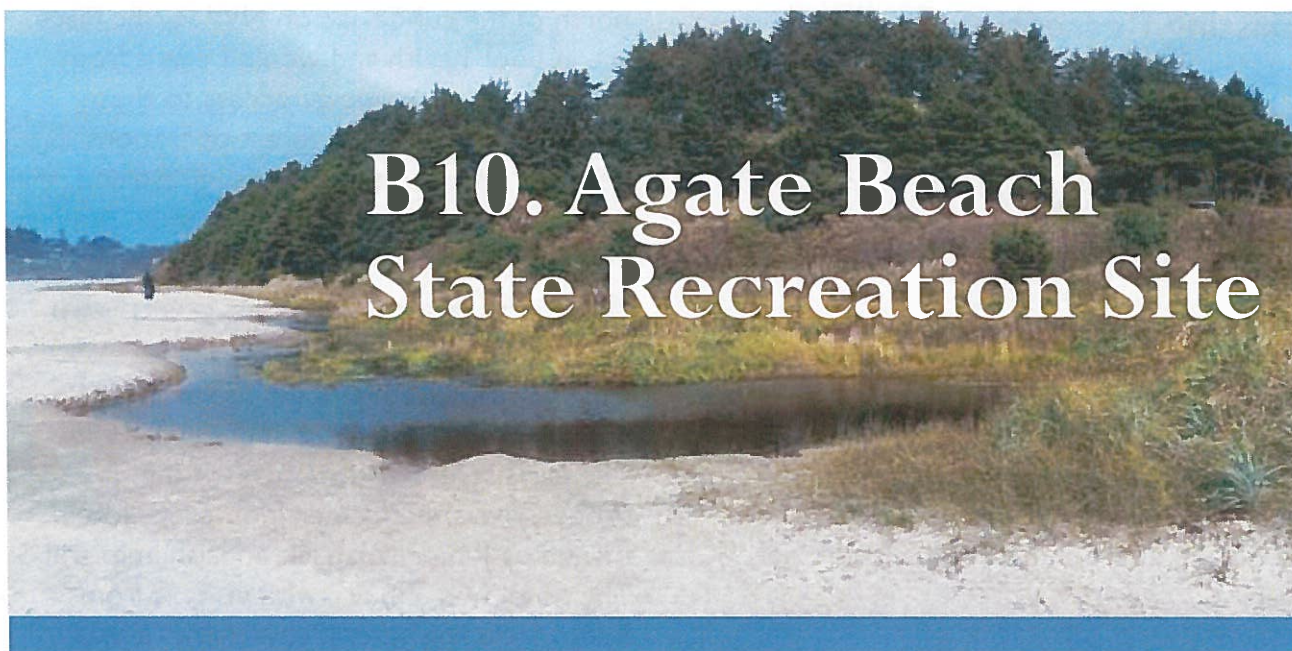
Beverly Beach



Management Units

January 2018
DRAFT Master Plan





Location

Within the City of Newport, just south of the Yaquina Head Outstanding Natural Area. The park is located along the west side of Highway 101 at the mouth of Big Creek. It is bordered on the north by a condominium community and to the south by the Best Western Agate Beach Inn. NW Oceanview Drive runs through the middle of the park.

Size: 18.5 acres

Classification

State Recreation Site – the primary purpose of parks in this classification is to provide recreational resources and access to them.

Description

Agate Beach is a day use site that provides beach access within the City of Newport. There is a large parking lot on the east side of NW Oceanview Drive with beach access via a tunnel under the road. The City's Ocean to Bay Trail (or Big Creek Trail) connects to the park via a pedestrian tunnel under Highway 101 and continues through the park as an OPRD-maintained trail around the parking lot (following the course of Big Creek). There is also a small parking lot along the side of NW Oceanview Drive, known as the "hamburger lot." This lot is adjacent to an emergency access road onto the beach that functions as the primary beach access for the park (because Big Creek has changed course over the years, visitors using the tunnel from the main parking lot must walk back up to Oceanview Drive and use the emergency access road if they don't want to wade the creek).

Existing Recreation Facilities

- Paved Day Use Parking Lot (99 spaces)
- Plumbed Restroom
- Tunnel Beach Access
- Paved and Soft Surface Trails

Visitation

The estimated total visitation to the park in 2014 was about 205,000. Between 2002 and 2014, visitation levels remained fairly consistent at around 200,000 visitors per year.

Botanical Resources Assessment

With the exception of the beach itself, most areas within the park are in moderate or poor ecological condition. There is a small area of shrub wetland southeast of the “hamburger” parking lot that is in good condition. Vegetation in the park consists of Sitka spruce and shore pine forest, as well as forested, shrubby, and herbaceous wetlands surrounding Big Creek and its tributaries. Invasive plant species are widespread and include European beachgrass, Himalayan blackberry, English ivy, reed canary grass, scotch broom, and tansy ragwort.

Forestry Resources Assessment

Forested areas in the park consist of shore pine and Sitka spruce, and have low resource value from a forestry perspective, with the exception of a small stand at the southern tip of the park property, west of Oceanview Drive, that has high resource value. Two other Sitka spruce stands west of Oceanview Drive, north of the tunnel entrance and just

north of the cul-de-sac on NW Pacific Place, are in poor health and would benefit from a light thinning. However, access to these stands is not good and forest operations here are a low priority unless infrastructure becomes threatened.

Cultural Resources Assessment

Land was acquired here for use as a state park in 1969, with a later addition in 1988. The earliest known structure on the property was the former Monterey Hotel, owned by John Fitzpatrick, an Irish immigrant. The hotel was popular with visitors from Salem, including several governors. It was also used as a military academy and the Oregon State University football team stayed at the hotel and conducted its spring practice on the beach. The hotel was sold in 1912 and renamed the Ocean Hill Hotel. The hotel grounds were later used as a camp for the Spruce Corps Division of the Army during World War I. Soldiers built roads and railroads in the forest for logging, including a railroad trestle immediately behind the hotel and over Big Creek. The Ocean Hill Hotel was demolished in 1933 and replaced with several cottages and a service station.

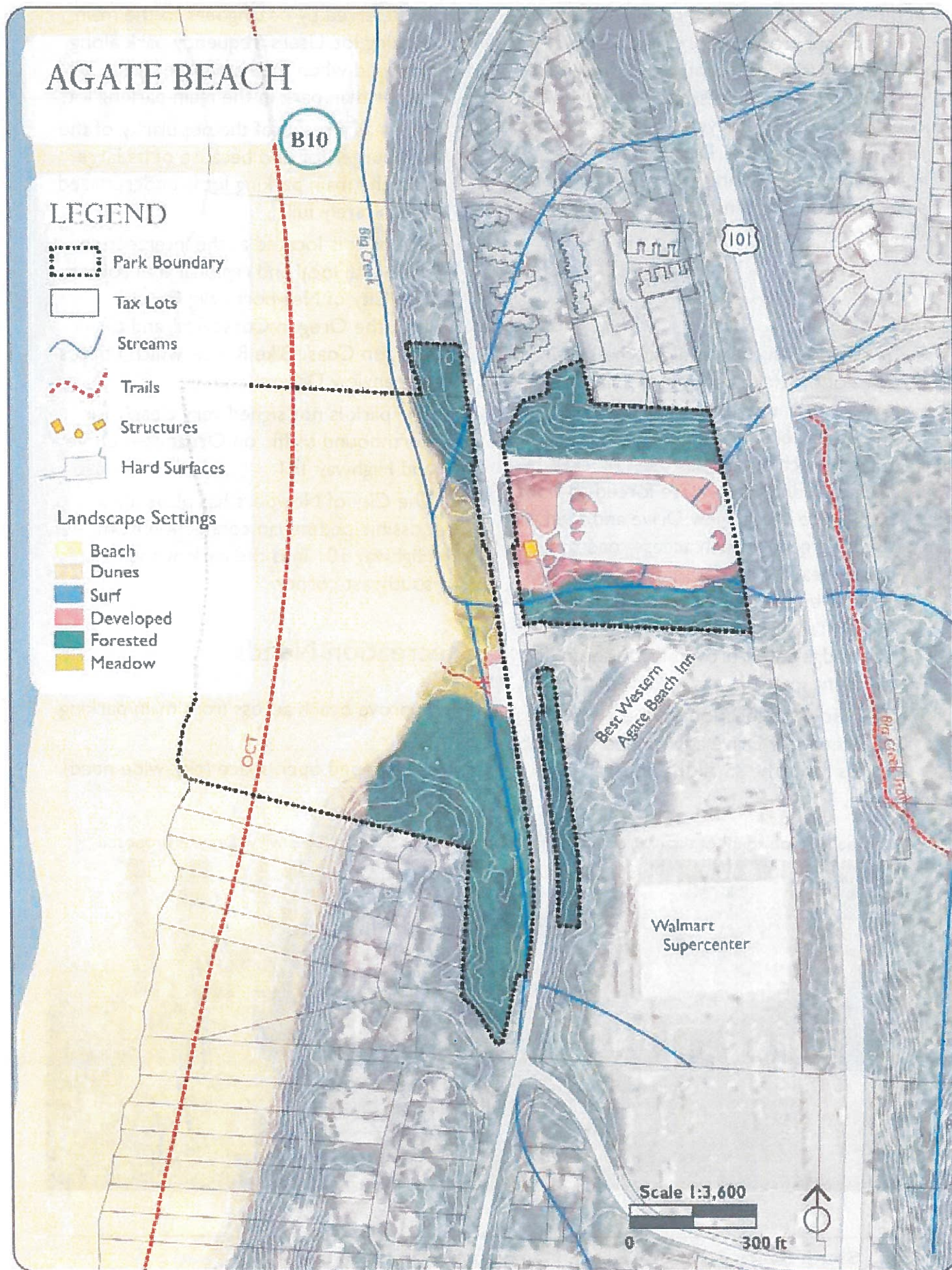
Interpretive Assessment

There is no programming or interpretive signage in the park.

Development Suitability

Wetlands and some forested areas in the park have been designated high resource value and conservation priority (Figure B10-B), which means that only low impact development such as trails is appropriate

Figure B10-A – Existing Conditions Map



in these locations. Several stands of poor condition spruce and shore pine forest on the west side of Oceanview Drive are designated moderate resource value and could potentially be developed from a natural resources perspective. Landscaped areas surrounding the parking lot are low resource value and could potentially be developed as well.

Issues

- Big Creek, which runs along the southern edge of the main parking lot, has changed course over the years as it flows across the beach to the ocean. As a result, the tunnel beach access has been blocked by the creek and visitors are forced to walk back up to Oceanview Drive and then to the emergency beach access road to get to the beach. A temporary bridge was in place over the creek for several years, but winter high water routinely moved the bridge and it proved to be too much maintenance so it was removed.
- Because of its location on the west side of Oceanview Drive adjacent to the beach access road, the small “hamburger lot”

is preferred by beachgoers to the main parking lot. Users frequently park along the road when the hamburger lot is full rather than park in the main parking lot.

- Partly as a result of the popularity of the hamburger lot, and because of its large size, the main parking lot is underutilized and is rarely full.
- The park is located at the intersection of several local and regional trail routes: The City of Newport’s Big Creek Trail, the Oregon Coast Trail, and the Oregon Coast Bike Route, which utilizes Oceanview Drive.
- The park is not signed very clearly for northbound traffic on Oceanview Drive and Highway 101.
- The City of Newport has plans for a possible pedestrian connection from Highway 101 into the park at the southeast corner.

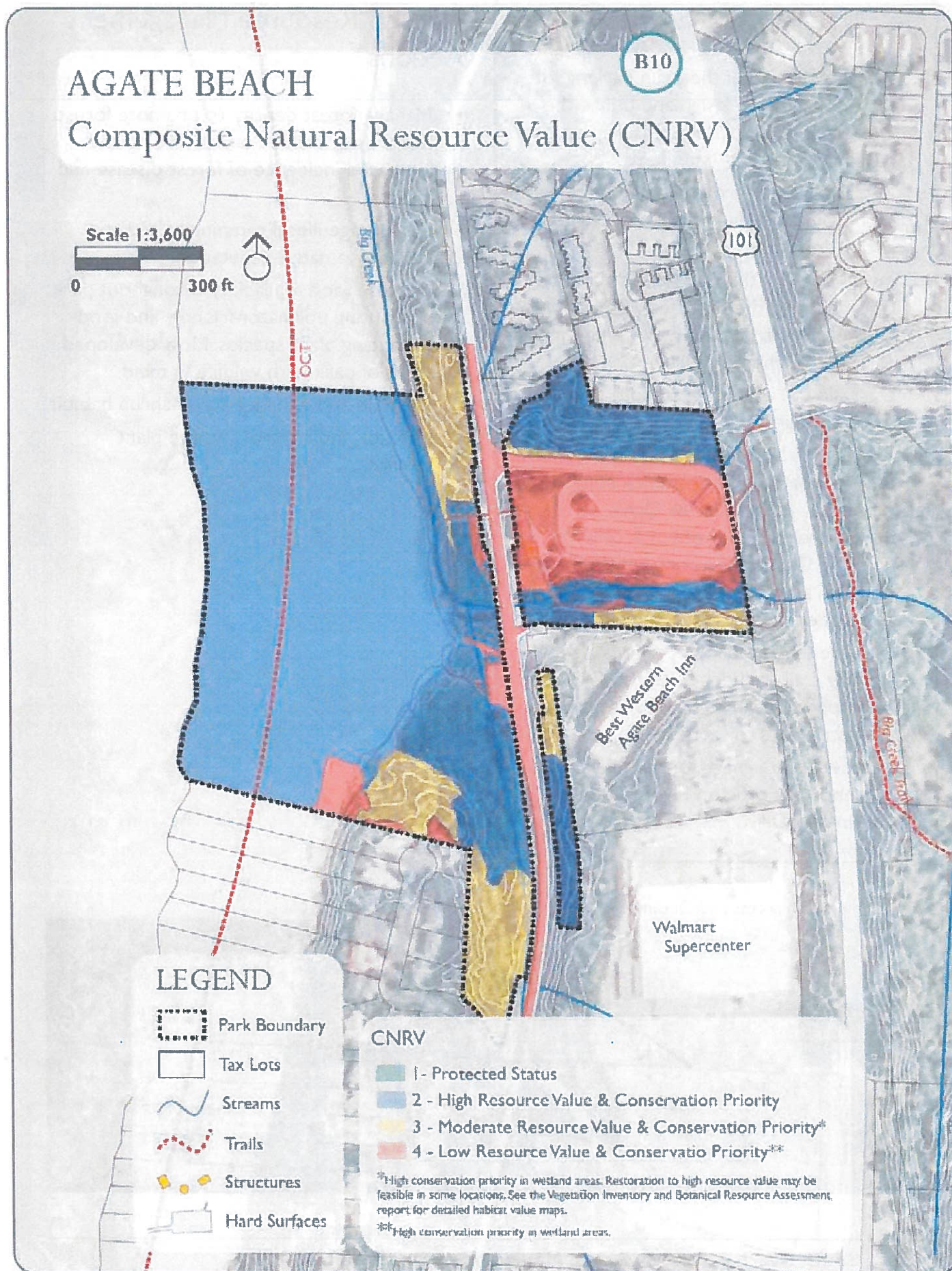
Recreation Needs

- Improve beach access from main parking lot
- Landscaped open space (city-wide need)

View of the location south of the restroom where new pedestrian access to Oceanview Drive is proposed



Figure B10-B – CNRV Map



Development Concept

- Reduce the size of the main parking lot (to 67 spaces), redesign and utilize the western end for parking. Ensure that new parking meets ADA standards.
- Replace the eastern end of the parking lot with maintained lawn for multi-purpose recreation activities.
- Install paved paths connecting from the parking lot to the Big Creek Trail tunnel. Utilize the existing sidewalk along the parking lot where possible.
- Upgrade the existing restroom to meet ADA standards.
- Develop an accessible access route from the main parking lot to the existing crosswalk on Oceanview Drive, across from the emergency beach access. Work with the City of Newport to install a sidewalk along Oceanview Drive to the point of connection with the park path.
- Evaluate the feasibility of improving the existing trail connection to the City of Newport's Ocean to Bay Trail to meet ABA standards for accessibility.
- Improve park signage for visibility to northbound traffic on Hwy 101 and Oceanview Drive

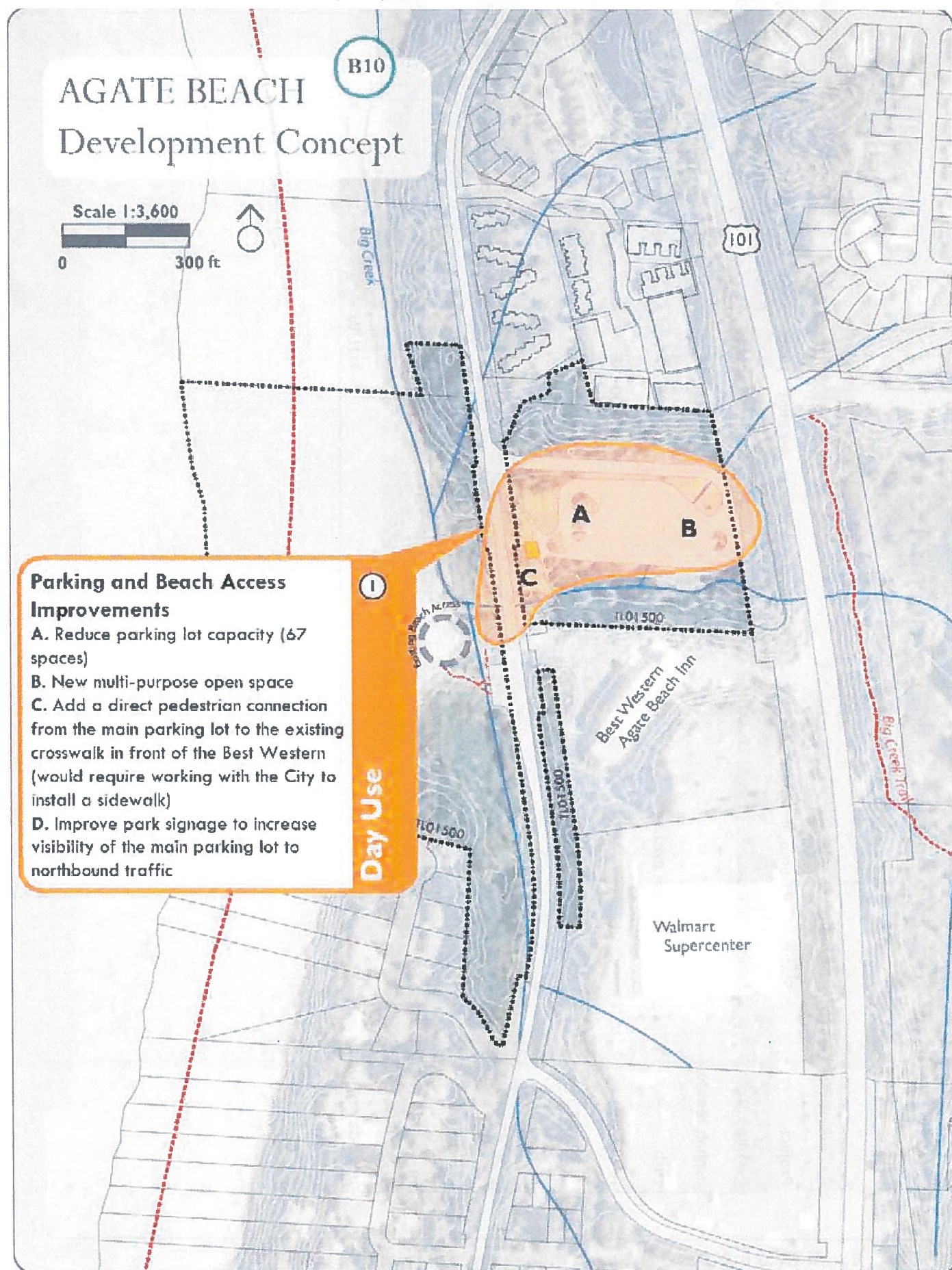
Natural Resource Management Actions

- Manage forest density to promote forest health (e.g., reduce overcrowding and increased incidence of forest disease and insects).
- Discourage illegal camping to reduce impacts to native vegetation.
- Increase food availability throughout park by planting pollinator-friendly and food-producing plant species. Mow developed areas of park with wildlife in mind.
- Maintain and enhance scrub-shrub habitat.
- Monitor and control invasive plant species.

View of the beach access and Oceanview Drive from the "Hamburger" Parking Lot

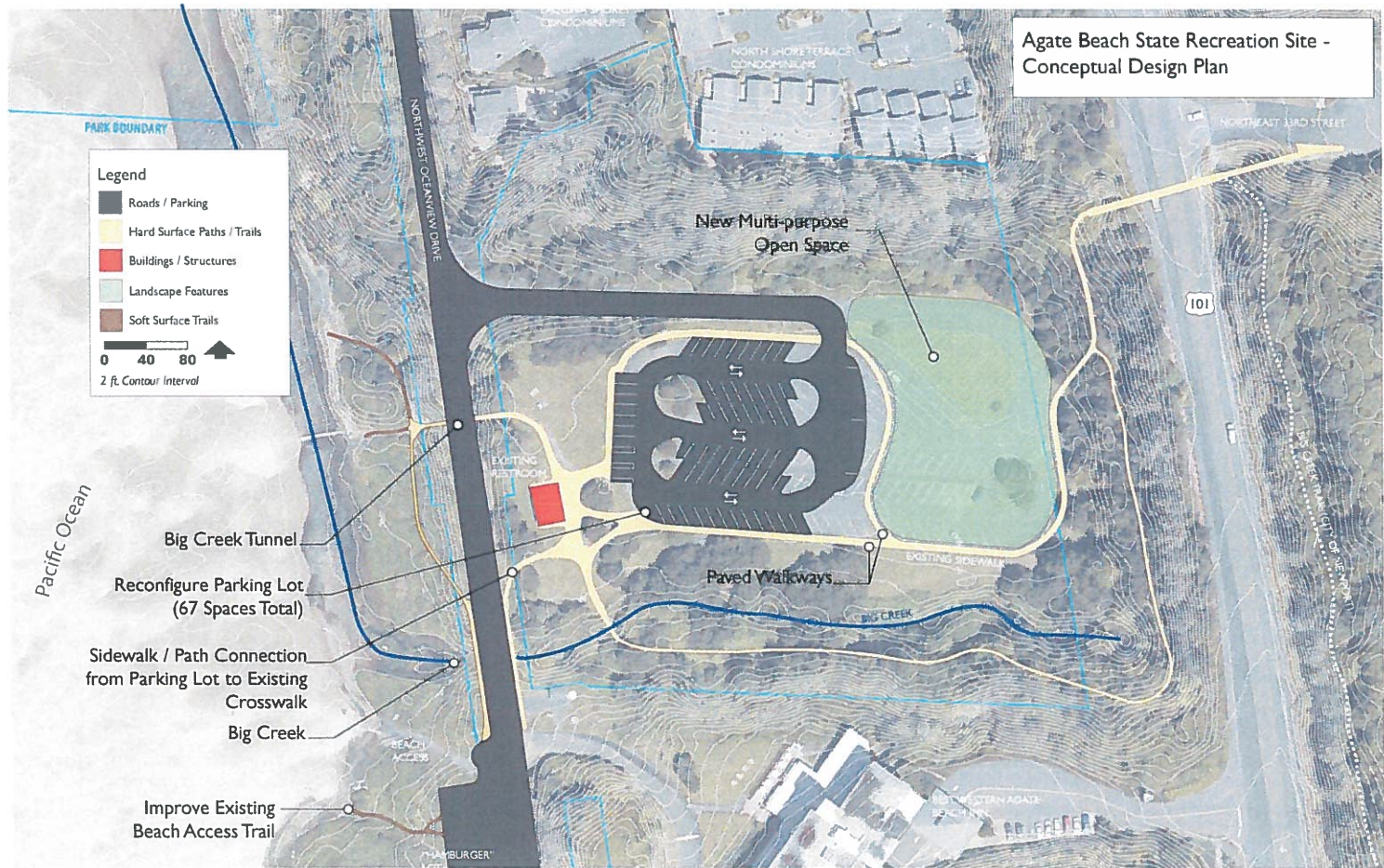


Figure B10-C – Park Development Concept Map



Cost Estimate - Parking and Beach Improvements

1 - Parking and Beach Access Improvements										\$410,000
Project	Status	Parameters/Standards	Reviews/Approvals	Amount	Units	Unit Cost	Subtotal	Total (+35%)		
Parking Lot	Rehab	Paved, 63 spaces (4 ADA)	Lincoln County; DEQ				\$291,000	\$393,000		
asphalt removal				40,000 SF		\$2	\$80,000			
curb		use existing		0 LF		\$0	\$0			
pavement				40,000 SF		\$5	\$200,000			
restriping		67 spaces		1 ALLOW		\$6,000	\$6,000			
landscaping				ALLOW		\$5,000	\$5,000			
Pedestrian Circulation	Enhance		Lincoln County; DEQ				\$12,000	\$16,000		
paved trails / paths		ADA access to Ocean View Dr. (may require a ramp); 60" wide		400 LF		\$30	\$12,000			
Restroom Upgrade										
upgrade restroom				1 ALLOW						





B11. Yaquina Bay State Recreation Site

Location

Within the City of Newport. The park is located on the bluff at the north end of the Yaquina Bay Bridge, overlooking the river's mouth, west of Highway 101.

Size: 32.0 acres

Classification:

State Recreation Site – the primary purpose of parks in this classification is to provide recreational resources and access to them.

Description

Yaquina Bay is a popular tourist destination, both for its scenic views and the historic Yaquina Bay Lighthouse located in the middle of the park. The focal point of the park is a viewing platform with views of the Yaquina Bay Bridge and the river's mouth, located across from the lighthouse. In addition to these attractions, the park provides picnic

areas, walking paths, and beach access. It also contains the Fishermen's Memorial, a site dedicated to fishermen lost at sea. The park road loops around following the edge of the bluff, part of an off-highway connection between the Bayfront and Nye Beach historic districts. The interior of the park east of the lighthouse is heavily vegetated and contains paved walkways. A residence building and host campsites are located in the eastern portion near Highway 101.

Existing Recreation Facilities

- Paved Day Use Parking (169 spaces)
- ADA Gravel Parking and Access Road Behind the Lighthouse
- Yaquina Bay Lighthouse Building
- Plumbed Restroom
- Fishermen's Memorial Sanctuary
- Picnic Shelter and Concrete Picnic Tables
- Paved Beach Access Paths and Stairs
- Paved Walkways

Visitation

The estimated total visitation to the park in 2014 was over 1.5 million (however, this number is based on vehicle road counters and includes through traffic, which could constitute a significant portion of the total vehicles counted). Between 2002 and 2014, the trend was of increasing visitation, with estimated visitor numbers increasing from approximately 1.1 million in 2002 to 1.5 million in 2014. The park is heavily congested during the summer and other tourist seasons.

Botanical Resources Assessment

Ecological condition in the park is mixed, with vegetated areas in the center of the park east of the lighthouse being generally in moderate to good condition. Vegetation in the park consists primarily of shore pine and sitka spruce, native shrublands, and patches of shrub wetland. Invasive plant species are widespread, and include European beachgrass in the dunal areas, Himalayan blackberry, English ivy, Scotch broom, montbretia, and reed canarygrass.

Forestry Resources Assessment

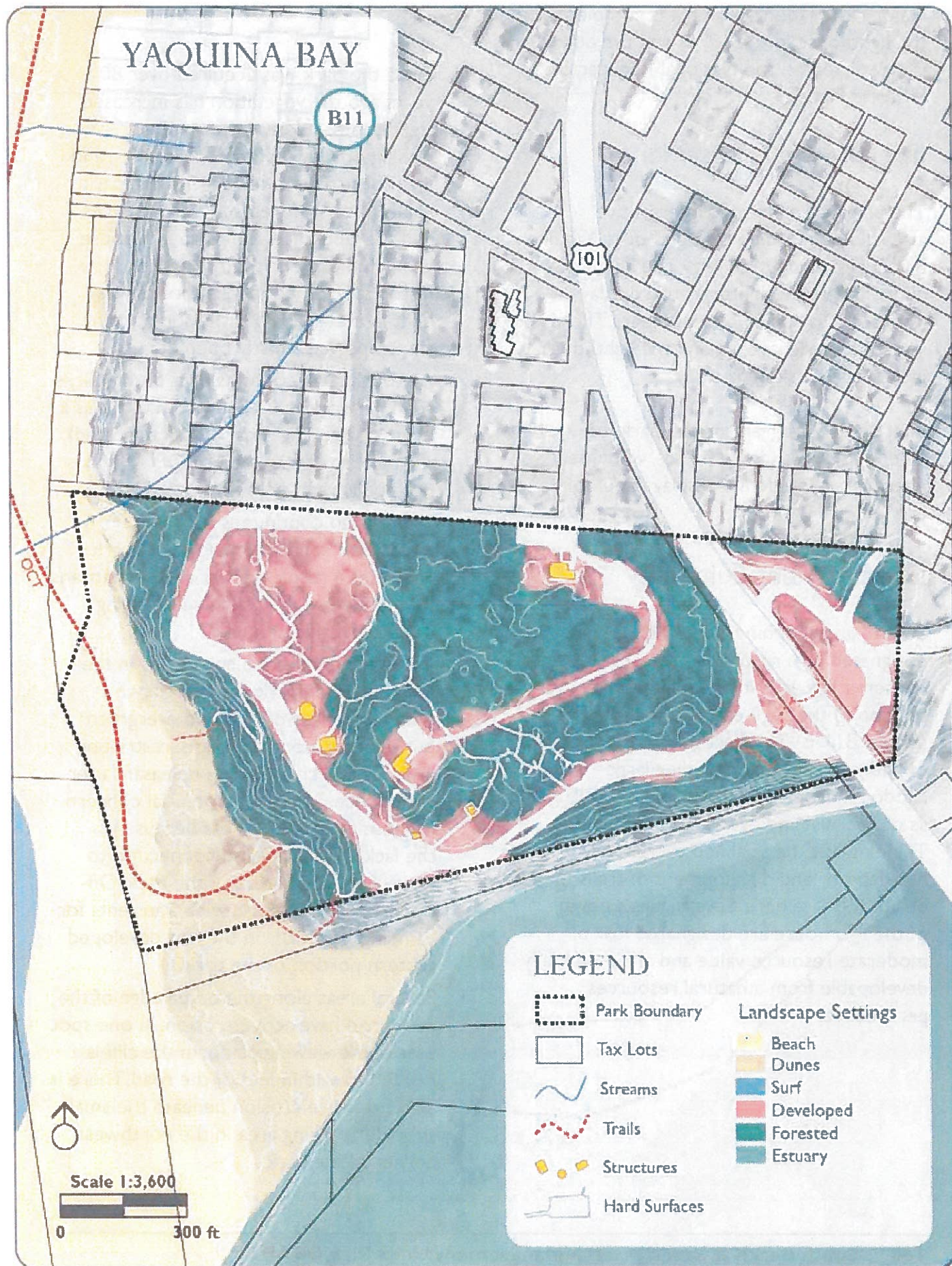
Forested areas in the park consist of shore pine and Sitka spruce, and have low resource value from a forestry perspective. The assessment for the Plan notes that “the dominant feature within these stands is the understory vegetation which is very dense, very tall, and includes evergreen huckleberry, salal, and rhododendron.” Management in these areas should include partial removal of the understory to increase light and nutrient availability for tree seedlings.

Cultural Resources Assessment:

The 32-acre tract was a gift from the U.S. Department of Commerce, Lighthouse Service, in 1934. During the acquisition process it was necessary to obtain a special Act of Congress. Acquisition was desired because of the park’s unique location, splendid views, and pleasing picnic areas that would be provided. The Old Yaquina Bay Lighthouse was constructed in 1871 as a harbor entrance light. The lighthouse reservation consisted of 36 acres, a part of the homestead of Lester and Sophronia Baldwin, who were among the first Euro-Americans to settle on Yaquina Bay. The light was decommissioned in 1873 when a new lighthouse was built three miles to the north at Yaquina Head, though the federal government continued to maintain the building and grounds through 1885. In 1888, the U.S. Army Corps of Engineers was granted permission to occupy the house during harbor improvement projects. From 1906-1933 the Yaquina Bay Life Saving Service used the building as crew quarters and a lookout.

Following acquisition by the state, initial park improvements were made by members of the Civilian Conservation Corps, who were based in the park; some of this work can still be seen, including a historic rock wall along the road beneath the lighthouse. During World War II, the park was used for military purposes and was closed to all unauthorized visitors from December 1941 through May 1944. The lighthouse was scheduled for demolition in 1946, but the move was opposed by local citizens. As a result, in part, of the landmark preservation crisis posed by the lighthouse, the Lincoln County Historical Society was formed in 1948. A

Figure B11-A – Existing Conditions Map



major restoration project was completed on the lighthouse in the 1970s and the building is now listed on the National Register of Historic Places.

Interpretive Assessment

The park has numerous interpretive attractions, including the lighthouse, Yaquina Bay Bridge, and north jetty. The lighthouse contains historical interpretive displays, a movie, and is staffed by volunteers. There is interpretive signage around the lighthouse, including a kiosk in front.

Interpretive programs in the park include field trips, JR Ranger activities, volunteer interpreters, gardening displays, and holiday events.

Development Suitability

Several areas within the park have been designated high resource value and conservation priority, including the central portion of the park east of the lighthouse (Figure B I I-B). This section is composed of native shrublands, including large rhododendron and wax myrtle, as well as dense salal and evergreen huckleberry. Thinning out the salal and evergreen huckleberry and development of trails may be appropriate here. Several areas north of the lighthouse are designated low or moderate resource value and are potentially developable from a natural resources perspective.

Issues

- Since the park was acquired over 80 years ago the vegetation has increased significantly in key viewing areas, closing off views of the ocean, river, and lighthouse. The outer edge of the park road is heavily forested in many places, and the landscape along the lighthouse is much more enclosed than it was historically. When the lighthouse was built in the late 1800s the surrounding landscape was mostly open dunes.
- Although it functions as part of the City's road network (residents often use it as a bypass when Highway 101 is congested), the park road is owned by OPRD and is not public right-of-way.
- There is no continuous off-road pedestrian connection along the park road – as a result, joggers and pedestrians frequently use the road itself, causing potential traffic conflicts.
- Paths and concrete picnic tables in the interior of the park are overgrown with tall hedges of salal and evergreen huckleberry along the paths, restricting visibility and creating an unpleasant user experience. Safety is a potential concern in these overgrown areas because of the lack of visibility and connection to more populated areas of the park. Off-trail areas are popular with transients for camping, especially in the less developed eastern portion of the park.
- Several areas along the outer edge of the park road have active erosion. In one spot east of the viewing platform the cliff is eroded to within feet of the road. There is also extensive erosion beneath the small shoulder parking area in the northwest corner of the park.

Figure B11-B – CNRV Map

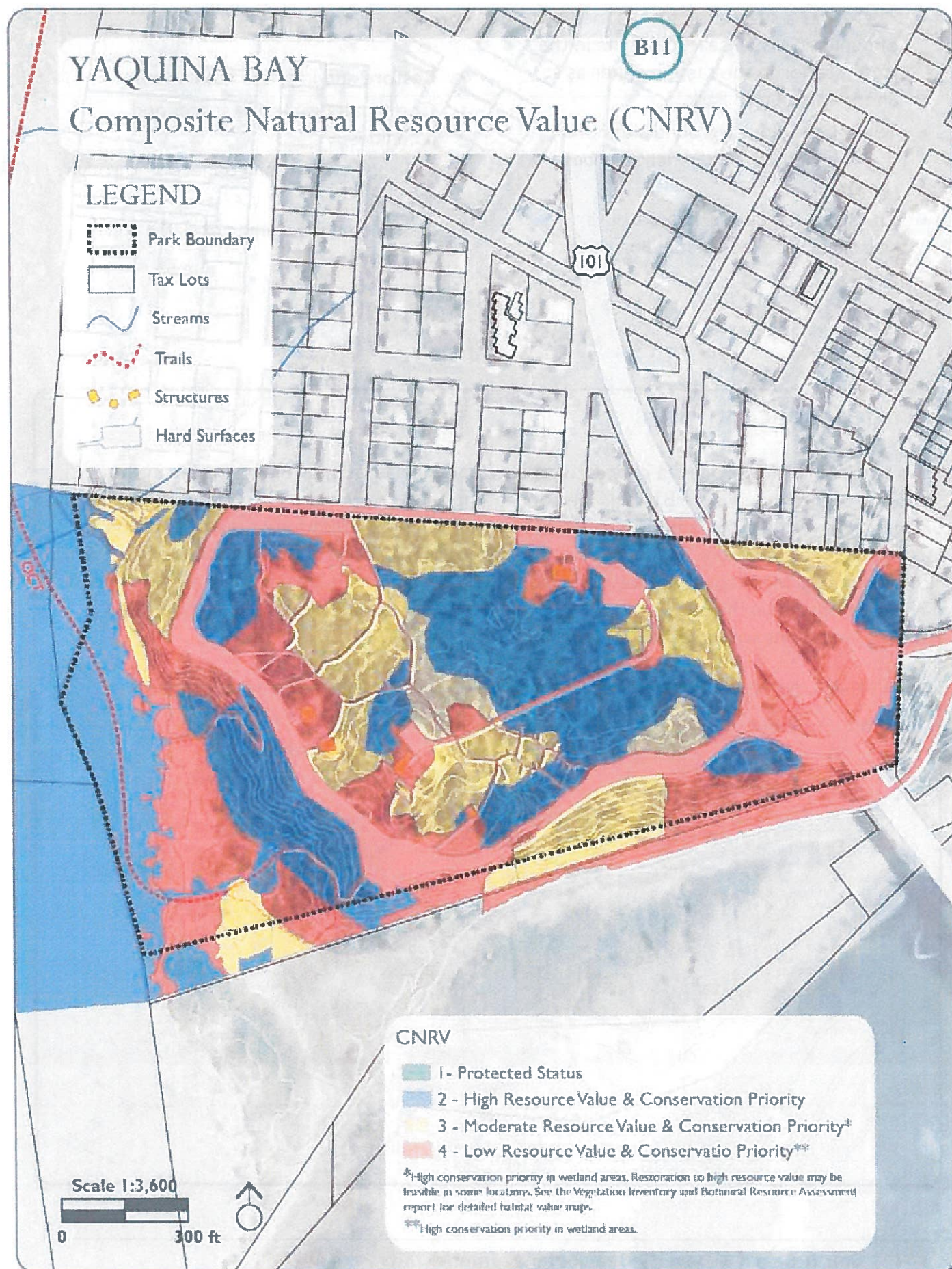
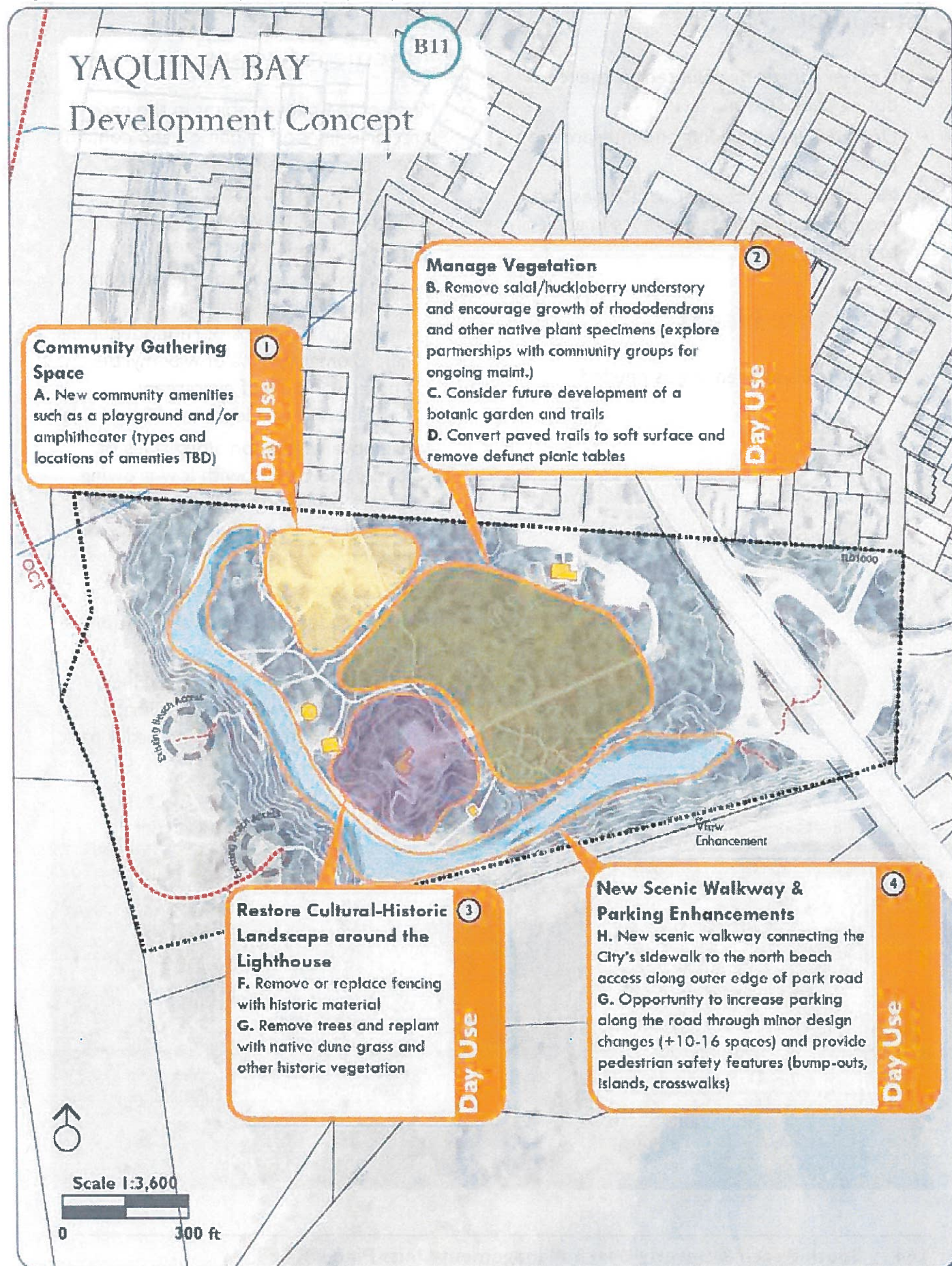


Figure B11-D – Park Development Concept Map



Interpretive Needs

- Greater ranger or volunteer presence during peak season.
- Upgrades to wayfinding and interpretive panels.
- More outdoor interpretive facilities and programming addressing topics in addition to the lighthouse.

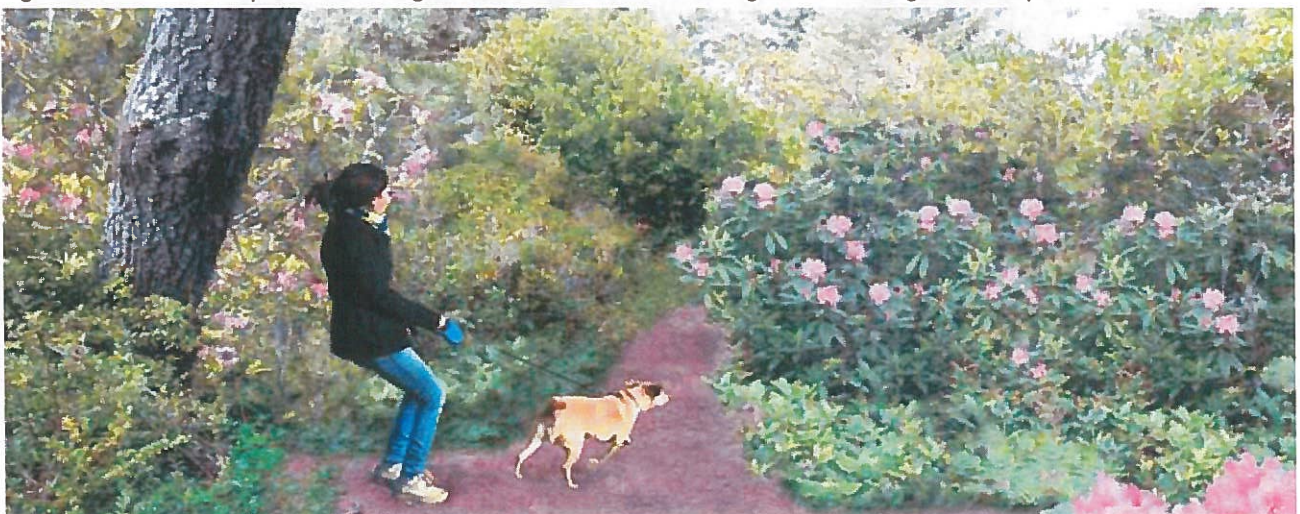
Maintenance Needs

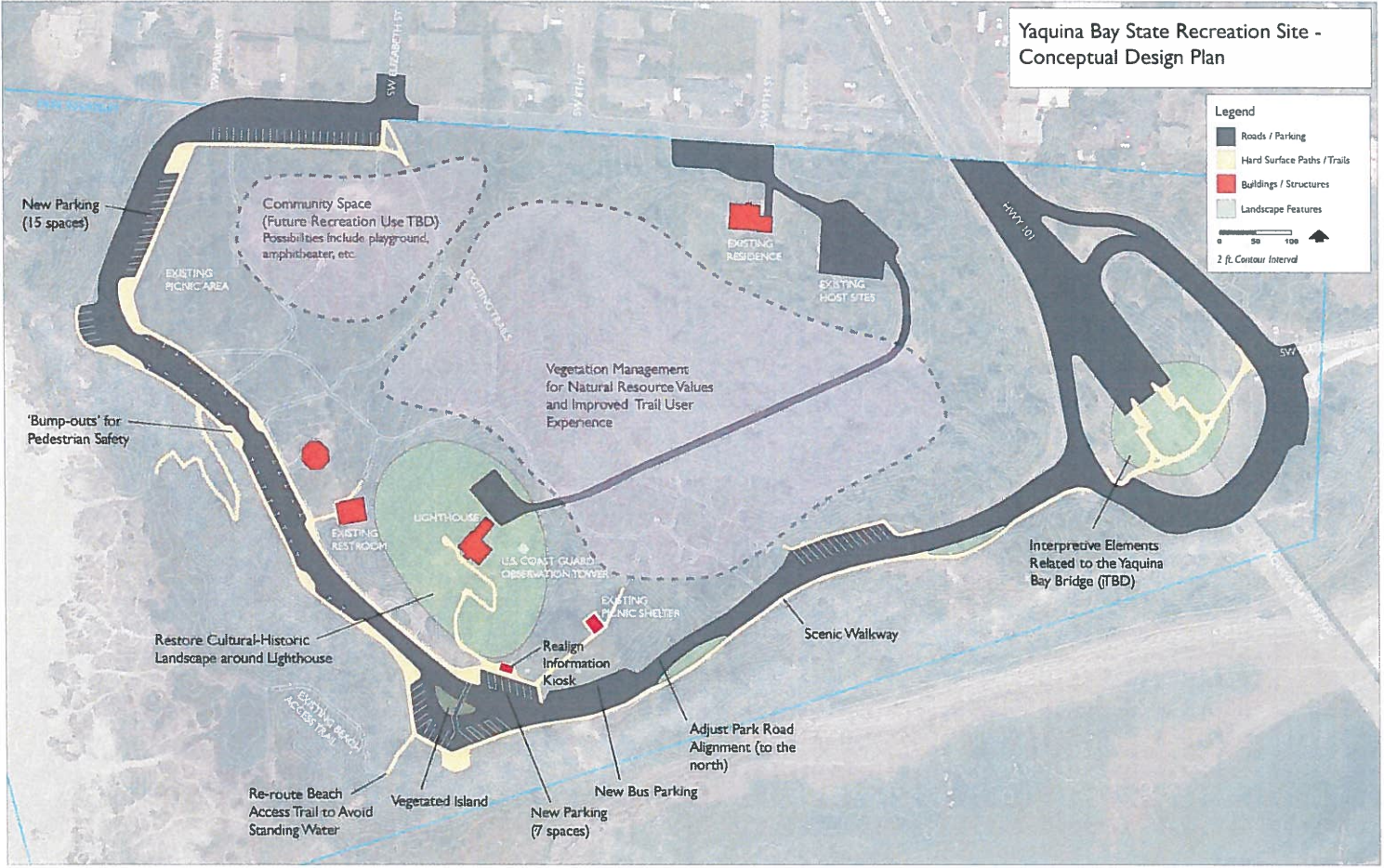
- Repair trails and fencing as needed

Natural Resource Management Actions

- Much of the native habitat in the park interior is in good condition and contains older specimens of rhododendrons, Pacific wax myrtle, and evergreen huckleberry. Within the designated “vegetation management” area:
 - Selectively thin existing vegetation. Retain all wetlands, retain approximately 90% of rhododendrons, approximately 90% of wax myrtle, more than 50% of evergreen huckleberry and less than 50% of salal.
 - Remove vegetation along sides of paths and replant with low-growing plants, prune and thin vegetation behind to open up views of interior habitat
- Eradicate Japanese knotweed.
- Maintain Audubon Society designation as an “Important Bird Area.”
- Discourage illegal camping to reduce impacts to native vegetation. Manage trash from illegal camping and heavy park visitation.

Figure B11-E – Conceptual rendering of trail rehabilitation and vegetation management in park interior





Development Concept

- Develop new community-oriented amenities in the northwest corner of the park, possibly including an amphitheater, band shell, playground, or other similar recreation facilities.
- Restore elements of the historic landscape and setting around the lighthouse. Replace the existing chain link fencing with a historically appropriate material and manage vegetation to restore dune grass and other low-growing native vegetation.
- Construct new accessible scenic pedestrian walkway along the outer edge of the park road, connecting to the recently built sidewalk under the Yaquina Bay Bridge and part of a continuous sidewalk connection between Elizabeth Street and the Historic Bayfront. In order to minimize impacts from erosion, the walkway should not be located nearer to the cliff edge than the existing road on the south side of the park. Instead, it will utilize a portion of the existing roadway; space limitations along a section of the road would require the road to be moved north in order to accommodate the walkway.
- Develop additional parking along the road in the northwest corner of the park and below the lighthouse (total additional spaces: 10-16). Install a vegetated island below the lighthouse to improve pedestrian safety and vehicle circulation. Provide additional pedestrian safety features along the road, including sidewalk “bump-outs” and striped crosswalks. Restripe parking along the shoulder at the east end of the park road. Upgrade parking and sidewalks to ADA standards.
- Manage vegetation in the park interior to open up visibility along the trails and highlight native habitats (see Natural Resource Management Actions below).
- Convert paved trails in the park interior to soft surface or gravel and remove deteriorated picnic tables.
- Reconfigure and resurface picnic site access routes to ABA standards, improve picnic shelter accessibility, and upgrade several existing picnic sites in representative areas of the park to meet ABA standards.
- Consider future development of a native garden as in the concept outlined in Figure B I I -C.

Interpretive Recommendations

- Re-establish a volunteer presence outside the lighthouse.
- Look into feasibility of the Adopt-a-Park program with different potential partner groups.
- Redirect host positions to provide roving interpretation when the lighthouse is closed.
- Update the current interpretive plan for the Yaquina Bay Lighthouse.
- Develop a priority list of existing interpretive panels to be updated.
- Shift priorities to develop more guided recreational opportunities at the park (example: Let’s Go programs like clamming, crabbing, and birding).
- Potential interpretive topics for the park include: lighthouse history; Yaquina Bay harbor; Yaquina Bay fleet history; Yaquina Bay Bridge.

Cost Estimates

3 - Restore Cultural-Historic Landscape around the Lighthouse							\$70,000	
Project	Status	Parameters/ Standards	Reviews/ Approvals	Amount	Units	Unit Cost	Subtotal	
Fencing	Rehab		City of Newport				\$36,400	
fence removal				650 LF	LF	\$6	\$3,900	
new fence				650 LF	LF	\$50	\$32,500	
Landscaping	Rehab		City of Newport				\$15,000	
tree removal				1 ALLOW	ALLOW	\$10,000	\$10,000	
replanting				1 ALLOW	ALLOW	\$5,000	\$5,000	
							Total (+35%)	\$49,000

4 - Scenic Walkway and Parking Enhancements							\$290,000	
Project	Status	Parameters/ Standards	Reviews/ Approvals	Amount	Units	Unit Cost	Subtotal	
Scenic Walkway	Rehab		City of Newport; DEQ				\$182,500	
sidewalk		60" wide, wider where bump-outs are proposed. Approx. 2,300 LF		14,000 SF	SF	\$10	\$140,000	
sidewalk removal				500 SF	SF	\$5	\$2,500	
road realignment		Approx. 200 LF		1 ALLOW	ALLOW	\$40,000	\$40,000	
Parking	Rehab	Paved,	City of Newport; DEQ				\$27,000	
pavement				3,000 SF	SF	\$5	\$15,000	
curb		included in sidewalk construction						
restriping		108 spaces		1 ALLOW	ALLOW	\$7,000	\$7,000	
landscaping				1 ALLOW	ALLOW	\$5,000	\$5,000	
Relocate Information Kiosk	Rehab						\$3,000	
kiosk realignment or replacement - TBD				ALLOW	ALLOW	\$3,000	\$3,000	
							Total (+35%)	\$246,000



Location

Mostly within the City of Newport (a small portion is outside the city limits). The park is located at the south end of the Yaquina Bay Bridge, west of Highway 101.

Size: 498.3 acres

Classification

State Park – the primary purpose of parks in this classification is to provide general outdoor recreation in an extensive setting.

Description

South Beach is a large park with diverse settings and recreation opportunities. The park contains a popular campground, extensive trails, beach access, and two separate day use areas. One of these day use areas, the South Jetty, is located along

the jetty on the south side of the Yaquina River. It functions almost as a separate park and is used extensively by local residents for fishing, clamming, crabbing, horseback riding, jogging, dog walking, picnicking, and access to the beach and jetty. The campground and associated day use area are located farther south, but connect to the South Jetty through a system of paved and soft-surface trails. The campground provides full hookup RV and tent sites, yurts, group camps, and a hiker-biker site. Some of the diverse settings in the park accessible by trail include rhododendron forests, marshes, shore pine forests, open dunes, beach, and estuary.

Existing Recreation Facilities

- Paved Day Use Parking (146 spaces)
- Gravel Day Use Parking, South Jetty (Approx. 200 spaces)
- Six Plumbed Restrooms (One day use, five campground)
- Picnic Tables

- 315 Campsites (225 RV, 60 Drive-in, 27 Yurts, three Group Camps, Hiker/ Biker)
- 9-hole Disc Golf Course
- Amphitheater
- Playground
- Meeting Yurt
- Interpretive Yurt
- Portable Restrooms
- Outdoor Rinse Station (Day Use Restroom)
- Paved and Soft Surface Trails
- Beach Access

Visitation

The estimated total visitation to the park in 2014 was about 820,000 (Day Use 667,000 Overnight 154,000). The overall trend between 2002 and 2014 was of increasing visitation for both day use and overnight numbers.

Botanical Resources Assessment

Ecological condition is mixed within this large and diverse park, and differs based on habitat types that run in distinct bands from north to south. The dunes east of the campground are covered in native rhododendrons and are in good to excellent condition for the most part. West of the campground, there is a swath of forested wetland, also in good to excellent condition. On either side of the wetlands are dunes colonized by European beachgrass and Scotch broom in mostly poor ecological condition. Other areas of the park, including grasslands, forested areas, and open dune habitats, are in varying condition. Vegetation types in the park include dunes dominated by European beachgrass as well

as some dominated by native American dunegrass, shore pine forest, shore pine forested wetlands, douglas-fir forest, Sitka spruce forest, Scotch broom dominated shrublands, and woodlands with grassy areas or open dunes and scattered shore pine. Invasive plant species are widespread and include European beachgrass, Himalayan blackberry, English ivy, Scotch broom, tansy ragwort, purple loosestrife, and everlasting peavine.

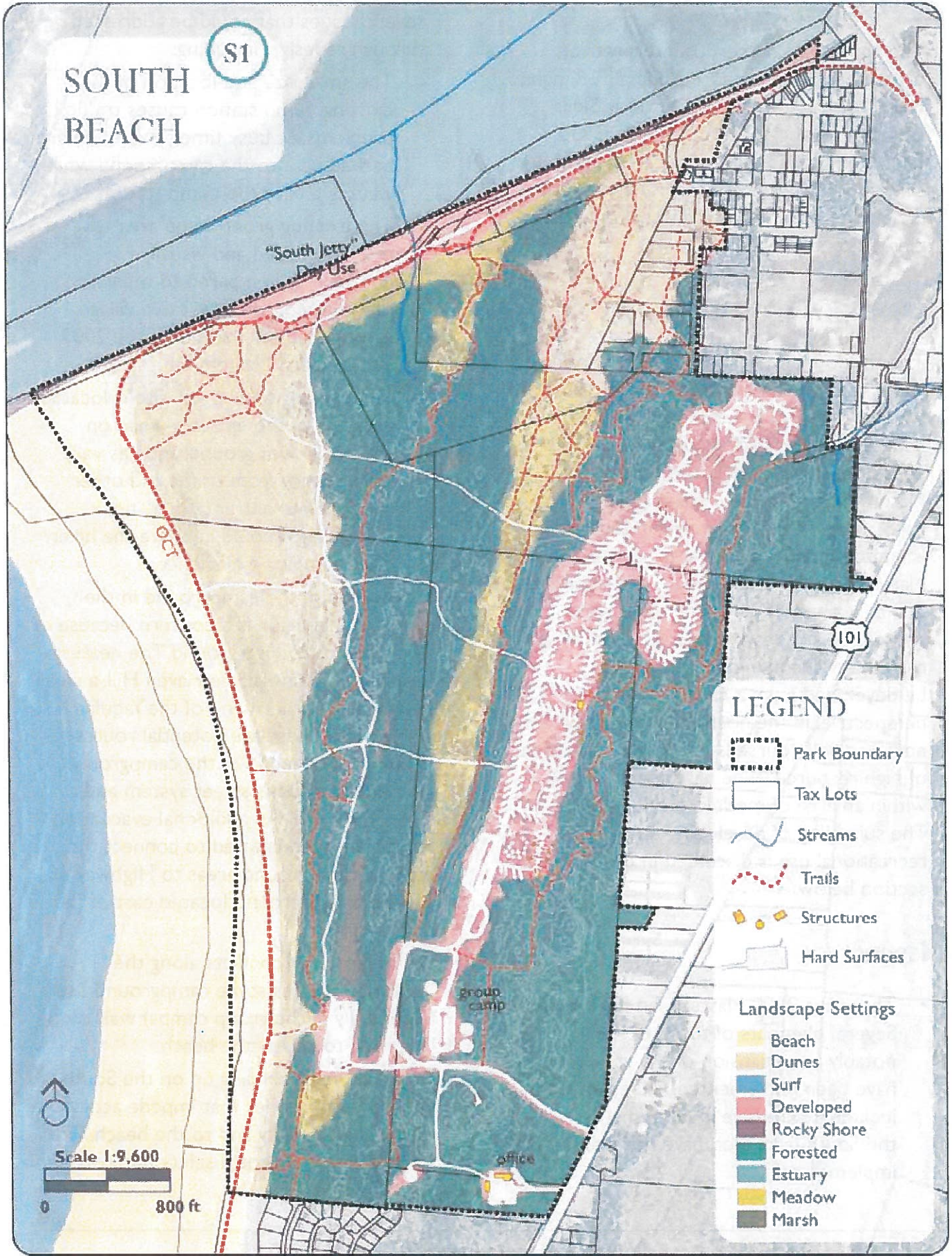
Forestry Resources Assessment

Most of the forested areas in the park are dominated by or include a mix of shore pine, along with several stands dominated by Sitka spruce or Douglas-fir. Forest stands in the park have a mix of low to high resource value.

Cultural Resources Assessment

Land for the park was acquired from Lincoln County as well as private landowners over a long period from 1933 to 2001. Initial acquisitions were for the purpose of protecting the appearance of the southern end of the Yaquina Bay Bridge as well as to preserve the large rhododendrons growing west of the highway and to retain the beach along Yaquina Bay for the enjoyment of the public. The current South Jetty day use area was previously known as the South Beach Wayside. There was little in the way of development within the park prior to construction of the campground in 1970. Notes from a field inspection report from 1961 indicate that a drive-in movie theater had been established along with some cabins near the south end of the bridge, but it is unclear whether those buildings were on park property.

Figure SI-A – Existing Conditions Map



Interpretive Assessment

The park hosts numerous interpretive programs and activities, including JR Ranger, Field Trips, Guided Tours, Outdoor Skills (camping, hiking, survival skills), Lets Go Disc Golfing, and evening programs at the campground. There are several interpretive panels and other non-traditional interpretive elements.

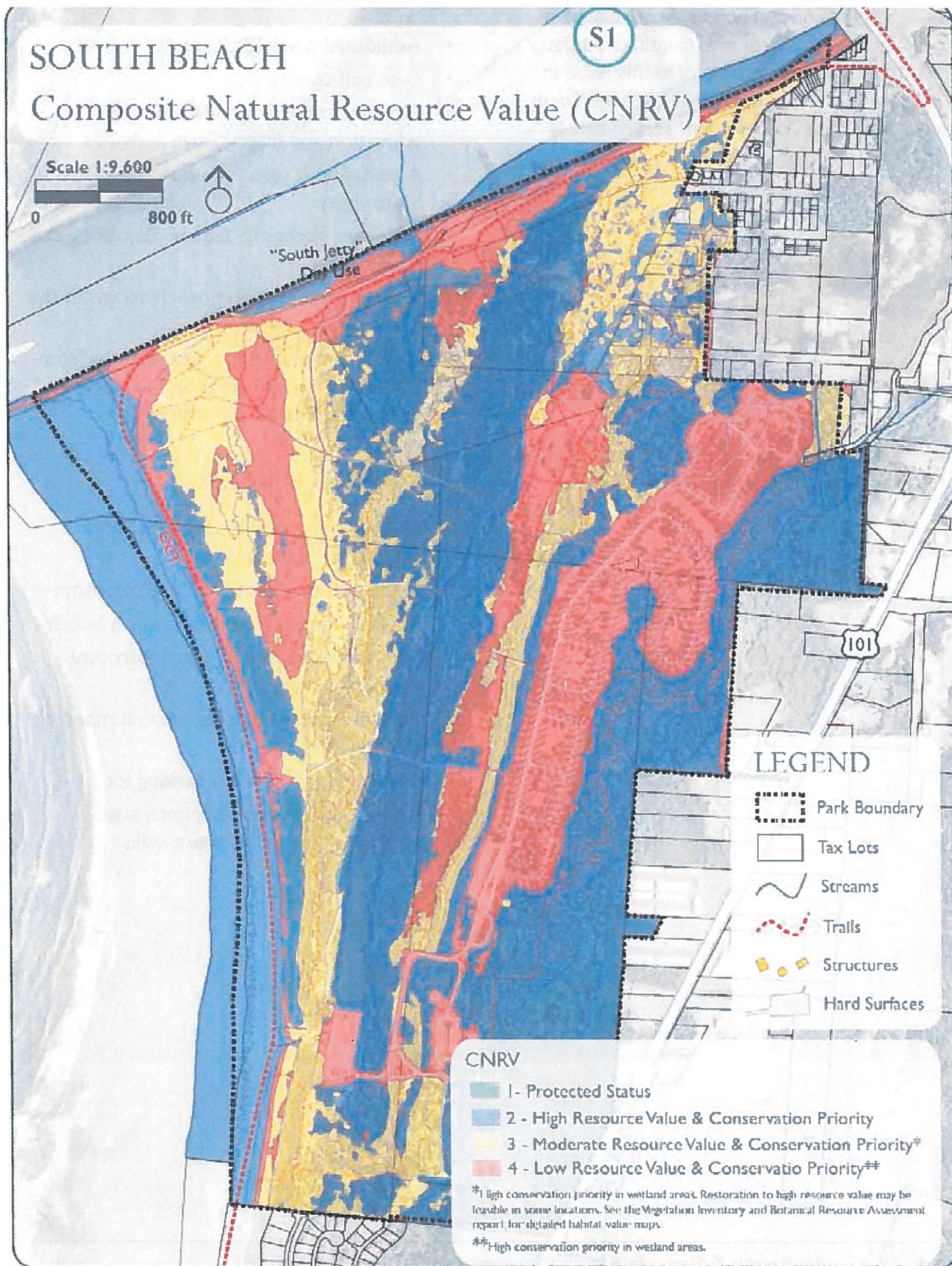
Development Suitability

The rhododendron-covered dunes south and east of the campground and forested wetlands west of the campground have been designated high resource value and conservation priority in the Composite Natural Resource Value Maps (Figure SI-B). Potential development in these areas is limited to low-impact uses such as trails. Many of the dune areas that have stabilized due to growth of European beachgrass and shore pine are designated low to moderate resource value and could potentially be developed from a natural resources perspective. In the north of the park where a new disc golf course is proposed, small areas of high resource value habitat are mixed within an area of moderate value habitat. The suitability of developing this area for recreational use is discussed in the 'Issues' section below.

Issues

- There is a 2003 Master Plan for the park. Several elements of the Master Plan, notably an expansion of the campground, have been implemented. Other elements, including extensive improvements to the South Jetty area, have not been implemented.
- The campground entrance area has several issues that could be addressed through redesign, including:
 - The small size and location of the existing dump station causes traffic problems. At busy times, RVs often are backed up into the campground while waiting to use the dump station.
 - The existing group camp area is underutilized and visually unappealing compared to the rest of the campground. A cabin village is proposed for this site in the 2003 South Beach Master Plan.
 - The existing hiker/biker site is located adjacent to the entrance road on seasonally wet ground, and has very little privacy from traffic and other campground entrance activities. Relocating it could improve the hiker/biker camping experience.
- Evacuation of the campground in the event of a tsunami is a concern because of the distance to high ground. The nearest evacuation point is Safe Haven Hill, a small hill at the southern end of the Yaquina Bay Bridge. There are potential routes from the north end of the campground to reach the City's street system and Safe Haven Hill. An additional evacuation route has been created to connect the central campground areas to Highway 101 (there is high ground located east of the highway).
- There are user conflicts along the entrance road as some campground users (especially in the group camps) walk along the road to access the beach.
- Sand has been building up on the South Jetty, creating dunes that impede access out along the jetty and to the beach. The sand is also a potential safety hazard along

Figure SI-B – CNRV Map



the edges of the jetty as it can slough off underfoot. The U.S. Army Corps of Engineers owns and maintains the jetty and would like to resolve this issue in partnership with OPRD. (See the 'South Jetty Dune Management' section below).

- Sand continues to build up against the day use area restroom near the campground, causing maintenance issues.
- There are user conflicts along the South Jetty road due to the fact that bicyclists, pedestrians, dog walkers, and vehicles all use the same road. The road does not have a sidewalk or shoulder. Separating the uses would reduce ongoing conflicts and enhance visitor safety.
- Sand builds up along the ADA boardwalk, requiring costly removal each year.

Recreation Needs

- Additional overnight capacity
- Disc golf course
- Facilities to accommodate outdoor education and interpretive activities
- A permanent restroom building at the South Jetty
- Improved access to Yaquina Bay along the South Jetty
- Improved parking and beach access at the South Jetty
- Bicycle and pedestrian connections from the park's day use areas and campground to the City's road and trail system

Maintenance Needs

- Upgrade electrical hookups at RV campsites (260 sites)
- Replace and relocate day use restroom
- Replace campground registration booth
- Replace A, B, D, and F loop restroom/shower buildings
- Replace portable toilets with plumbed or vault toilets
- Resurface group camp parking lot
- Explore solutions to minimize sand buildup on the ADA boardwalk.

Development Concept

Proposed development at South Beach includes –

- Relocate the dump station and recycling center to the existing group camp area and expand the dump station to two hookups instead of the current one.
- Locate a new meeting yurt and day use parking spaces in the eastern portion of the existing group camp area.
- Explore the possibility of relocating group camps to I-loop (likely requires removal of sites 18, 110, and 112 to accommodate group sites).
- Install sewer hook-ups for A, B, C, and D loops.
- Relocate hiker-biker campsites to one of several alternative locations identified near the campground entrance (avoid sensitive kinnikinnick habitat).
- Construct new yurts or cabins in the existing dump station area and existing hiker-biker campsite area. Develop new parking and a restroom along the current dump station loop road to serve yurts/cabins as well as the relocated hiker-biker sites.
- Relocate the day use restroom west of the campground to avoid sand build-up.
- Construct a new shelter to accommodate interpretive and picnicking uses in the forested area just west of the day use parking lot.
- New disc golf course in the northeast corner of the park. Much of this area is ecologically degraded, but portions contain rare native dune habitat and will be protected and enhanced via a designated “reserve” area. An experimental approach to habitat restoration in degraded areas is outlined in Figure SI-C. The hope is that foot traffic from disc golf players will loosen sandy soils and open up areas currently dominated by European beach grass for recolonization by native species, which require loose, open, sandy conditions. Restoration efforts would be needed to help with this transition, including pulling beach grass to restore high quality habitat areas to native condition, and potential removal of encroaching shore pines as well. Interpretive signage could also be installed to inform visitors about the need for habitat protection and highlight the potential benefits of this unique restoration strategy.
- Improve parking along the South Jetty road through construction of three defined parking lots (approximately 160 total spaces), including separated equestrian parking.
- Construct new restroom buildings adjacent to parking areas on the South Jetty road.
- Develop a paved trail connection along the South Jetty road to connect park trails with the City’s bike path at the north end of SW Brant Street, as a well as a walkway along the edge of the jetty.
- Develop new diving and tideland access to the Bay from South Jetty parking areas (coordinate with U.S. Army Corps of Engineers).
- Coordinate with USACE on South Jetty dune management.

South Jetty Dune Management

The South Jetty structure is owned and maintained by the U.S. Army Corps of Engineers. For safety reasons, the Corps closed the jetty to vehicular access several years ago, however, prior to the closure, people regularly drove their vehicles out along the jetty to the end of the beach. The jetty also served as an important emergency vehicle access to the ocean shore. OPRD staff conducted twice yearly grading of the jetty to remove sand dunes from building on the top and repaired sinkholes that posed safety hazards to the public.

In the years following closure of the jetty to vehicles, there has been no maintenance or sand removal, and as a result, large dunes have continued to build on top of the jetty, creating a safety hazard where shifting sand spills over the edge of the jetty and obscures potential sinkholes along the jetty. In addition, an important emergency vehicle access has been lost. Sand blowing off of the jetty into the water is also a problem for the Corps because it contributes to sand accumulation in the navigation channel and necessitates more frequent dredging. The Corps has expressed concern that some intervention to arrest this sand migration into the channel is necessary to reduce the frequency and costs associated with channel dredging and minimize safety concerns to the general public.

In order to address this problem, OPRD and the Corps will resume yearly or more frequent remedial sand removal from the jetty, provided that funding for maintenance can be identified. Removed sand will be distributed beyond the southern toe of the jetty structure and planted with dunegrass to stabilize the dune field, reduce sand migration, improve safety, and reduce future maintenance needs. Grading the jetty crest will result in the potential for

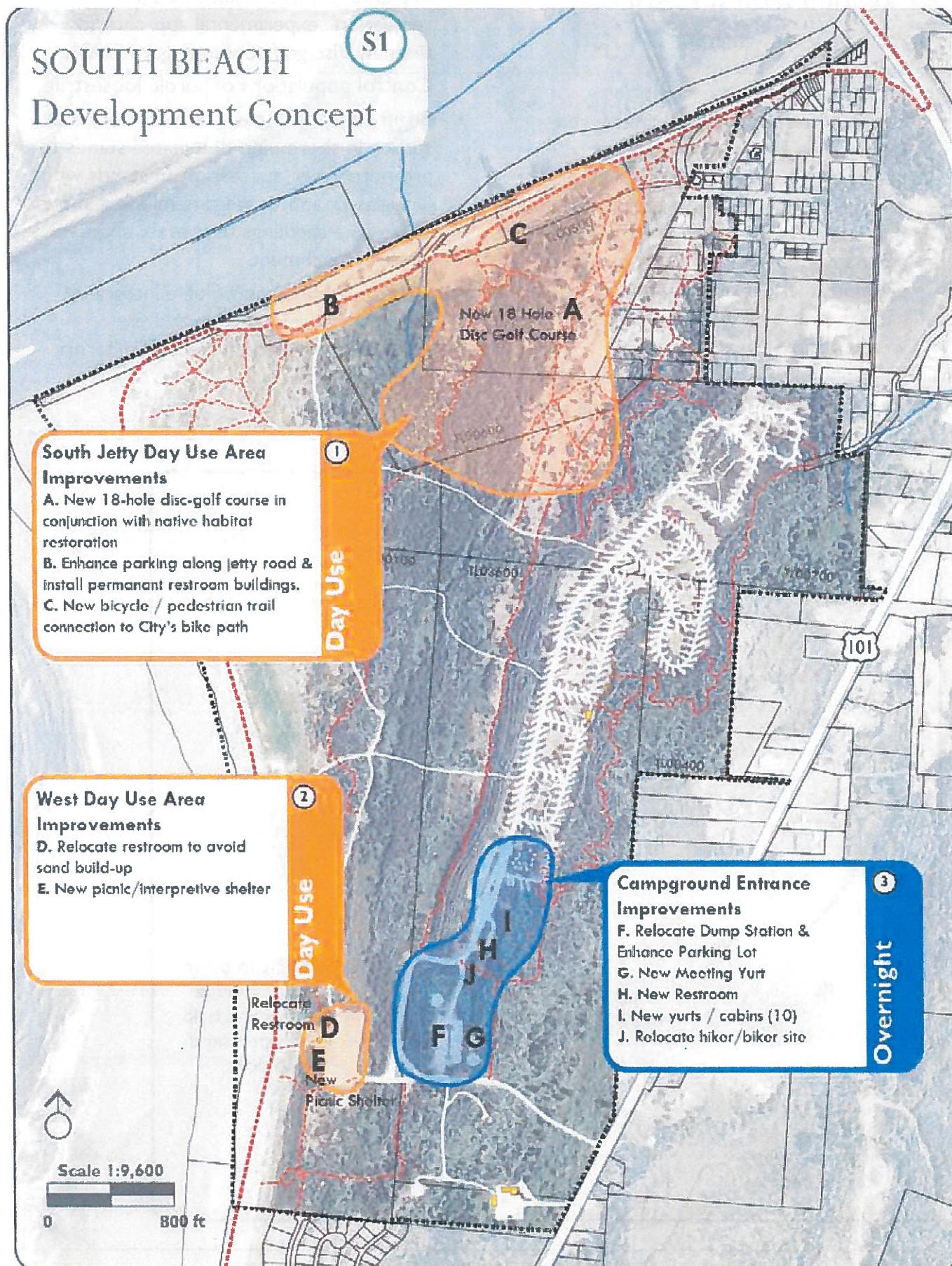
sinkhole development, and maintenance will be required. OPRD and the Corps will monitor and document the success of these efforts.

If monitoring establishes that remedial maintenance is inadequate and additional actions are needed to prevent sand build-up on the jetty, OPRD will consider alternatives proposed by the Corps or others. Significant alterations to the structure of the dunes south of the jetty are allowable only in areas where the dunes are designated low to moderate resource value and conservation priority (see the Composite Natural Resource Value map of the park). The installation of structures or materials on the dunes may be considered if it can be demonstrated that the materials will not restrict emergency equipment or beach access for the public, and that the materials can be installed and maintained in a way that does not pose a safety hazard to the public.

Most of the dunes south of the jetty are in poor ecological condition due to the dominance of European beachgrass, an invasive species. Proposals to alter dune configuration beyond the remedial maintenance activities discussed above, will need to include a plan to replant and stabilize the dunes with American dunegrass, a native species that is now relatively rare along the Oregon Coast.

Any future actions beyond remedial maintenance of the jetty, including earthwork not on or adjacent to the jetty structure, or installation of materials on the dunes, would likely require an Ocean Shore Alteration Permit (administered by OPRD) and may also require a Dune Management Plan and permit review by the City of Newport in accordance with Statewide Planning Goal 18.

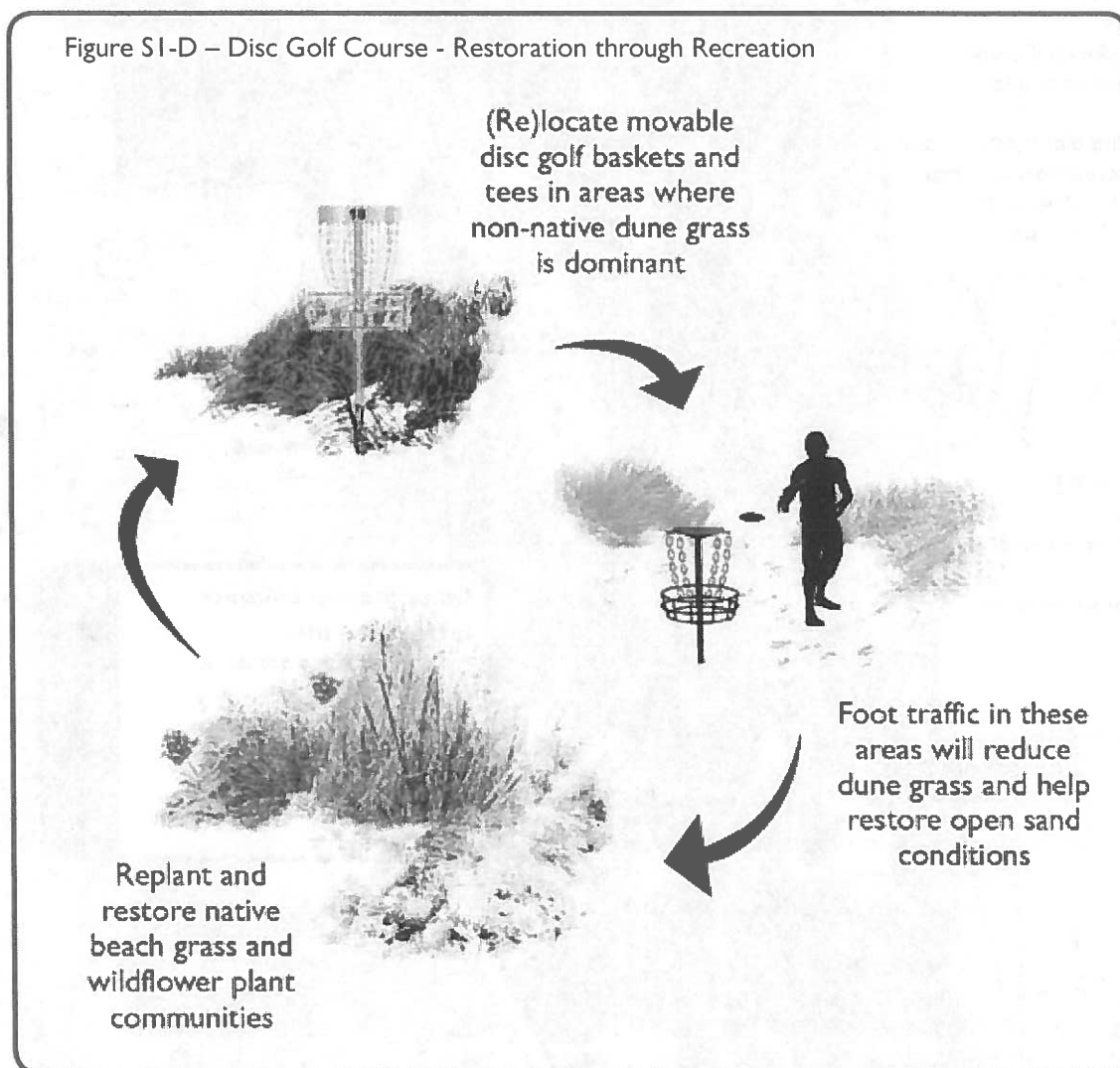
Figure S1-C – Park Development Concept

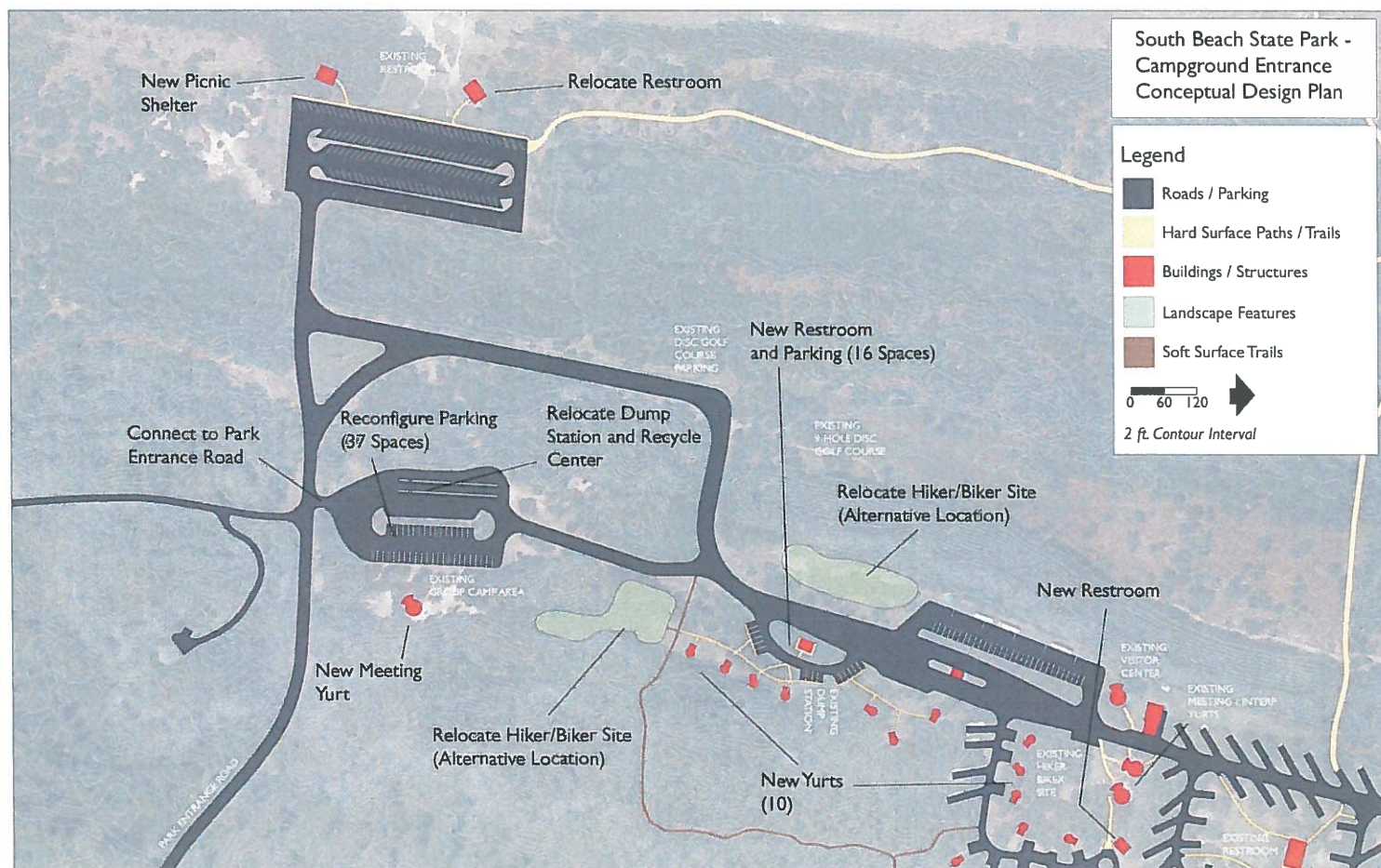


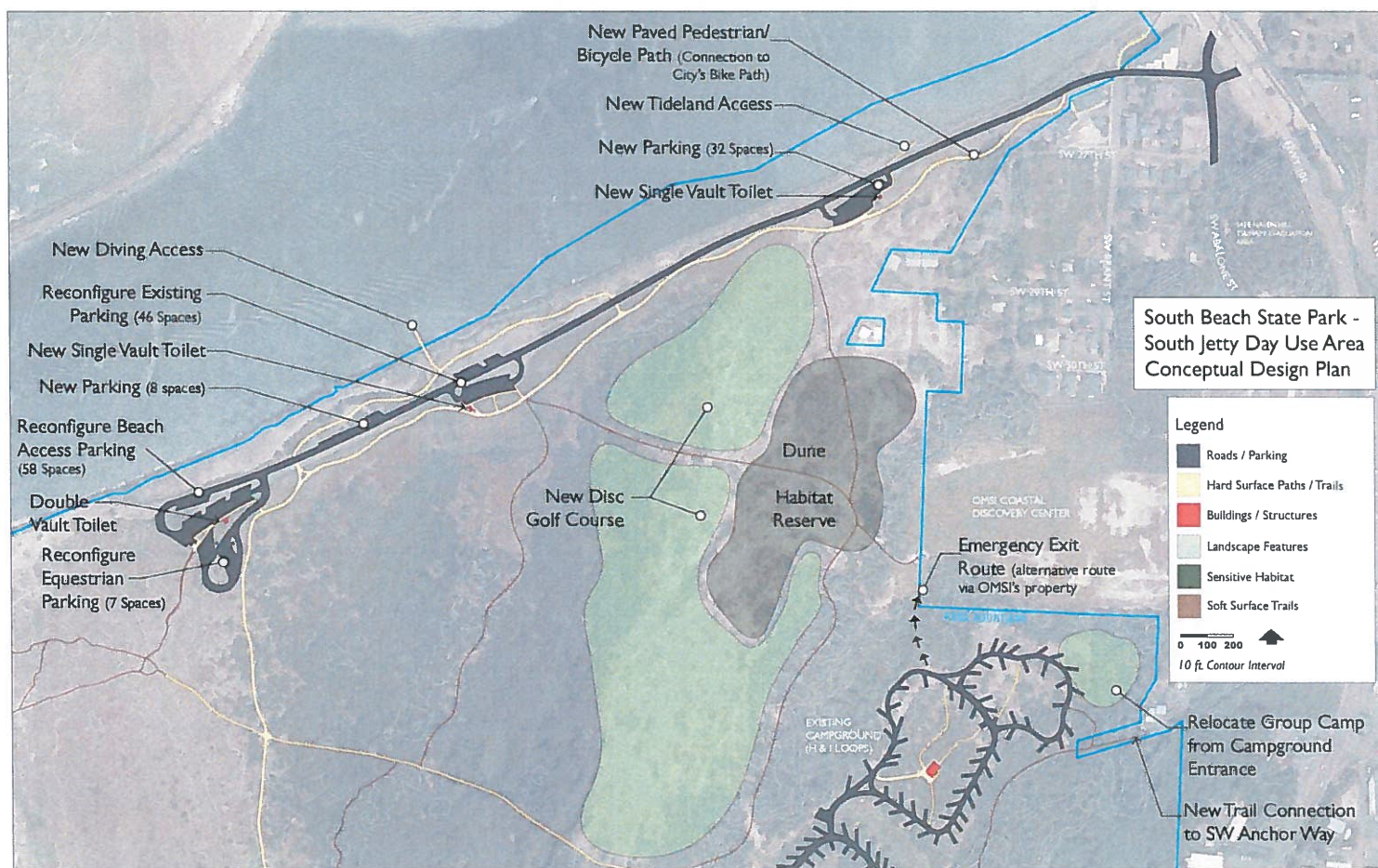
Parkwide Natural Resource Management Actions

- Maintain and enhance rare plant communities and wildlife habitat: red fescue dune habitat that supports pollinator species (e.g., Oregon silverspot butterfly); shore pine-kinnikinnick habitat that supports the seaside hoary elfin; and native dunegrass populations that promote the formation of open sand habitat to provide nesting sites for the western snowy plover.
- Set aside 10 acre “dune habitat reserve” area in the northeast corner of the park to protect native plant communities.
- Implement “restoration through recreation” experimental approach for the new disc golf course (Figure SI-D).
- Control populations of purple loosestrife.
- Begin interplanting western hemlock and spruce in shore pine-dominated stands to promote forest succession. In stands with Douglas-fir and western hemlock, remove shore pine seedlings to prevent shore-pine encroachment.
- Develop a Nuisance Wildlife Integrated Pest Management Plan to address potential problems caused by California ground squirrels.

Figure SI-D – Disc Golf Course - Restoration through Recreation







Cost Estimate - South Jetty Day Use Area Improvements

1 - South Jetty Day Use Area Improvements							\$1,400,000
Project	Status	Parameters/ Standards	Reviews/ Approvals	Amount	Units	Unit Cost	Subtotal
							Total (+35%)
West Parking Lot	Enhance	Paved, includes roadside parking between west & central lots	City of Newport; DEQ				\$242,500
pavement		50 spaces		33,000	SF	\$5	\$165,000
curb				1,000	LF	\$25	\$25,000
striping				1	ALLOW	\$5,000	\$5,000
vault toilet		2x vault; 170 SF		1	EA	\$42,500	\$42,500
site restoration		landscape and/or seeding		1	ALLOW	\$5,000	\$5,000
Equestrian Parking Lot	Enhance		City of Newport; DEQ				\$138,600
pavement		16 spaces		25,000	SF	\$5	\$125,000
curb				80	LF	\$25	\$2,000
striping				1	ALLOW	\$2,000	\$2,000
hitching posts				6	EA	\$500	\$3,000
manure bin				2	EA	\$800	\$1,600
site restoration		landscape and/or seeding		1	ALLOW	\$5,000	\$5,000
Central Parking Lot	Enhance		City of Newport; DEQ				\$161,250
pavement		46 spaces		20,000	SF	\$5	\$100,000
curb				700	LF	\$25	\$17,500
striping				1	ALLOW	\$5,000	\$5,000
restroom area pavement				1	ALLOW	\$10,000	\$10,000
vault toilet		1x vault; 95 SF		1	EA	\$23,750	\$23,750
site restoration		landscape and/or seeding		1	ALLOW	\$5,000	\$5,000
East Parking Lot	Enhance		City of Newport; DEQ				\$132,500
pavement		32 spaces		16,000	SF	\$5	\$80,000
curb				350	LF	\$25	\$8,750
striping				1	ALLOW	\$3,000	\$3,000
restroom area pavement				1	ALLOW	\$12,000	\$12,000
vault toilet		1x vault; 95 SF		1	EA	\$23,750	\$23,750
site restoration		landscape and/or seeding		1	ALLOW	\$5,000	\$5,000
Pedestrian/Bicycle Circulation	Enhance		City of Newport; DEQ				\$360,000
paved trails		10' wide; paved		7,200	LF	\$50	\$360,000

Cost Estimate - West Day Use Area Improvements

2 - West Day Use Area Improvements										\$390,000	
Project	Status	Parameters /Standards	Reviews /Approvals	Amount	Units	Unit Cost	Total Cost				
Restroom Replacement	Rehab		City of Newport				\$239,000				\$323,000
plumbed restroom utilities		Men's/Women's; 560 SF 200' +/- service extension		1	ALLOW	224,000	\$224,000				
Interpretive Shelter	Enhance		City of Newport	1	ALLOW	\$15,000	\$15,000				\$54,000
shelter				1	ALLOW	\$40,000	\$40,000				
Pedestrian Circulation	Enhance		City of Newport				\$5,700				\$8,000
pavement removal		5' wide		140	LF	\$15	\$2,100				
pavement		6' wide		120	LF	\$30	\$3,600				

Cost Estimate - Campground Improvements

3 - Campground Improvements							\$2,000,000
Project	Status	Parameters /Standards	Reviews /Approvals	Amount	Units	Unit Cost	Total Cost
Campsites	Enhance		City of Newport				\$465,000
yurts				10	EA	\$25,000	\$250,000
site furnishings		picnic table; fire pit		1	ALLOW	\$15,000	\$15,000
restrooms		Men's/Women's multi-user, ADA approx. 250 SF		2	EA	\$100,000	\$200,000
Roads & Parking	Rehab		City of Newport; DEQ				\$284,500
pavement removal		53 spaces		6500	SF	\$3	\$19,500
pavement				52000	SF	\$5	\$260,000
restripping				1	ALLOW	\$5,000	\$5,000
Pedestrian Circulation	Rehab						TBD
Paths and walkways		TBD		TBD	LF		
Hiker-Biker Site	Enhance		City of Newport				\$23,000
platforms				8	EA	\$2,000	\$16,000
bike pod				1	EA	\$5,000	\$5,000
site furnishings				1	ALLOW	\$2,000	\$2,000
Meeting Yurt	Enhance		City of Newport	1	EA	\$80,000	\$80,000
meeting yurt		40' diameter w/attached restroom		1	EA	\$80,000	\$80,000
Install Sewer Hookups	Enhance		City of Newport	1	EA		\$615,000
upgrade RV sites with sewer hookups		A, B, C, D loops		123	EA	\$5,000	\$615,000

Figure SI-G – Conceptual Rendering – Yurt Loop



Figure SI-H – Conceptual Rendering – South Jetty Multi-Use Path



Attachment "D"

4-CP-18

ADMINISTRATION OF THE PLAN**Introduction:**

Planning is a process. Because conditions change, the planning process should remain dynamic. Oregon's statewide planning program addresses this need in two ways: First, a post acknowledgement review process exists to assure that local amendments to a state acknowledged plan or implementing ordinance comply with the statewide planning goals; second, a periodic review program mandates the maintenance of local comprehensive plans. Cities must submit their plans every four to seven years to the state, who in turn reviews the plans for consistency and compliance with new rules and statutes.

In addition to state requirements, local jurisdictions should have a well defined review and amendment process. That process should attempt to strike a balance between changing circumstances and the need to provide certainty in the rules. This section presents such a process.

There are two types of comprehensive plan changes, text and map.

Text Amendments

Changes to the text of the plan shall be considered legislative acts and processed accordingly. These include conclusions, data, goals and policies, or any other portion of the plan that involves the written word.

Map Amendments¹

There are three official maps within this plan. They are (1) the General Land Use Plan Map (commonly called the "Comp Plan Map"), (2) the Yaquina Bay Estuary and Shorelands Map (page 272), and (3) the Ocean Shorelands Map (page 50).

Three types of amendments are possible to each of these maps. The first involves wide areas of the map and many different properties, and these are considered major, legislative changes (see the urbanization section on page 273 for definitions). The second usually involves small areas and affects only a few pieces of property. These amendments are considered minor (again, see the urbanization section for definitions), and are quasi-judicial in nature. The third amendment is an amendment based on a demonstrated error in a map designation of a property or the establishment of

¹ Map Amendments Section amended by Ordinance No. 1868 (February 17, 2004).

boundaries on one of the maps. Errors may include, but are not limited to cartographic mistakes, scrivener's errors in a description of a designation or boundary, incorrect map designations of property based on an erroneous assumption of property ownership, the need to reconcile conflicts between a comprehensive plan map designation and a zoning map designation of a property, or the need to adjust comprehensive plan designations or boundaries based on the correction of errors in the Urban Growth Boundary under the Newport Comprehensive Plan process for resolution of errors in the Urban Growth Boundary.

Major, minor, and error amendments to any of the three maps shall be processed consistent with the procedure established in 2-6-1/"Procedural Requirements" of the Zoning Ordinance (No. 1308, as amended). Major, minor, and error amendments to the maps shall be accompanied by findings addressing the following:

A. Major Amendments:

- 1.) A significant change in one or more goal or policy; and
- 2.) A demonstrated need for the change to accommodate unpredicted population trends, to satisfy urban housing needs, or to assure adequate employment opportunities; and
- 3.) The orderly and economic provision of key public facilities; and
- 4.) Environmental, energy, economic, and social consequences; and
- 5.) The compatibility of the proposed change with the community; and
- 6.) All applicable Statewide Planning Goals.

B. Minor Amendments:

- 1.) A change in one or more goal or policy; and
- 2.) A demonstrated need to accommodate unpredicted population trends, housing needs, employment needs or change in community attitudes; and
- 3.) The orderly and economic provision of key public facilities; and
- 4.) The ability to serve the subject property(s) with city services without an undue burden on the general population; and
- 5.) The compatibility of the proposed change with the

surrounding neighborhood and the community.

C. Error Amendments:

- 1.) An error was made in the establishment of a map designation or boundary; and,
- 2.) The correction of the error by the amendment of a map designation or boundary is necessary to resolve an issue created by the error.

Initiation:

A comprehensive plan text revision may be initiated by the Newport City Council, the Newport Planning Commission, the owner (or his/her authorized representative) of any property included in the urban growth boundary, or any resident. Changes proposed by a property owner or resident shall be initiated by the filing of an application for such change. The application shall be on a form prescribed by the City of Newport. Accompanying the application shall be a fee. The City Council shall from time to time set, by resolution, the fees for comprehensive plan changes.

All modifications initiated by a motion of the City Council or an application from a property owner or resident shall be forwarded to the Planning Commission for review and recommendation, who shall review the request and send a recommendation back to the City Council.

Hearings and Notification:

All changes shall be considered by the Planning Commission and City Council at public hearings. Notices and other procedural requirements shall be made in accordance with Section 2-6-1 of the Zoning Ordinance.

The City Council shall hear the matter at a regularly scheduled meeting. If the Council approves the request, they shall pass an ordinance reflecting the change. Denial may be made upon a motion duly seconded and passed by a majority of the Council voting.

Findings of Fact:

All requests for amendments to the data, text, inventories, graphics, conclusions, goals and policies, or implementation strategies shall be accompanied by findings that address the following:

A. Data, Text, Inventories or Graphics:

1.) New or updated information.

B. Conclusions:

1.) A change or addition to the data, text, inventories, or graphics which significantly affects a conclusion that is drawn for that information.

C. Goals and Policies:

1.) A significant change in one or more conclusion; or

2.) A public need for the change; or

3.) A significant change in community attitudes or priorities; or

4.) A demonstrated conflict with another plan goal or policy that has a higher priority; or

5.) A change in a statute or statewide agency plan; and

6.) All the Statewide Planning Goals.

D. Implementation Strategies:

1.) A change in one or more goal or policy; or

2.) A new or better strategy that will result in better accomplishment of the goal or policy; or

3.) A demonstrated ineffectiveness of the existing implementation strategy; or

4.) A change in the statute or state agency plan; or

5.) A fiscal reason that prohibits implementation of the strategy.

Interpretations:

It may become necessary from time to time to interpret the meaning of a word or phrase or the boundaries of a map. Whenever such an interpretation involves the use of factual, policy, or legal discretion, a public hearing before the Planning Commission consistent with the procedural requirements contained in Section 2-6-1 of the Zoning Ordinance (No. 1308, as amended) shall be held.

A ruling for an interpretation shall be approved only if findings are presented that comply with the following:

- > The interpretation does not change any conclusion, goal, policy, or implementation strategy.
- > The interpretation is based on sound planning, engineering, or legal principles.
- > The interpretation is consistent with the Comprehensive Plan.

Additional Map Information:

The official maps shall be identified by the City Council and shall be on file with the City of Newport's Department of Community Planning and Development. A correct and up-to-date original of each map shall be maintained by the planning department. Regardless of the existence of copies of the official maps that may be made or published, the official maps shall be the final authority for determining boundaries for various districts and features.

In the event that an official map becomes damaged, destroyed, lost, difficult to interpret, or outdated, the City Council shall, by ordinance, adopt a new official map, which shall supersede the old one. Adoption of a new official map shall be a legislative matter and shall be processed as such.

Where uncertainty exists as to the boundaries of districts shown on the official maps, the following rules shall apply:

- A. Boundaries indicated as approximately following the center line of streets, highways, or alleys shall be construed to follow such center lines.
- B. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
- C. Boundaries indicated as approximately following city limits shall be construed as following city limits.
- D. Boundaries indicated as following shore lines shall be construed to follow the mean higher high water line of such shore lines. In the event of change in the shore line, the boundary shall be construed as moving with the actual shore line.
- E. Boundaries indicated as approximately following the center lines of streams, rivers, canals, lakes, or other bodies of water shall be construed to follow such center lines.
- F. Areas below the mean higher high water line or the line of non-aquatic vegetation, whichever is most landward in the

estuarine area, shall be considered to be in the estuarine management unit rather than the adjacent shoreland zone.

- G. Boundaries indicated as parallel to or extensions of geographic features indicated in subsections 1 through 6, above, shall be so construed.
- H. Distances not specifically indicated on the official maps shall be determined by the scale of the map.

Citizen Involvement:

It is important to involve a cross section of the citizens of Newport in the development and execution of this Comprehensive Plan and its implementing ordinances. For this purpose, a process must be established to assure that citizen involvement is effective. This section is designed to outline such a procedure for the City of Newport.

The City of Newport contains a wide variety of people with many different interests. When developing new plan policies and implementing laws, it is vital to consider the various view of the community or neighborhood that will be affected by the proposal.

Timing is crucial. Too often citizens do not become involved in the planning process until a specific project is proposed. By then it is frequently more difficult to have an affect on the outcome of the project. This is compounded by the legal requirements of quasi-judicial hearings. The complicated criterion and procedural mandates are not "user friendly" and add to the frustration of persons not familiar with the process. As a result, citizens may feel that the planning does not work and they are left with a bad experience.

For developers, the perception is similar. Public hearings place an element of uncertainty in their projects. Sometimes seemingly arbitrary decisions are made, discouraging investment and innovation. Once again, planning is seen as an impediment, a necessary and expensive paper hoop that must be jumped through.

How then can a citizen involvement program be effective? For Newport, with a strong tradition of community pride and awareness, the answer lies in citizen participation in the planning of the community rather than the administration of the plan and ordinances. That means the emphasis should be placed in citizen participation in the legislative, rather than the quasi-judicial, aspect of the planning process.

When the emphasis for citizen involvement is shifted from the quasi-judicial to the legislative, the adversarial nature of the program is reduced. It is no longer the neighborhood versus the

developer but a group of concerned citizens who want a well planned community. The accent is also changed from the strict, legal procedures to more informal fact finding. All voices are encouraged. People have the freedom to explore all the alternatives and consider them fully.

Once a neighborhood or community consensus can be built, ordinances can be formulated that offer clear direction for development. As long as a developer is willing to comply with the community goals, s/he can be assured that approval will be given. Innovation can be considered on a case-by-case basis and looked at in light of objective policy.

With this system, there is a unified approach to community development. This can save the general public and development community a great deal of time and money, not to mention frustration. Planning can then be a positive.

This is not to say that problems and conflicts will not arise. It would be foolish to assume that all community goals and policies will be without ambiguity and that all developers will voluntarily comply with those standards. But the point is to shift the priority away from the antagonistic view of planning and more to the cooperative.

GOALS/POLICIES/IMPLEMENTATION FOR CITIZEN INVOLVEMENT

Goal 1: To involve citizens in the development and implementation of the city's Comprehensive Plan and its implementing ordinances.

Policy 1: The city shall develop methods of community outreach that encourage participation in the planning process.

Implementation Measure #1: The Planning Commission shall serve as the official citizens' advisory committee to the City Council. Whenever a major change (as determined by the Commission) to the Comprehensive Plan or an implementing ordinance is under consideration, three persons from the community at large shall be designated by the Planning Commission as a Citizens' Advisory Committee.

Implementation Measure #2: The city may promote or assist neighborhood organizations to assist in decision making. When appropriate, the Planning Commission and/or City Council may hold meetings in neighborhoods affected by the issues under consideration.

Implementation Measure #3: If an important issue needs study, then the Planning Commission or the City Council may call for the formation of an ad hoc committee. The committee shall be appointed by the Mayor and confirmed by the City Council. Effort shall be made to select persons from different sides of the issue.

Policy 2: The city will encourage the participation of citizens in the legislative rather the quasi-judicial stage of plan development and implementation.

Implementation Measure #1: The city will make reasonable attempts to contact and solicit input in the formulation of comprehensive plan elements and ordinance provisions. The city may use the neighborhood organizations to discuss specific proposals. The media will be used as much as possible to make citizens aware of city policy and actions.

Implementation Measure #2: The city will develop clear and objective standards by which to review development proposals. Those standards should be developed only after a concerted effort by the city to involve citizens in the formulation process.

Implementation Measure #3: The city will rely on its staff to administer the plan and ordinances if clear and objective standards can be developed. If, however, administration of a plan or implementing ordinance provision involves a legal, factual, or policy decision, the decision shall be made by the Planning Commission and/or the City Council after adequate public notice to interested or affected persons.

Implementation Measure #4: The Planning Commission shall serve as the official Committee for Citizen Involvement (CCI). On matters of neighborhood or city-wide significance, the Planning Commission shall make an effort to solicit the input of citizens.

February 25, 2019 Mark-up Copy of Amendments to Parks and Recreation Section of Newport Comprehensive Plan

PARKS AND RECREATION SECTION¹

Introduction:

The Park System Master Plan for the City of Newport, Oregon, hereby included in this document by reference, outlines a plan for providing parks, open space, and trail systems for the City of Newport. The purpose of this plan is to establish policies and direction for improving existing parks in Newport and to provide guidelines for the acquisition and development of new parks, waterfront access areas, and trail facilities.

Specifically, the Park System Master Plan provides:

- 1.) An analysis of existing parks, open space, and trail facilities.
- 2.) An analysis of existing park operations.
- 3.) An assessment of recreation and facility needs.
- 4.) The development of park and facility standards.
- 5.) Recommendations for the acquisition and development of parks, open space, and trail systems.
- 6.) Recommendations for managing the park system.
- 7.) Recommendations and strategies for funding and implementing the plan.
- 8.) Development of a Six Year Capital Improvement Plan.

Regional Recreational Facilities:

In addition to the city facilities, many county, state, and federal recreational opportunities exist within the city's urban growth boundary. For a complete inventory of those facilities, see the Park System Master Plan.

Capital Improvement Plan:

The priority of improvements for major capital projects in Newport is shown on the next page.

¹ Amended in its entirety by Ordinance No. 1686 (October 4, 1993).

February 25, 2019 Mark-up Copy of Amendments to Parks and Recreation Section of Newport Comprehensive Plan

Table 1

Capital Improvement Plan
Park, Open Space, and Trail Development
City of Newport
Estimated

Site #	Priority	Project Project	Funding	Cost	Technique
N-1	1.	Proposed west Agate Beach park development		\$ 287,200	2, 7, 10
N-4	2.	Sam Moore Park upgrade		189,800	1, 2
M-3	3.	Proposed Yaquina Bay Park development		100,000	1, 2
	4.	Big Creek Reservoir Trail development		50,000	1, 2
	5.	Sport Complex Site Acquisition Study		10,000	1, 2
C-1	6.	Frank Wade Park upgrade		177,100	1, 2
N-3	7.	Big Creek Park upgrade/expansion		302,400	1, 2, 10, 21
N-10	8.	Proposed Spring Street Park acquisition		80,000	1
N-6	9.	Hatfield Park upgrade		70,300	1, 2
	10.	Ocean-to-Bay Trail acquisition		10,000	2, 8, 20
N-7	11.	Proposed Yaquina Bay Beach Park acquisition		150,000	2
N-5	12.	7th Avenue site development		189,800	2, 10
S-13	13.	Mombetsu Park upgrade		24,000	1, 21
N-10	14.	Proposed Spring Street park development		189,800	2
N-7	15.	Proposed Yaquina Bay Beach Park development		474,500	4
	18.	Ocean-to-Bay Trail development (Phase 1*) 70,000	8, 20		
	17.	South Beach Trail acquisition		14,300	8, 20
N-9	18.	Proposed South Beach Airport Park acquisition 50,000	2		

February 25, 2019 Mark-up Copy of Amendments to Parks and Recreation Section of Newport Comprehensive Plan

C-2	19	Proposed South Newport Park acquisition 150,000 4		
	20.	South Beach Trail development (Phase 1**) 159,400 8, 20		

* From Big Creek Park to Fairgrounds [paved trail]

** From South Jetty to Marine Science Center to 35th Street [paved trail]

GOALS/POLICIES/IMPLEMENTATION
PARKS AND RECREATION *

Goal: The city shall pursue implementation of the Parks System Master Plan, as adopted and made a part of this Comprehensive Plan by the Planning Commission and City Council.

Policy 1: The City of Newport shall periodically review and update the Capital Improvements section of the Park System Master Plan.

Policy 2: The city shall cooperate with other local and state agencies in the establishment of recreation trails.

Goal: The City shall work with the Oregon Parks and Recreation Department (OPRD) in adopting master plans for state parks that are consistent with the goals and policies of the Comprehensive Plan.

Policy 1: The City will adopt plan designations and zoning districts for state park properties that are consistent with the intended recreational and resource management objectives for these properties.

Policy 2: Uses within state parks that have master plans that have been adopted by the City shall be limited to those uses that are consistent with the adopted master plans.

Policy 3: The Oregon Parks and Recreation Department's "~~South Beach State Park Master Plan, 2003~~" "South Beach and Beverly Beach Management Units Plan, January 2018", is adopted by the City Council.

* Sub-section amended by Ordinance No. 1858 (September 2, 2003).

February 25, 2019 Mark-up Copy of Amendments to Parks and
Recreation Section of Newport Comprehensive Plan

Pages 196 - 202 deleted by Ordinance No. 1686 (October 4, 1993).

Attachment "F"

4-CP-18

Newport Municipal Code

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.	Trails, paths, bike paths, walkways, etc.	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).*



Agate Beach State Recreation Site

Zoning Map

Image Taken July 2018





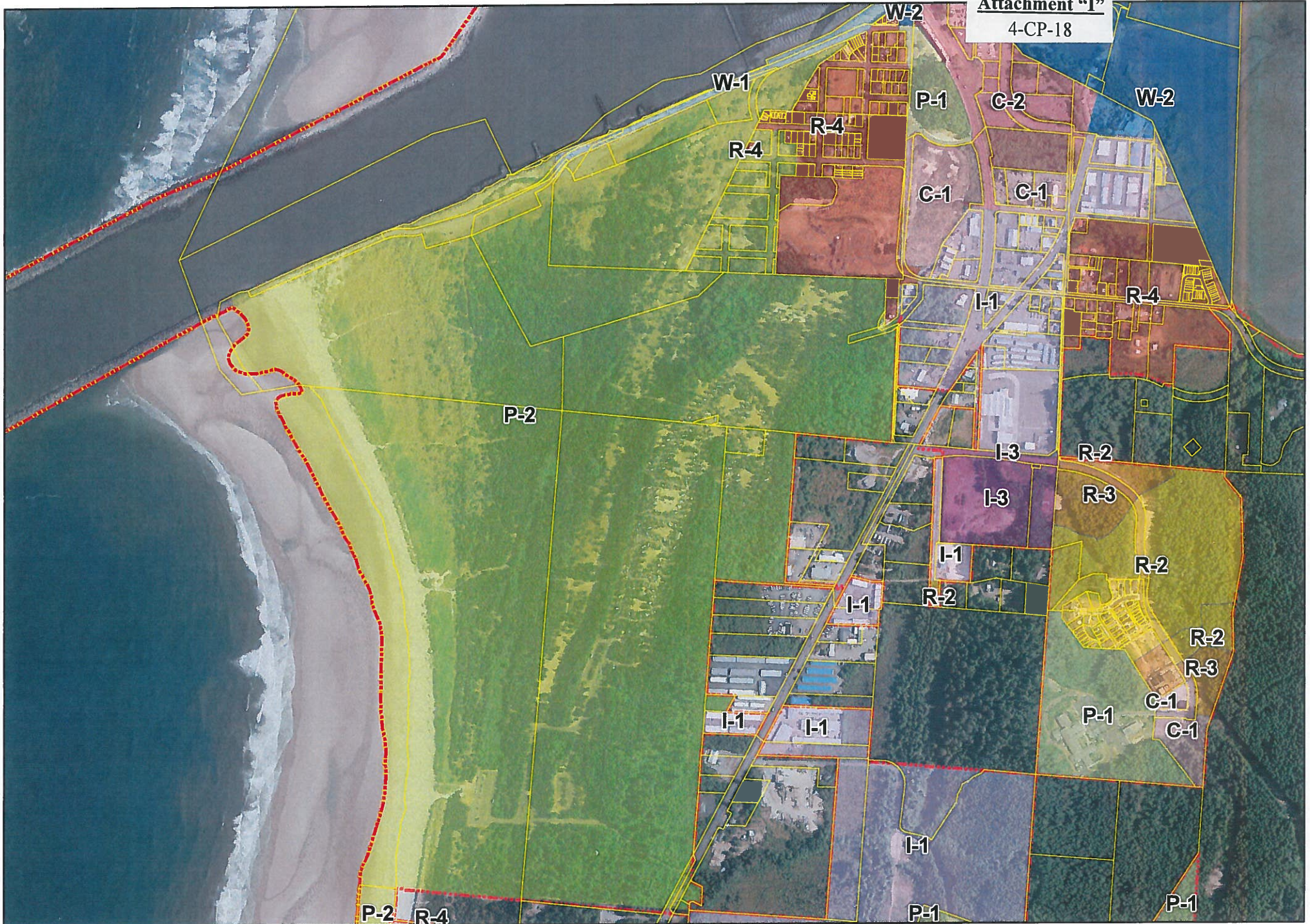
City of Newport
 Community Development Department
 169 SW Coast Highway Phone: 1.541.574.0629
 Newport, OR 97365 Fax: 1.541.574.0644

Yaquina State Recreation Site

Zoning Map

Image Taken July 2018





NOTICE OF A PUBLIC HEARING**CITY ACKNOWLEDGEMENT OF
UPDATED STATE PARKS MASTER PLANS
FOR SOUTH BEACH & BEVERLY BEACH MANAGEMENT UNITS**

The City of Newport Planning Commission will hold a public hearing on Monday, February 25, 2019, at 7:00 p.m. in the City Hall Council Chambers to consider a draft management plan for state parks within the South Beach and Beverly Beach Management Units (File No. 4-CP-18). The draft management plan identifies a range of enhancements that the Oregon Parks and Recreation Department intends to make to the Agate Beach State Recreation Site, Yaquina State Recreation Site, and South Beach State Park, all of which are within the city limits of Newport. Oregon Administrative Rule (OAR) Chapter 660, Division 34, requires that the draft plan be submitted to the City for its review and acknowledgement before it is formally adopted by the Oregon Parks and Recreation Department. A copy of the draft management plan can be viewed on the City of Newport website by first clicking on the heading "Departments" and then "Community Development." This hearing is an opportunity to share with the Planning Commission your thoughts about the proposed park enhancements. Testimony may be submitted in written or oral form. Written testimony sent to the Community Development (Planning) Department, City Hall, 169 SW Coast Hwy, Newport, OR 97365, must be received by 5:00 p.m. the day of the hearing to be included as part of the hearing or must be personally presented during testimony at the public hearing. A hardcopy of the draft management plan, and related materials, is available for inspection and may be purchased for reasonable cost at the Newport Community Development (Planning) Department (address above). Contact Derrick Tokos, AICP, Newport Community Development Director, (541) 574-0626, email address d.tokos@newportoregon.gov (mailing address above).

(For Publication Once on Friday, February 15, 2019)

PUBLIC NOTICES

LEGAL DEADLINES:

WEDNESDAY EDITION:
5:00pm Thursday
Prior

FRIDAY EDITION:
5:00pm Tuesday
Prior

NOTICE OF SHERIFF'S SALE #19-0175

1 March 26, 2019, at 10:00 a.m., at Lincoln County Sheriff's Office, 225 W Olive St, Rm 203, in the City of Newport, Oregon, the defendant's interest will be sold, subject to redemption, in the real property commonly known as: 515 Keel Ave., Lincoln City, 97367. The court case number is 16CV32767, Motionstar Mortgage LLC B/A Champion Mortgage Company, plaintiff(s) vs. Donald L. Sperry, personal representative; Secretary Housing and Urban Development, a governmental agency defendant(s). This is a public auction of the highest bidder for cash or cashier's check, in hand. For more details go to <http://www.oregon-sheriffssales.org/county/coalm/>; F22; M01; M08 3-08)

PUBLIC NOTICE
Pacific Communities Health District Board of Directors will hold a regular meeting on Tuesday, February 19, at 4:00 p.m. in the Education Conference Room at Samaritan Pacific Communities Hospital, 30 SW Abbey St., Newport, Oregon. The meeting agenda includes a tour of a new hospital, meeting minutes, financial reports and facility reports. /s/ Lisa Y. Recorder, PACIFIC COMMUNITIES HEALTH DISTRICT. For additional information contact 541-74-1803 or www.pchd.org. F15 (06-15)

LEGAL NOTICE
IN THE CIRCUIT COURT OF THE STATE OF OREGON, FOR THE COUNTY OF LINCOLN ASSOCIATION OF UNIT OWNERS OF THE RESORT AT WHALE POINTE II CONDOMINIUM, Plaintiff v. DEAN FERGUSON d/b/a WINDY PINES, TOM CARRARD, DEBORAH L. MONTAVLO, ROBERT WAIN, DONNA SWAN, HILIP D VAN HOY, JULIE A VAN HOY, JOHN MONROE, TAMARA MONROE. Case No.: 3CV48686 SUMMONS Y PUBLICATION TO: ABOVE-NAMED DEFENDANTS. A case has been opened against you for the foreclosure of a lien arising

from overdue assessments on your interest in The Resort at Whale Pointe II Condominium. You are hereby required to appear and defend the Complaint filed against you in the above-entitled case within thirty (30) days from the date of first publication: February 7, 2019. NOTICE TO DEFENDANTS: READ THESE PAPERS CAREFULLY! You must "appear" in this case or the other side will win automatically. To "appear" you must file with the court a legal document called a "motion" or "answer." The "motion" or "answer" must be given to the court clerk or administrator within 30 days along with the required filing fee. It must be in proper form and have proof of service on the plaintiff's attorney or, if the plaintiff does not have an attorney, proof of service on the plaintiff. If you have questions, you should see an attorney immediately. If you need help in finding an attorney, you may contact the Oregon State Bar's Lawyer Referral Service online at <http://www.oregonstatebar.org> or by calling (503) 684-3763 (in the Portland metropolitan area) or toll-free elsewhere in Oregon at (800) 452-7636. Christopher B. Conley (OR Bar # 180708) Hayes, Johnson & Conley, PLLC 700 South 21st Street Fort Smith, AR 72901 Phone: (479) 242-8814 Fax: (479) 242-2715 Email: chris@hjclgal.com Attorney for Plaintiff F15 (07-15)

NOTICE OF ELECTION SUPPLEMENTAL NOTICE OF ELECTION OF DISTRICT BOARD MEMBERS
Notice is hereby given that on Tuesday, May 21, 2019 an election will be held in Lincoln County, Oregon for the purpose of electing directors of special districts to fill the following positions and terms, including any vacancy which may exist on the board: FIRE DISTRICTS Alesia Rural Fire Protection District: Position 2: 2 year unexpired term. Positions 4 & 5: 4 year terms. WATER DISTRICTS Kernville-Gleneden Beach-Lincoln Beach Water District: Position 1: 2 year unexpired term. Positions 3, 4 & 5: 4 year terms; This election will be conducted by mail. Candidates file verified signatures or \$10.00 filing fee with the election officer of Lincoln County not later than 5:00pm on March 21, 2019. This notice to be published in the News-Times newspaper. /s/ Dana W. Jenkins. Lincoln County Clerk. Revised 2/13/2019 9:59 a2/p2

NOTICE OF SUPPLEMENTAL BUDGET HEARING
A public hearing on a proposed supplemental budget for Port of Toledo for the current fiscal year will be held at 496 NE Hwy 20, Unit 1, Toledo OR 97391. The hearing will take place on February 20, 2019 at 6:00 PM. The purpose of the hearing is to discuss the supplemental budget with interested persons. A copy of the supplemental budget document may be inspected or obtained on or after February 13 at 496 NE Hwy 20, Toledo OR 97391 between the hours of 9 AM and 5 PM. SUMMARY OF PROPOSED BUDGET CHANGES-AMOUNTS SHOWN ARE REVISED TOTALS IN THOSE FUNDS BEING MODIFIED. FUND: Special Grant Fund Resource Amount Expenditure Line of Credit \$1,500,000 1. Non/Alloc Debt Service/OCB Loan Pymt \$1,500,000 Revised Total Fund Resources \$4,559,600 Revised Total Fund Requirements \$4,559,600 Explanation of change(s): A Line of Credit was obtained to pay for grant reimbursable expenses. The Payment will be made from grant reimbursements. F15 (09-15)

PUBLIC SALE
Safe-Lock Storage located at 3639 SE Ash St, South Beach, OR 97366 will hold a public foreclosure sale on Saturday, February 23 at 10:00 AM. Personal property of the following people will be sold: B10 - Katherine Sielinski E18 - Ronald Barber F08 - Tara Wilson F49 - Nick Kamerer J02 - James Holloway M15 - Dennis & Lea Geer Q12 - Darlene Webster R21 - John Robey The persons mentioned above may contact us prior to the sale at (541) 867-4607. F06; F08; F13; F15 (56-15)

NOTICE OF ELECTION OF DISTRICT BOARD MEMBERS
Notice is hereby given that on Tuesday, May 21, 2019 an election will be held in Lincoln County, Oregon for the purpose of electing directors of special districts to fill the following positions and terms, including any vacancy which may exist on the board: COMMUNITY COLLEGE DISTRICT: Oregon Coast Community College District: Zones 3, 4, 6 & 7: 4 year terms EDUCATION SERVICE DISTRICT: Linn-Benton-Lincoln Education Service Dist: Zone 7: 4 year term (file @ Linn County) FIRE DISTRICTS: Alesia Rural Fire District: Positions 4 & 5: 4 year terms (file @ Benton County) Central Oregon Coast F & R Rural Fire District: Positions 4 & 5: 4 year terms Depoe Bay Rural Fire District: Position 2: 2 year

unexpired term; Positions 4 & 5: 4 year terms Newport Rural Fire District: Positions 1, 2 & 3: 4 year terms; North Lincoln F & R Rural Fire District: Positions 1, 2 & 3: 4 year terms; Seal Rock Rural Fire District: Positions 2, 3 & 4: 4 year terms; Siletz Rural Fire District: Positions 1 & 2: 4 year terms; Toledo Rural Fire District: Positions 3, 4 & 5: 4 year terms; Yachats Rural Fire District: Positions 1 & 2: 4 year terms; Pacific Communities Health District: Positions 1 & 2: 4 year terms LIBRARY DISTRICT Lincoln County Library District: Zones 3, 4 & 5: 4 year terms PARK & RECREATION DISTRICT Greater Toledo Pool Recreation District: Positions 4 & 5: 4 year terms PORT DISTRICTS: Port of Alesia: Positions 2 & 4: 4 year terms; Port of Newport: Positions 1, 3 & 5: 4 year terms; Port of Toledo: Positions 2, 4 & 5: 4 year terms ROAD DISTRICTS: Bear Creek Hideout No. 2 Special Road District: Position 2: 4 year term; Position 3: 2 year unexpired term; California Street Special Road District: Positions 1 & 3: 4 year terms; Little Switzerland Special Road District: Positions 1 & 3: 4 year terms; New Bridge Special Road District: Position 1: 2 year unexpired term; Position 2: 4 year term; NE San Marine Special Road District: Positions 1 & 3: 4 year terms; Panther Creek; Special Road District: Positions 1 & 3: 4 year terms; Starr Creek Special Road District: Position 2: 4 year term; Surfland Special Road District: Position 2: 4 year term; Westwood Village Special Road District: Positions 1 & 3: 4 year terms; Position 2: 2 year unexpired term SANITARY DISTRICTS: Cape Foulweather Sanitary District: 3 Positions at large: 4 year terms; Gleneden Beach Sanitary District: 3 Positions at large: 4 year terms; Salishan Sanitary District: Positions 1, 2 & 3: 4 year terms; Siletz Keys Sanitary District: Positions 4 & 5: 4 year terms SCHOOL DISTRICT: Lincoln County School District Board of Directors: Zones 1 & 2: 4 year terms WATER DISTRICTS: Beverly Beach Water District: Positions 4 & 5: 4 year terms; Carmel Beach Water District: Positions 1 & 2: 4 year terms; Positions 3 & 5: 2 year unexpired terms; Kern-Gleneden-Lincoln Water District: Positions 3, 4 & 5: 4 year terms; Lower Siletz Water District: Positions 1, 4 & 5: 4 year terms; Otter Rock Water District: Positions 2, 3 & 5: 4 year terms; Position 4: 2 year unexpired term; Pan-

ther Creek Water District: Positions 1, 4 & 5: 4 year terms; Seal Rock Water District: Positions 4 & 5: 4 year terms; Southwest Lincoln Water District: Positions 3, 4 & 5: 4 year terms; WATER IMPROVEMENT DISTRICT: Devils Lake Water Improvement District: Positions 1, 2 & 3: 4 year terms This election will be conducted by mail. Candidates file verified signatures or \$10.00 filing fee with the election officer of Lincoln County not later than 5:00pm on March 21, 2019. This notice to be published in the News-Times and News-Guard newspapers. /s/ Dana W. Jenkins Dana W. Jenkins Lincoln County Clerk/ revised/2/13/2019 10:00 a2/p2

PUBLIC SALE
The following storage units will be sold at public auction on Saturday, February 16, 2019 at 11:00AM for non-payment of rent and other fees. Auction is pursuant to Auction Rules and Procedures of Lincoln Storage 4809 South Coast Hwy, South Beach, OR 97366 541-867-6550. Rules are available upon inquiry. Unit #241: Danial Patillo Unit #277: Jacob Kukkola Unit #365: Ashley Cleary Unit #551: Kyrie Benson F08; F15 (59-15)

PUBLIC LIEN SALE
U-Store Self Storage 105 NE 73rd Street Newport OR 97365 10 AM Saturday February 23, 2019 Unclaimed storage lockers to be sold by competitive bidding, Jodi Gonzalez #522, Michael Harford #547, Travis I. Mason #336, Joseph Mayer #511, Laurie Prosocki #238, James Walker #460. Goods of every description sold by Storage lot. CASH or CREDIT CARD ONLY F08; F15 (61-15)

NOTICE OF SHERIFF'S SALE #19-0156
On March 14, 2019, at the hour of 10:00 a.m., at the Lincoln County Sheriff's Office, 225 W Olive St, Rm 203, in the City of Newport, Oregon, the defendant's interest will be sold, subject to redemption, in the real property commonly known as: 490 Fairway Dr, Gleneden Beach, OR 97388. The court casenumber is 17CV05334, U.S. Bank National Association, not in its individual Capacity but Solely as Trustee for the RMAC Trust, Series 2016-CTT, plaintiff(s) vs. Preston Bishop, Personal Representative for the Estate of Sally F. Cutter; Emilee Louise O'Neil; Macy Eileen Bishop; Matthew Craig Saylor; Elos Claire Cutter; Dann Driscoll Cutter; Salishan Hills Owners Asso-

ciation and All Other Persons or Parties Unknown Claiming any Right, Title, Lien, or Interest in the Real Property Commonly Known as 490 Fairway Dr, Gleneden Beach, OR 97388 defendant(s). This is a public auction to the highest bidder for cash or cashier's check, in hand. For more details go to <http://www.oregonsheriffssales.org/county/lincoln/>; F08; F15; F22; M01 (66-01)

NOTICE OF A PUBLIC HEARING CITY ACKNOWLEDGEMENT OF UPDATED STATE PARKS MASTER PLANS FOR SOUTH BEACH & BEVERLY BEACH MANAGEMENT UNITS.
The City of Newport Planning Commission will hold a public hearing on Monday, February 25, 2019, at 7:00 p.m. in the City Hall Council Chambers to consider a draft management plan for state parks within the South Beach and Beverly Beach Management Units (File No. 4-CP-18). The draft management plan identifies a range of enhancements that the Oregon Parks and Recreation Department intends to make to the Agate Beach State Recreation Site, Yaquina State Recreation Site, and South Beach State Park, all of which are within the city limits of Newport. Oregon Administrative Rule (OAR) Chapter 660, Division 34, requires that the draft plan be submitted to the City for its review and acknowledgement before it is formally adopted by the Oregon Parks and Recreation Department. A copy of the draft management plan can be viewed on the City of Newport website by first clicking on the heading "Departments" and then "Community Development." This hearing is an opportunity to share with the Planning Commission your thoughts about the proposed park enhancements. Testimony may be submitted in written or oral form. Written testimony sent to the Planning Department, City Hall, 169 SW Coast Hwy, Newport, OR 97365, must be received by 5:00 p.m. the day of the hearing to be included as part of the hearing or must be personally presented during testimony at the public hearing. A hardcopy of the draft management plan, and related materials, is available for inspection and may be purchased for reasonable cost at the Newport Community Development (Planning) Department (address above). Contact Derrick Tokos, AICP, Newport Community Development Director, (541) 574-0626, email address d.tokos@newportoregon.gov (mailing address above). F15 (71-15)

NOTICE OF SHERIFF'S SALE #19-0156
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2/15/19

Mohawk
Alesia
McKenzie
Crow
Triangle L
Siletz Vall
Mapleton
Eddyville

A
N

Vint

120

DON'T STAY

CITY OF NEWPORT
169 SW COAST HWY
NEWPORT, OREGON 97365

COAST GUARD CITY, USA



phone: 541.574.0629
fax: 541.574.0644
<http://newportoregon.gov>
mombetsu, japan, sister city

NOTICE OF PUBLIC HEARING

CITY ACKNOWLEDGEMENT OF UPDATED STATE PARKS MASTER PLANS FOR SOUTH BEACH & BEVERLY BEACH MANAGEMENT UNITS

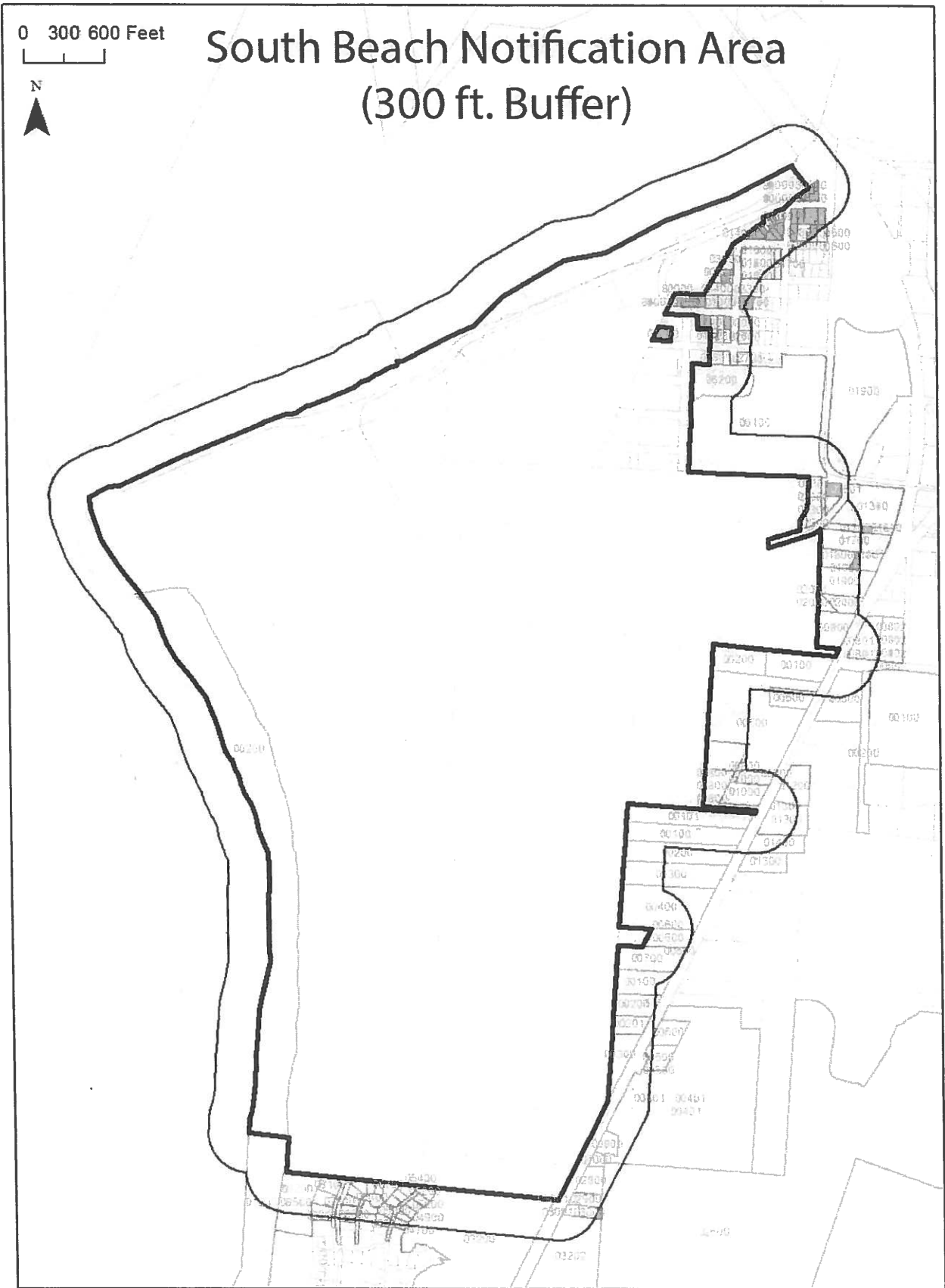
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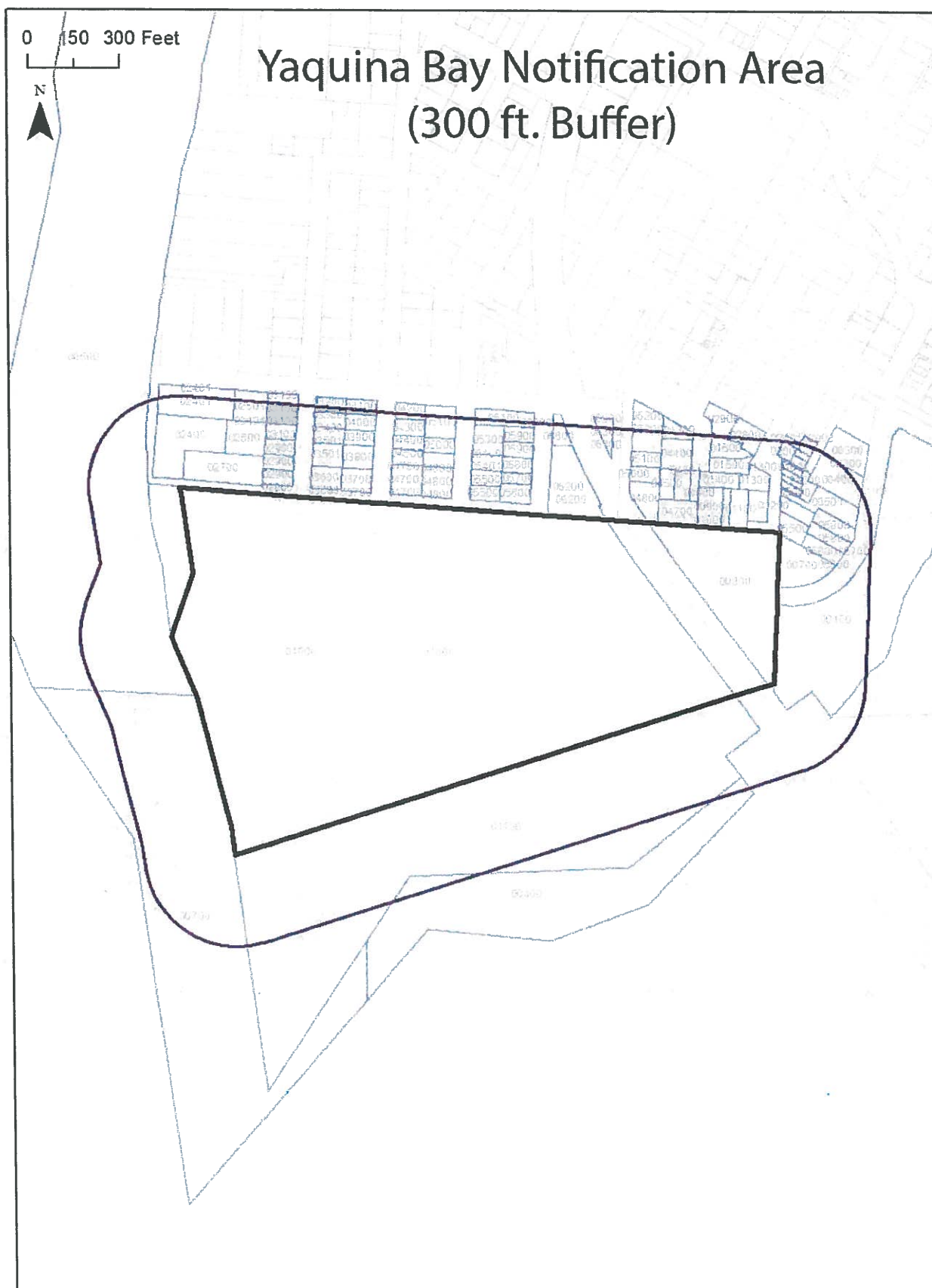
The draft management plan identifies a range of enhancements that the Oregon Parks and Recreation Department intends to make to the Agate Beach State Recreation Site, Yaquina State Recreation Site, and South Beach State Park, all of which are within the city limits of Newport. Oregon Administrative Rule (OAR) Chapter 660, Division 34, requires that the draft plan be submitted to the City for its review and acknowledgement before it is formally adopted by the Oregon Parks and Recreation Department.

A copy of the draft management plan can be viewed on the City of Newport website by first clicking on the heading "Departments" and then "Community Development." Or by typing the following into your web browser: <https://newportoregon.gov/dept/cdd/>.

This hearing is an opportunity for you to share with the Planning Commission your thoughts about the proposed park enhancements. Testimony may be submitted in written or oral form. Written testimony sent to the Community Development (Planning) Department, City Hall, 169 SW Coast Hwy, Newport, OR 97365, must be received by 5:00 p.m. the day of the hearing to be included as part of the hearing or must be personally presented during testimony at the public hearing.

A hardcopy of the draft management plan, and related materials, is available for inspection and may be purchased for reasonable cost at the Community Development Department, Newport City Hall, located at 169 SW Coast Hwy, Newport Oregon 97365. For additional information concerning the ordinance, you may contact Derrick Tokos, City of Newport Community Development Director, at 541-574-0626 or d.tokos@newportoregon.gov.





AFFIDAVIT OF MAILING OF NOTICE OF LAND USE ACTION

File No(s). 4-CP-18

I, Sherri Marineau, duly appointed Executive Assistant of the City of Newport, do hereby certify that the notice of a land use action attached hereto and by this reference made a part hereof is a true and complete copy of the original of such notice, and that said original was deposited in the United States mails at Newport, Oregon, with first-class postage thereon prepaid, addressed to each of the persons owning property and entitled to receiving notice, as said persons are named in Exhibit "A", attached hereto and by this reference made a part of hereof, at the last known address of each person as shown by the records of the Lincoln County Assessor at Newport, Oregon, on the *5th* day of *February*, 2019.

Sherri Marineau

Sherri Marineau
Executive Assistant

STATE OF OREGON)
)ss.
County of Lincoln)

SUBSCRIBED AND SWORN to before me this 5 day of February, 20 19.



Melanie Nelson

Notary Public of Oregon
My Commission Expires: 9/10/21

ONEIL THOMAS A TSTEE &
ONEIL ROSEMARY J TSTEE
2223 PRIMROSE LOOP
PHILOMATH, OR 97370

OTTEN RICHARD A TRUSTEE &
OTTEN BETTY JO TRUSTEE
86A NW 33RD PL
NEWPORT, OR 97365

PACK GILLIAN F M
76 NW 33RD PL
NEWPORT, OR 97365

PALSER GREG J &
HARLAND DEBRA L
2560 NW PACIFIC ST
NEWPORT, OR 97365

PARSONS STANLEY S &
PARSONS KAYE D
1815 29TH AVE W
EUGENE, OR 97405

PETERSON ROY C
2748 NNW PACIFIC PL
NEWPORT, OR 97365

PETERSON SUSANNA J
2766 NW PACIFIC PL
NEWPORT, OR 97365

PFAU KRISTINE LOUISE TRUSTEE
700 W B ST
DIXON, CA 95620

RUMBAUGH KENNETH R &
RUMBAUGH SUSAN L
1157 FOSTER CITY BLVD
#1
NEWPORT, OR 97365

RV AGATE BEACH LLC
ATTN JULIE HARRIS
900 WASHINGTON ST #760
LAKE OSWEGO, OR 97035

SANFORD JULIE K &
EVANS RICHARD J
2380 SQUAK MTN LP SW
ISSAQUAH, WA 98027

SCHRANZ CARL &
SCHRANZ DIANE
1298 S KALAMATH
DENVER, CO 80223

SHAPLAND MARK E &
SHAPLAND KATHERINE J
3331 FOREST GALE DR
FOREST GROVE, OR 97116

SIGLEO ANNE C
1541 NW SPRING ST
NEWPORT, OR 97365

STAGGS SHIRLEY J
2755 NW PACIFIC PL
NEWPORT, OR 97365

STATE OF OREGON
% OREGON PARKS & REC DEPT
725 SUMMER ST NE
STE C
SALEM, OR 97301

STEPHAN LEO E &
STEPHAN S J
#38
NEWBERG, OR 97132

STODOLA SUDI H
66 NW 33RD PL
NEWPORT, OR 97365

SUMNER CAROL J &
SUMNER RICHARD R
1525 NW 14TH ST
CORVALLIS, OR 97330

SUMNER RICHARD R &
SUMNER CAROL J
1525 NW 14TH ST
CORVALLIS, OR 97330

TONE STEVE
3250 NW OCEANVIEW DR
NEWPORT, OR 97365

TROFTGRUBEN SHERI D &
ST CLAIR JOHN B
3318 BRENNTWOOD PL
PHILOMATH, OR 97370

WAL MART REAL ESTATE
BUSINESS TRUST #01-1925
PO BOX 8050
BENTONVILLE, AR 72712

WARD STEPHEN E TRUSTEE &
WARD ANDREA C TRUSTEE
3323 E ASTORIA DR
LAS VEGAS, NV 89121

WESTHUSING JANA &
HIGGINS MARY JO
135 NW 33RD ST #B1
NEWPORT, OR 97365

WHITE MARY A
1043 PLEASANT VALLEY RD
SWEET HOME, OR 97386

WINTERS BARRY A &
WINTERS PHYLLIS
4702 N BROOKVIEW TER
LITCHFIELD PK, AZ 85340

WOOTEN LAWRENCE M &
WOOTEN ARZU K
2723 NW PACIFIC PL
NEWPORT, OR 97365

Agate Beach Mailing List

A & D DEVELOPMENT GEN PRTRNSHP
ATTN MOORE DENNIS
1603 NE 89TH PL
VANCOUVER, WA 98664

ABRUZZINI LAURA TRUSTEE
PO BOX 5963
EUGENE, OR 97405

ADAMS THOMAS J TSTEE &
ADAMS SHIRLE TSTEE
106 SE VIEW DR
NEWPORT, OR 97365

ARVIZU ERNEST M TSTEE &
STEELE LINDA KAY TSTEE
4216 E DESERT SKY CT
CAVE CREEK, AZ 85331

AXEN DOUGLAS J &
AXEN SANDRA K
6447 HOGAN DR N
KEIZER, OR 97303

BARR ROBERT D TRUSTEE &
BARR BERYL L TRUSTEE
590 E PARKWAY CT
BOISE, ID 83706

BAYWOOD MANOR CONDO
ASSOCIATION OF UNIT OWNERS
161 HIGH ST SE STE 122
SALEM, OR 97308

BICE DALLAS FRANKLIN TRUSTEE &
BICE MARGARET FRANCES TRUSTEE
PO BOX 852
NEWPORT, OR 97365

BLACK ELLIOTT H
66 NW 33RD PL
NEWPORT, OR 97365

BLICKENSDEFER ROBERT TRSTEE &
BLICKENSDEFER SARA TRUSTEE
1605 27TH AV SW
ALBANY, OR 97321

BOWDEN RONALD W &
BOWDEN KERI L
6241 SW LURADEL ST
NEWPORT, OR 97365

BROWN GREG T &
CHAPPELL JASON GAGE
69215 MARTINGALE
SISTERS, OR 97759

BRYAN CAROLYN J
86 NW 33RD PL
NEWPORT, OR 97365

CARSON MARK &
HERBERT KATHRYN E
UNIT A5
NEWPORT, OR 97365

CITY OF NEWPORT
CITY MANAGER
169 SW COAST HWY
NEWPORT, OR 97365

CORNELISON CHERYL J
66 NW 33RD PL
NEWPORT, OR 97365

CROBAR JAMES E &
CROBAR PAMELA D
PO BOX 1556
NEWPORT, OR 97365

CROWE PATRICIA L
2747 NW PACIFIC PL
NEWPORT, OR 97365

DANIEL A LARRY &
DANIEL WILMA J
10419 NE 43RD AVE
VANCOUVER, WA 98686

DAYTON LORRAINE M
1796 E GLENEAGLE DR
CHANDLER, AZ 85249

DIGNAZIO LORRAINE D
2550 NW PACIFIC ST
NEWPORT, OR 97365

DYKSTERHUIS JERRY TRUSTEE &
DYKSTERHUIS DEANNA TRUSTEE
2729 NW PACIFIC PL
NEWPORT, OR 97365

EATON SIDONIE K TRUSTEE
96 NW 33RD PLACE #E
NEWPORT, OR 97365

EIBNER KAREN L
86 NW 33RD PL
NEWPORT, OR 97365

ERVIN TODD W &
ERVIN CAROLYN L
61237 LADERA RD
BEND, OR 97702

FINDLING SHARON L TSTEE
85 NW 33RD PL
COLUSA, CA 95932

FORD SALLY M TRUSTEE
3110 NW MONTE VISTA TERRACE
PORTLAND, OR 97210

FURAY DEBORAH S
2735 NW PACIFIC PL
NEWPORT, OR 97365

GARNER KATHRYN L
2782 NW PACIFIC PL
NEWPORT, OR 97365

GEROSIN THOMAS L TRUSTEE &
GEROSIN BETTY F TRUSTEE
3025 CARSON DR #2
REDDING, CA 96003

GILHULY ALAN F
85 NW 33RD PLACE UNIT B
NEWPORT, OR 97365

HABBERSTAD JAMES M
2110 WEST SCENIC DR
THE DALLES, OR 97058

HALLAHAN EDWARD T JR TRUSTEE &
HALLAHAN JOANN H TRUSTEE
PO BOX 211
YACHATS, OR 97498

HAMILTON LLOYD B TRUSTEE &
HAMILTON JANE A TRUSTEE
2699 WESTWOOD DR
PLACERVILLE, CA 95667

HOPE SANDRA A
3250 NW OCEANVIEW DR #5
NEWPORT, OR 97365

HUNTER MARIA C
2540 NW PACIFIC ST
NEWPORT, OR 97365

JACKSON ROBERT C &
JACKSON PAMELA M
2734 NW PACIFIC PL
NEWPORT, OR 97365

JOHNSEN CARLA A TRUSTEE
3659 224TH PL SE
NEWPORT, OR 97365

KITSELMAN BRADLEY A TSTEE &
KITSELMAN ELIZABETH A TSTEE
2510 NW 374TH CIR
LA CENTER, WA 98629

KRAMER BRIAN W TRUSTEE &
KRAMER MARI J TRUSTEE
2940 NE NEWCASTLE PL
CORVALLIS, OR 97330

LA QUINA SHORES HOMEOWNERS
ASSOCIATION
3250 NW OCEANVIEW DR #5
NEWPORT, OR 97365

LAKIN JANET M TRUSTEE
PO BOX 310
REDMOND, OR 97756

LAQUINA SHORES HOMEOWNERS ASSN
ATTN SANDRA HOPE
3250 NW OCEANVIEW DR #5
NEWPORT, OR 97365

LATHROP STEVEN R &
REED LATHROP CHRISTIE L
UNIT D
NEWPORT, OR 97365

LEO ROGER J
8 MONTICELLO DR
LAKE OSWEGO, OR 97035

LESLIE JEANNINE TETU
3720 NE MEGGINSON
NEWPORT, OR 97365

LEWIS BARBARA
86 NW 33RD PL #F
NEWPORT, OR 97365

MAPES DONALD J &
MAPES NEVA V
PO BOX 1981
NEWPORT, OR 97365

MARR FRANKLIN C COTSTEE &
GENNAI VERONICA L COTSTEE
3914 POUNDS AVE
SACRAMENTO, CA 95821

MCCLOSKEY MICHAEL J &
MCCLOSKEY VICKY J
838 ALVINA ST SE
SALEM, OR 97306

MCHENRY MICHAEL R &
MCHENRY JEAN M
60810 DIAMOND RD
BEND, OR 97702

MCNEALY TAMARA A &
MCNEALY THOMAS J
PO BOX 304
NEWPORT, OR 97365

MELO ROBERT R &
MELO DEBRA A
11444 SE 89TH
NEWCASTLE, WA 98056

MIRANDA RAFAEL &
MIRANDA MARGARET ANN
3104 NW MORNING GLORY DR
CORVALLIS, OR 97330

MITCHELL JOHN C &
MITCHELL GERRI U
1405 ROCKHAVEN DR
MODESTO, CA 95356

MONDEN GENE P (TOD)
2725 NW PACIFIC PL
NEWPORT, OR 97365

NIELSEN SCOTT R &
NIELSEN JODIE S
2478 E CLIFF SWALLOW DR
KING CITY, OR 97224

NILSEN MARGARITA
76 NW 33RD PL
ALBANY, OR 97321

NORTH SHORE TERRACE CONDO
ASSOCIATION OF UNIT OWNERS
433 N COAST HWY
NEWPORT, OR 97365

ODMAN PATRICIA COTSTEE &
ODMAN DELBERT COTSTEE
PO BOX 9546
YAKIMA, WA 98909

WALSCH KATHRIN N &
VAN NATTA ERIC S
217 24TH AVE
SAN FRANCISCO, CA 94122

WHITE GORDON TRUST &
WHITE GORDON TRUSTEE ESTATE
PO BOX 507
WALDPORT, OR 97394

WHITE GORDON TRUST ESTATE &
JACOBSON BOB TRUSTEE
PO BOX 507
WALDPORT, OR 97394

WHITE GORDON TRUST ESTATE &
JACOBSON ROBERT J SUCCESSOR TR
PO BOX 507
WALDPORT, OR 97394

WHITE GORDON TRUSTEE ESTATE
ATTN BOB JACOBSON
PO BOX 507
WALDPORT, OR 97394

WILLIAMS MARK W COTRUSTEE &
WILLIAMS JANALEEN L COTRUSTEE
1070 SOUTH IVY CT
CANBY, OR 97013

WILSON MICHAEL L
PO BOX 113
NEWPORT, OR 97365

WORTHINGTON FRANK E &
WORTHINGTON CONNIE L
PO BOX 624
CANBY, OR 97013

YOUNG THOMAS TRAVIS &
FONG LI JUNG
1127 SW MARK ST
ELY, NV 89301

ADAMS HOWARD A JR
833 SW GOVERNMENT ST
NEWPORT, OR 97365

ANDERSON JANE E &
WILLIAMS KRISTAN K
1133 D SW 12TH ST
NEWPORT, OR 97365

ANDERSON OREN P &
ANDERSON JENNIFER E L
1223 LINDENWOOD DR
FORT COLLINS, CO 80524

BAKER DAVID M & BAKER LISA M
19694 CLEAR NIGHT DR
BEND, OR 97702

BENSON WAYNE
1131 SW 11TH ST
NEWPORT, OR 97365

BLOCK JANE & BLOCK MARK
UNIT #608
PORTLAND, OR 97239

BOXER CHARLOTTE A
4627 N CONGRESS AVE
PORTLAND, OR 97217

BROOKS LOYAL TRUSTEE
1157 SW MARK ST
NEWPORT, OR 97365

BUCK RAY A
1485 SE RIO VISTA DR
SEAL ROCK, OR 97376

CHEEVER JEFFREY L &
HANTZE CHEEVER MONITA
1128 SW ELIZABETH ST
NEWPORT, OR 97365

CHIPMAN DOUGLAS C &
CHIPMAN LINDA LEA
1118 SW ELIZABETH ST
NEWPORT, OR 97365

CITY OF NEWPORT CITY MANAGER
169 SW COAST HWY
NEWPORT, OR 97365

CRESSY JEFFREY MICHAEL &
CRESSY DONNA MARIE
1124 SW MARK ST
NEWPORT, OR 97365

DELISSER MICHAEL S & DELISSER JANET
M
705 NE JEFFRIES PL
NEWPORT, OR 97365

DENBLEYKER DAVID C &
DENBLEYKER CHERYL L
960 SW 12TH ST
NEWPORT, OR 97365

DOWNS GEORGE E TRUSTEE &
DOWNS NILA L TRUSTEE
514 SW 6TH ST APT #1
NEWPORT, OR 97365

EVANS SCOTT G
PO BOX 387
TOLEDO, OR 97391

FASHBAUGH FERN
2150 NW HUNTINGTON DR
NEWPORT, OR 97365

FITTS DOUGLAS E TRUSTEE &
FITTS VERNA L TRUSTEE
392 NW 3RD ST SP #1
NEWPORT, OR 97365

FLETCHER THOMAS BUDD &
FLETCHER MEI
PO BOX 256
NEWPORT, OR 97365

FLORETTA JOHN F TSTEE &
FLORETTA ANN R TSTEE
2669 TERRACE VIEW DR
EUGENE, OR 97405

FOWLER SUSAN M
PO BOX 162
NEWPORT, OR 97365

FREEMAN F DON TRUSTEE & FREEMAN
CAROL LYNNE TRUSTEE
502 NW 5TH ST
CORVALLIS, OR 97330

GIANNINI MARION G &
GIANNINI NORMA N TRUSTEE
955 SW BAYVIEW LN
NEWPORT, OR 97365

HAYS CHRISTOPHER T
1112 SW COAST HWY
NEWPORT, OR 97365

HICKEY KHAKHANANG
1377 MOONSHINE PARK RD
LOGSDEN, OR 97357

HUNDTOFT NEVA M
1106 SW ELIZABETH ST
NEWPORT, OR 97365

JOHNSON LEILA
6148 SE EASTBROOK DR
MILWAUKIE, OR 97222

KAUNE RICHARD MARK TRUSTEE
724 MOURNING DOVE LN
GOLDEN, CO 80401

KENAGY DUANE L & KENAGY SUSAN
24742 CAMINO VILLA
LAKE FOREST, CA 92630

KENYON PETER D TRUSTEE &
KENYON PATRICIA K TRUSTEE
2773 NW SKYLINE DR
CORVALLIS, OR 97330

LACKNER SCOTT J
PO BOX 921112
CORVALLIS, OR 97330

LEONG WAYNE K TRUSTEE
173 NE HWY 20
TOLEDO, OR 97391

LINCOLN COUNTY
225 W OLIVE ST
NEWPORT, OR 97365

MBS HOLDINGS LLC
PO BOX 12247
SALEM, OR 97309

MORNING STAR PROPERTY MGMT LLC
1164 SW COAST HWY
BEND, OR 97701

MOUNTAIN PACIFIC INVEST LLC
1155 SW COAST HWY
NEWPORT, OR 97365

OCEAN EQUITY REAL ESTATE &
INVESTMENTS LLC
STE A
WALDPOR, OR 97394

OHARE RITA
16189 GREENWOOD RD
MONTE SERENO, CA 95030

PEASLEY JAMES C &
PEASLEY MARISA A
31722 SEACLIFF DR
LAGUNA BEACH, CA 92651

RAINERY RICHARD L &
KLOSE KAY E
1144 SW MARK ST
NEWPORT, OR 97365

RICHARDS KAREL &
LAUFENBERG JOHN
1138 SW 12TH ST
NEWPORT, OR 97365

SACKET MILA
1112 SW MARK ST
NEWPORT, OR 97365

SAMARITAN HEALTH SERV INC ATTN SHS
ACCOUNTING
PO BOX 3000
EL DORADO HILLS, CA 95762

SAVICKY RICHARD
111 MAIN ST
SPRINGFIELD, OR 97477

SAVICKY RICHARD T &
OBRIEN DAWN A
34332 SEAVEY LOOP RD
SPRINGFIELD, OR 97477

SCHAUB WILLIAM D
752 SW ADAMS ST
CORVALLIS, OR 97330

SCHKADE PATRICIA A TRUSTEE
316 VENICE LN
BOULDER CITY, NV 89005

SCHOLL RICHARD W
PO BOX 834
NEWPORT, OR 97365

SCHRINER CAROL L TRUSTEE
1103 SW MARK ST
NEWPORT, OR 97365

SINGLER STEVEN WILLIAM &
SINGLER CAROLYN JEAN
1137 SW 8TH ST
NEWPORT, OR 97365

STOCKTON GLENN F TRUSTEE &
STOCKTON LORI A TRUSTEE
2405 E 16TH ST
BREMERTON, WA 98310

STULTS CARL J II TSTEE
90142 HILL RD
SPRINGFIELD, OR 97478

TAYLOR DIANE D TSTEE
1030 HOYT ST SE
SALEM, OR 97302

TIERNEY JAMES F
PO BOX 741
NEWPORT, OR 97365

TORNATORE RALPH M COTRUSTEE &
TORNATORE TERRI L COTRUSTEE &
1384 VALLEJO WAY
SACRAMENTO, CA 95818

TWELFTH STREET CONDOMINIUM
ASSOCIATION OF UNIT OWNERS
433 N COAST HWY
NEWPORT, OR 97365

UNITED STATES OF AMERICA % US
COAST GUARD
915 2ND AVE
SEATTLE, WA 98104

UNITED STATES OF AMERICA
% GENERAL SERVICES ADMIN
REAL ESTATE DIV GSA CENTER
AUBURN, WA 98001

VERLINI RICHARD J TRUSTEE &
VERLINI BRENDA R TRUSTEE
PO BOX 645
NEWPORT, OR 97365

WOODS MICHAEL R &
WOODS FLORENCE M
1617 NE 205TH AVE
FAIRVIEW, OR 97024

YAQUINA BAY DEVELOPMENT
CORPORATION
202 NW 6TH
CORVALLIS, OR 97330

South Beach Mailing List

4350 S COAST HWY LLC
631 KOUNS DR
ALBANY, OR 97321

4354 S COAST LLC
4354 S COAST HWY
SOUTH BEACH, OR 97366

ACOCK CHARLES W &
ACOCK MICHELE M
3142 RESERVOIR RD
WALLA WALLA, WA 99362

ADAMS MARSHALL G &
ADAMS JUDITH A
1110 NW 30TH ST
CORVALLIS, OR 97330

ADLER MICHAEL P
1390 SEA RIDGE LN
GEARHART, OR 97138

AMARANDOS ANNA &
AMARANDOS MARK
25292 ABILENE CT
LAGUNA HILLS, CA 92653

ANDREWS JUDY A &
ROSS GARY P
587 S LOCUST ST
SOUTH BEACH, OR 97366

AYLSTOCK RALPH H &
AYLSTOCK RITA K
PO BOX 403
SOUTH BEACH, OR 97366

BARRELHEAD SUPPLY INC
% BERTULEIT DONALD JEFFERY
354 SE 2ND ST
NEWPORT, OR 97365

BENNEY ROGER &
CRANER SHERYL
755 NW MORNING VIEW CT
MCMINNVILLE, OR 97128

BERTULEIT MARGARET TRUSTEE
354 SE 2ND ST
NEWPORT, OR 97365

BIGGI CONSTRUCTION LLC &
BIGGI JOHN S JR
11605 SW NORMANDY LN
WILSONVILLE, OR 97070

BOHLENDER RONALD D TRUSTEE &
BOHLENDER LAURA J TRUSTEE
27940 KENNEFICK RD
GALT, CA 95632

BRAXBEACH LLC
PO BOX 240
NEWPORT, OR 97365

BRIM RICHARD &
BRIM JUDY
370 SW 29TH ST UNIT D
NEWPORT, OR 97365

BURKE MATTHEW JOSEPH
248 SW 29TH ST
NEWPORT, OR 97365

CARLSEN MICHAEL BRADLEY &
CARLSEN ALICE KRISTINA
90531 DIAMOND RIDGE LOOP
COBURG, OR 97408

COOK GARY L TRUSTEE &
COOK LINDA J TRUSTEE
370 SW 29TH ST UNIT E
NEWPORT, OR 97365

COOPER MELISSA MARY ATTN HEINEN
MARY ISABELLA
2124 FRUITVALE RD
NEWPORT, OR 97365

CROWDER DANIELLA & CROWDER
ELLIOTT D
312 SW 29TH ST
NEWPORT, OR 97365

DARK WANDA K TSTEE &
DARK WANDA K TSTEE
5705 SW BARNACLE CT
SOUTH BEACH, OR 97366

DERISCHEBOURG SARA JANE
2615 SE TAYLOR ST
PORTLAND, OR 97214

DUKES THOMAS R
2637 SW BRANT ST
NEWPORT, OR 97365

DUNLOP WILLIAM P &
DUNLOP KAREN W
APT A
STAR, ID 83669

DURLAND EVAN
315 SW 29TH ST
NEWPORT, OR 97365

EMERALD BAY ESTATES CONDO
ASSOCIATION OF UNIT OWNERS
370 SW 29TH ST
NEWPORT, OR 97365

ERISMAN PHYLLIS
355 SW 29TH ST
NEWPORT, OR 97365

ESTERHAY CARL A &
ESTERHAY M DUDLEY
PO BOX 793
WINCHESTER, VA 22604

FERRARO STEVEN P TRUSTEE
370 SW 29TH ST APT C
NEWPORT, OR 97365

GAFFIN JOYCE
251 SW 29TH ST
NEWPORT, OR 97365

GALSTAUN GEORGE R
74 FRUITVALE LN
NEWPORT, OR 97365

GAMER GARY N &
HAWLEY SHERIE L
3484 STOREY BLVD
EUGENE, OR 97405

GRANT-CHURCHWELL
CATHLENE CYD TRUSTEE
PO BOX 5427
EUGENE, OR 97405

GRANTHAM & HOOPER
% SOUTH BEACH GROCERY INC
PO BOX 581
SOUTH BEACH, OR 97366

GSBN LLC
PO BOX 720
SOUTH BEACH, OR 97366

HAFEN JACAUUELYN K &
FREHNER SANDRA GAYLE &
370 SW 29TH ST, UNIT A
NEWPORT, OR 97365

HALL DANIEL &
HALL BONNYE
144 SW 26TH ST #8
NEWPORT, OR 97365

HALL JOHN L TSTEE
ATTN CLARE JOSEPH
9TH FLOOR
TRACY, CA 95304

HENDERSON ROBERT R
2750 SW COHO ST
NEWPORT, OR 97365

HESSLER CARLOS DANIEL &
HESSLER HEATHER M
2632 SW BRANT ST
NEWPORT, OR 97365

HILL TERRANCE A TRUSTEE &
HILL JUDITH L TRUSTEE
835 NW CARPATHIAN DR
CORVALLIS, OR 97330

HILLIER CHANDLER G &
HILLIER CLAIRE A
2824 SW COHO ST #A
NEWPORT, OR 97365

HYDE DAVID
2750 SW COHO ST
NEWPORT, OR 97365

INDUSTRIAL WELDING SUPPLY INC
PO BOX 20340
SALEM, OR 97307

INVESTORS XII LLC
860 OHARE PARKWAY
MEDFORD, OR 97501

JACKSON DEBRA LYNN &
GLIDDEN BYRON J
31532 FOX HOLLOW RD
EUGENE, OR 97405

JACKSON MARILYN J TSTEE
144 SW 26TH ST
NEWPORT, OR 97365

JONES CYNTHIA L &
JONES DAVID F
2653 BRENTWOOD AVE
BURLEY, ID 83318

KBJB LLC
302 CALIFORNIA AVE
NEWPORT, OR 97365

LANDWAVES INC
2712 SE 20TH AVE
PORTLAND, OR 97202

LINCOLN COUNTY PUBLIC PARK

LOFTON HAROLD &
LOFTON JOAN
11550 LOGSDEN RD
SILETZ, OR 97380

LOFTON HAROLD D TRUSTEE &
LOFTON JOAN E TRUSTEE
11550 LOGSDEN RD
SILETZ, OR 97380

LOONEY SUSAN P TRUSTEE
540 NW 33RD ST
CORVALLIS, OR 97330

MALONE DAVID P &
MALONE CYNTHIA M
3252 N SUMMIT POINTE DR
TOPANGA, CA 90290

MANCKE PHILIP R &
SHANKS HARRIS COLLEEN
7137 SW LOLA LN
LAS VEGAS, NV 89131

MARSHALL LINDA L &
MARSHALL RICK &
1147 SW IRICK COURT
DALLAS, OR 97338

MASSONI ERNEST E TRSTEE &
MASSONI BARBARA L TRSTEE
185 SW 61ST ST
SOUTH BEACH, OR 97388

MILLER KAROLEE F TRUSTEE
26 N BEAVER VALLEY DR
SEAL ROCK, OR 97376

MINES GARY L TRUSTEE &
MINES VICKI R TRUSTEE
9509 NE 73RD ST
SOUTH BEACH, OR 97366

MOELLER MARTIN R JR TSTEE &
BOJONELL HILAIRE A TSTEE
7167 NW OAK CREEK DR
CORVALLIS, OR 97330

MOORE MICHAEL D
6421 NW OAK CREEK DR
CORVALLIS, OR 97330

MORRISON CHARLES N JR
% IVERSON LINDA S & HALSEY S &
PO BOX 184
SEAL ROCK, OR 97376

MOUNTAIN PACIFIC INVEST LLC
1155 SW COAST HWY
PORTLAND, OR 97219

MPITSOS KAREN J
747 SE VISTA DR
NEWPORT, OR 97365

NEFF ROY S III &
HINES LAURI L
32655 GLAISYER HILL RD
COTTAGE GROVE, OR 97424

NEWPORT URBAN RENEWAL AGENCY
169 SW COAST HWY
NEWPORT, OR 97365

OREGON MUSEUM OF SCIENCE &
INDUSTRY
1945 SE WATER AVE
PORTLAND, OR 97214

PASSMORE LANETTE &
PASSMORE MITCHELL &
132 SW 27TH ST
NEWPORT, OR 97365

PATTON LANCE J & PATTON TERRA L
6797 SW WINDING WAY
CORVALLIS, OR 97333

PATTON LANCE J TSTEE &
PATTON TERRA L TSTEE
6797 SW WINDING WAY
CORVALLIS, OR 97365

PERRY ANTHONY J &
PERRY VIRGINIA H
5645 SW ARBOR DR
SOUTH BEACH, OR 97366

PIETI MICHAEL &
PIETI ANGELA
5615 SW ARBOR DR
WALLA WALLA, WA 99362

POTTHOFF JOHN & POTTHOFF KAY
4905 TURNER RD SE
SALEM, OR 97317

POTTHOFF JOHN COTRUSTEE &
POTTHOFF KAY COTRUSTEE
2764 CINDERCONC CT SE
SALEM, OR 97306

POTTHOFF JOHN TRUSTEE &
POTTHOFF HARU KAY TRUSTEE
4905 TURNER RD SE
SALEM, OR 97317

QUINN MARY LOU
2620 SW BRANT ST
NEWPORT, OR 97365

RANDONE PAMELA INEZ TRUSTEE &
GORTON DAVID W
7664 EASTBREEZE CIR
SACRAMENTO, CA 95828

RAV RE HOLDINGS LLC ATTN RONALD
VORMITTAG
PO BOX 2920
OREGON CITY, OR 97045

REGATTA CONDOMINIUM ASSOCIATION
OF UNIT OWNERS
144 SW 26TH ST
NEWPORT, OR 97365

RICHMOND REGINALD R TRUSTEE &
RICHMOND SHERREL R TRUSTEE &
890 SE BAY BLVD, UNIT 210
NEWPORT, OR 97365

RIDDLE GORDON H III & RIDDLE CAROL A
155 SW 27TH ST
NEWPORT, OR 97365

ROCHA DEBORAH S
PO BOX 1102
SILETZ, OR 97380

ROGERS VERNON DAVID JR &
ROGERS RHONDA
PO BOX 82
NEWPORT, OR 97365

ROTH JOHN E &
ROTH GAYLYNN D
6013 MATINA DR
ELK GROVE, CA 95757

ROWLEYS STORAGE LLC
4822 S COAST HWY
SOUTH BEACH, OR 97366

SCHOO JANICE ELAINE &
PYWELL HOWARD ROSS III
5605 SW ARBOR DR
SOUTH BEACH, OR 97366

SCHROEDER W L
635 NW 34TH ST
CORVALLIS, OR 97330

SEA REACH CONDO ASSOCIATION OF
UNIT OWNERS
2750 SW COHO ST
NEWPORT, OR 97365

SEA SYSTEMS INC
1102 SE SPRUCE WAY
NEWPORT, OR 97365

SEA VIEW HOMES LLC
342 SW BAY BLVD
NEWPORT, OR 97365

SEXTON DAVID ERIC &
SEXTON NANCY EARLENE
428 WEST COAL AVE
HOBBS, NM 88240

SHANKS HARRIS COLLEEN &
MANCKE PHILLIP R
7137 SW LOLA LN
TIGARD, OR 97223

SIMMONS SHARON A TRUSTEE
4004 NW WITHAM HILL DR
LAKE OSWEGO, OR 97035

SLATE JAMES L &
SLATE VIRGINIA C
5710 SW BARNACLE CT
CAREFREE, AZ 85377

SMITH KENNETH L
75-6081 ALII DR
KAILUA KONA, HI 96740

SMITH PHYLLIS M
5629 S COAST HWY
SOUTH BEACH, OR 97366

SONNENBERG EUGENE A TRUSTEE &
SONNENBERG LINDA G TRUSTEE
PO BOX 275
SOUTH BEACH, OR 97366

SOUTH SHORES DEVELOPMENT LLC
4809 S COAST HWY
SOUTH BEACH, OR 97366

SOUTHSHORE OWNERS ASSOCIATION
220 SW 62ND ST
NEWPORT, OR 97365

SPARROW MARGARET A &
FISCHER KAY A
24625 EVERGREEN RD
PHILOMATH, OR 97370

SPY LLC
PO BOX 614
NEWPORT, OR 97365

STATE OF OREGON
% OREGON PARKS & REC DEPT
STE C
SALEM, OR 97301

STATZ JOACHIM P & STATZ C JEAN
PO BOX 270
SILETZ, OR 97380

STECKLEIN J A & A M FAM TR &
STECKLEIN JAMES A TRUSTEE &
7903 CALMADA AVE
WHITTIER, CA 90602

STEVENS GREGORY H &
STEVENS DAVID T
3955 CEANOTHUS PL, APT B
MALIBU, CA 90263

STOCKER MARION E ESTATE
9566 LOGSDEN RD
SILETZ, OR 97380

TATTERSALL SHARON D
2634 SW BRANT ST
NEWPORT, OR 97365

TEXAS HOLDINGS INC
522 FAIRDALE
FRIENDSWOOD, TX 77546

THOMAS JENNIE C TRUSTEE
532 NW RIVERSIDE
BEND, OR 97703

TRIPP RANDALL W
1000 SE BAY BLVD
NEWPORT, OR 97365

TRONQUET PETER J TRUSTEE &
TRONQUET CATHY W TRUSTEE
5730 SW BARNACLE CT
SOUTH BEACH, OR 97366

TRYON GARY E &
TRYON VERNON &
PO BOX 975
WALDPORT, OR 97394

VILLA BY THE SEA LLC ATTN ROBERT
FOSS MANAGER
920 SCENIC WOOD PLACE
ALBANY, OR 97321

WARD PAUL S COTSTEE &
WARD JUDITH A COTSTEE
241 SW BIRCH ST
DALLAS, OR 97338

WHITLOCK SHERMAN F &
WHITLOCK CINDY L
5765 SW BARNACLE CT
DALLAS, TX 75254

WHITEMORE DONNA LEE TRUSTEE
483 ROLLING HILLS DR
MESQUITE, NV 89027

WILLIAMS CHARLES M SR TRUSTEE &
WILLIAMS JANET K TRUSTEE
27400 EIGHTY ACRES RD
GOLD BEACH, OR 97444

WILSON DOUGLAS A &
WILSON QUIMBY A
5630 SW ARBOR DR
SOUTH BEACH, OR 97366

WILSON THERESA M &
WILSON MICHAEL L
PO BOX 423
CORVALLIS, OR 97333

Attachment "K"

4-CP-18

Community Development Department
City Hall
169 SW Coast Highway

Planning committee members:

Due to a prior commitment on the East coast, I regret that I am unable to attend this meeting and present my comments in person. Please accept these written comments into the record.

Prior to leaving Springfield, Oregon and retiring to South Beach, I served 13 years as an elected board member of the Willamalane Park and Recreation District. In that capacity I reviewed and helped provide oversight to District conceptual plans and in many cases worked to ensure that key components of said plans came to fruition. In my time at WPRD, I lobbied for parks and open space in Washington DC in conjunction with other Lane County Elected officials. I worked with The Trust for Public Lands and diverse entities including ODFW, BPA, Weyerhaeuser Corporation, and area officials while chairing a successful 20 million dollar bond campaign. The focus of the bond was to procure and protect a 665 acre ridge line providing habitat protection and watershed enhancements along the Willamette River while providing key recreational opportunities including birding, hiking and mountain biking in defined portions of this natural area. These experiences allow me to view and assess this conceptual plan with an open mind and an eye for detail.

First, I applaud the task force which clearly has worked diligently to put this large conceptual plan together. For the most part it is sound in approach and clearly has potential for enhancing recreational opportunities while protecting fragile terrestrial based fauna and flora.

That said, this plan is large in scope and as such contains areas that need more examination prior to actual implementation and execution.

One such area is the South Jetty portion of the South Beach plan. While some of the proposed enhancements are truly needed such as safer pedestrian and bike access along the jetty, some do not accurately reflect current patron use and accompanying vehicular traffic. In particular the eastern most proposed parking lot is significantly larger than current use would seem to dictate, while the proposed parking areas further down the jetty are under sized for current use. For example, I am writing this letter on the 17th of February, the Sunday of free fishing weekend, and the first sunny day after many days of rain. There are currently 6 vehicles parked on and off the road surface in the vicinity of the proposed 32 car lot. Yet, further down the jetty, over 60 vehicles are parked in the vicinity of the other proposed lots. I respectfully suggest that the eastern most lot be eliminated and a dozen or so roadside parallel parking spaces be substituted instead. From a safety perspective, large underutilized off street parking is difficult to patrol and often becomes a location for drug trafficking, car based prostitution, and car clouts. Parallel spaces can easily be patrolled and are rarely targeted in the same way.

While the South Beach plan addresses terrestrial habitat, it appears to miss potential impact on marine habitat. This lot would be adjacent to the first jetty "finger," a rock structure that is a frequent harbor seal haul out and a common perch for brown pelicans. Both protected species. A large parking lot in close proximity to this critical habitat area seems counter to a stated goal found on page 61 of the plan to "where possible, avoid locating any facilities in areas identified as sensitive plant or wildlife habitat" and later to "protect marine mammal haul-outs, rocky intertidal areas, and off-shore rock habitats".

Moving the proposed tideland access trail closer to the crabbing pier would minimize potential harassment and disturbance for both of these species and justify a smaller parking presence opposite the finger. Existing surface parking under the bridge that services the crabbing pier should be adequate to meet tideland use.

The proposed eastern vault toilet location is a 5 minute walk from the existing port restrooms located under the bridge. Given the proximity of this proposed toilet to residences, existing restrooms, and its location in an area susceptible to flooding, I respectfully suggest that it be eliminated, or if deemed needed, move further west down the jetty to help with potential odors for area residences. Should the easternmost lot be built as proposed, placing the toilet at the western end of said lot would provide better access to disc golfers and users of the pedestrian path while providing more odor separation from residences.

The plan does not address lighting, however should any lighting be installed please require dark sky style lighting, as found in many other parks in this state.

Last, require the state to patrol the jetty or block vehicular access in the evening as a part of approving this plan. While it is clearly posted as closed at night, we frequently observe jetty use well after midnight, and on several occasions have seen vehicle based camping on the jetty overnight.

Respectfully,

A handwritten signature in blue ink, appearing to be "Gary Ross and Judy Andrews", written in a cursive style.

Gary Ross and Judy Andrews,
2726 SW Coho, South Beach

CITY OF NEWPORT

FEB 20 2019

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Attachment "L"

4-CP-18

February 18, 2019

Community Development (Planning) Department
City Hall
169 SW Coast Highway
Newport, OR 97365

To the Community Development (Planning) Department:

We are writing to express our concern with parts of the draft plans for the South Jetty area of South Beach State Park. We are unable to attend the next meeting at the end of February.

We are homeowners and neighbors in the Sea Reach Condominiums, in the Brant/Coho neighborhood that borders the South Jetty. We did not see in the plan where the people who live in the area are being considered. The homeless population that inhabits the park also doesn't appear to be part of the plan.

We're sure you can understand that we are uneasy about the idea of having a large public parking lot and restroom so close to our homes; our concern is that it will create noise and odors at all hours and bright lights at night. We believe it will also attract more homeless people at night. The jetty road isn't actually closed at night, despite what the sign says, and there appears to be little, if any, monitoring or enforcement of the day-use policy. We presume there would continue to be very little monitoring or enforcement of the people who would use the parking lot all night, which would make us feel unsafe in our own neighborhood.

The South Jetty needs trails for walking/biking as shown in the plan. The road needs speed bumps; people drive too fast. Garbage cans should be placed at regular intervals up and down the road. The South Jetty road does NOT need restrooms right in front of the few homes bordering the park. Why can't the new restrooms at the end of the road, halfway down the road, and under the bridge be considered adequate? Do you really need more buildings to maintain?

As good neighbors to the park we ask you to give more thought to the residents. Please reconsider this plan and do not build a parking lot and restroom in front of our homes.

Respectfully,
Karen & Bill Dunlop
Hilaire Bojonell & Marty Moeller
Mary Jo Koschel
Rob Henderson

CITY OF NEWPORT

FEB 21 2019

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Sea Reach Condominium Association
2750 SW Coho St.
Newport, OR 97365