



PLANNING COMMISSION REGULAR SESSION AGENDA
Monday, August 13, 2018 - 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 Regular Session Meeting Minutes of June 11, 2018

[Draft PC Minutes 6-11-18.pdf](#)

2.B Approval of the Planning Commission Work Session Meeting Minutes of July 23, 2018

[Draft PC Work Session 7-23-18.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

5. PUBLIC HEARINGS

5.A File No. 4-MISC-18: Recommendation on Resolution No. 3815 Renaming the Black Box Theatre at the Performing Arts Center to the David Ogden Stiers Theatre.

[File No 4-MISC-18..pdf](#)

5.B File No. 5-MISC-18: Recommendation on Resolution No. 3816 Renaming the Piano Rehearsal Room at the Performing Arts Center to the Ramona Martin Piano Rehearsal Room.

[File No 5-MISC-18.pdf](#)

5.C Consideration and Possible Recommendation of Substantial Amendment 13 to the South Beach Urban Renewal Plan.

[Substantial Amendment No. 13.pdf](#)

6. NEW BUSINESS

7. UNFINISHED BUSINESS

8. DIRECTOR COMMENTS

9. ADJOURNMENT

Draft MINUTES
City of Newport Planning Commission
Regular Session
Newport City Hall Council Chambers
June 11, 2018

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

Planning Commissioners Absent: Jim Hanselman, and Rod Croteau (*excused*).

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

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

2. **Approval of Minutes.**

A. Approval of the Planning Commission regular session meeting minutes of May 29, 2018.

MOTION was made by Commissioner Berman, seconded by Commissioner Hardy to approve the Planning Commission regular session meeting minutes of May 29, 2018 as presented. The motion carried unanimously in a voice vote.

3. **Citizen/Public Comment.** No public comments.

4. **Action Items.**

A. **File No. 3-CUP-18.**

MOTION was made by Commissioner Berman, seconded by Commissioner Hardy to approve the Final Order for File 1-VAR-18. The motion carried in a unanimous vote.

B. **File No. 1-Z-18.**

Branigan asked for staff report. Tokos reported that after the May 14, 2018 public hearing, at which the Planning Commission recommended the City Council adopt amendments to this Chapter of the Municipal Code, staff identified additional changes required to satisfy legal requirements. This happened after notice was published for a June 4, 2018 Council hearing to consider the amendments. Since the Commission didn't have the benefit of seeing the most current set of amendments, the Council continued its hearing to June 18, 2018 to allow the PC to review the recent changes and determine if it wanted to make any modifications to its recommendation.

In reviewing the state laws more carefully, particularly OAR 660, Division 13, it was evident that the City's existing code language couldn't be retained. Most of the recent changes were grammatical or structural, as opposed to substantive. The new draft was very similar to the model code that was reviewed previously.

Tokos said the current draft didn't include language from the model code that would severely impact uses permitted in what was describe as direct and secondary impact areas. Those types of restrictions were not required by statute or administrative rule. There was a restriction added on water impoundments, but it was narrowly tailored to lands within 5,000 feet of a runway that were also within an approach surface.

Tokos felt it was inappropriate to bring the item before the Council before the PC reviewed it. He noted that the airport would not need to be notified if a proposed building was under 35 feet in height. Franklin asked if this meant the structure needed to be under 35 feet or if it was 35 feet or under from the elevation of the flat runway. Tokos said for purposes of noticing, this would be anything over 35 feet from finished grade, if it was in the protected overlay. If the terrain was higher than the permitted approach surface, there was language that said it would have to be noticed. Tokos said there were two overlays. One overlay applied beyond to the airport and the restrictive overlay. The other overlay

was for the airport properties which were primarily commercial and industrial. It shortened up the list of permitted uses allowable over the airport property.

Branigan asked if the FAA had anything say in this. Tokos said yes, they had a lot of influence in the drafting of the administrative rules the City was bound by. He noted that the secondary and direct impact area, along with list of restrictive uses for properties beyond the airport, were optional and wasn't in the amendments.

Patrick entered the meeting at 6:07 p.m.

Berman asked what the red and blue text on the code comparisons meant. The blue was outdated references in the existing code and was no longer used for airport zoning. The red text was for text that needed to be added if the existing code language was retained. Berman asked if the red on the model code was what was changed since the PC had seen it. Tokos said the model code was in the right hand column and the existing code with edits was in the left hand column. Berman asked what the highlighted yellow on page 75 was. Tokos said it was a section of the statute that applied to local government airport regulations. He said he highlighted the provisions that made him bring the code back to the PC. Berman asked Tokos to provide some sort of legend when doing these highlights in the future.

Branigan asked if the PC needed to take any action. Tokos said the Council just wanted to see if the PC had any changes.

MOTION was made by Commissioner Franklin, seconded by Chair Patrick to forward File 1-Z-18 for City Council review without any changes. The motion carried in a unanimous vote.

5. **Unfinished Business.** No Unfinished Business.
6. **Public Notices.** No Public Notices.
7. **New Business.** None were heard.
8. **Unfinished Business.** None were heard.
9. **Director Comments.** Tokos reported that he would give an updated work program to the PC at the next meeting. He also noted that the flood insurance rate map changes weren't ready yet. It looked like FEMA would grant the appeal, but the decision hadn't been made. The city couldn't move forward with the balance of flood insurance rate maps until it was approved.

Tokos said he had reviewed the initial scope of work for the Transportation System Plan with ODOT. There would be an adjustment at the end of the week and Tokos would have something to show to the PC at the next meeting.

Tokos reported that the discussion on the Nye Beach overlay wouldn't happen until after the city was clear on the vacation rental conversation; which is wasn't.

Tokos said there was more work to do on public facilities. He said the PC would have a discussion on this but it was hard to get feedback from Public Works (PW) at that time because of vacancies in staff in the department. Hardy asked if Civil West was filling in for the vacancies. Tokos said PW had contract services with Civil West but they were only somewhat covering for them. They had an engineer in training that was helping with development projects, Chris Peedy From HHPR was working on larger projects, and Tim Gross was triaging everything else. Hardy asked what the fees that the City was paying to Civil West was going toward. Tokos said he didn't know what all PW was paying for because he didn't manage the contracts. A discussion ensued regarding the challenges of hiring engineers during the current market.

Patrick asked how long it would take until the vacation rental (VRD) conversation would be done. Tokos said after the next meeting he would know better. The intent was to have it resolved by the fall.

Berman asked if there was going to be a lot of new affordable housing being developed in Newport. Tokos said yes, and noted a proposed project to do 110 units of rentals. He noted it was not a done deal yet and he couldn't report where it was located until a few things were taken care of first.

Tokos said there was another Parking Study outreach meeting happening on June 14, 2018 and the Chamber presentation on the study went well. There were only six people at the Nye Beach outreach meeting. Franklin asked if his mother's letter was handed out at the Nye Beach meeting. Tokos said it was available as a handout. The Parking Study Advisory Committee would reconvene on the June 26, 2018 and the legislative process would start in the fall.

The Park System Master Plan kickoff meeting will be held on June 20th. Consultants would be on June 20th & 21st to do stakeholder meetings and to do outreach.

Tokos noted the OSU MSI building and hospital projects were going strong. The Goodwill project and the Wilder apartments are also going strong. He noted the city was waiting for the memory care facility in order to issue their permits.

Patrick asked about the OSU housing project. Tokos said the project had stalled and they were waiting to address funding issues.

Franklin asked about the SDC credit conversation. Tokos said the City Council had a work session that Bonnie Serkin attended. The majority of the Council was receptive to the concept. They asked Tokos to bring back other information on how other jurisdictions did transfers. He would present this to the Council at the June 18th meeting and then there would be a public hearing on July 16th.

Tokos said he would be talking enforcement with the Council at their next work session meeting. This would give the Council a better understanding on what was involved in doing enforcement and what the costs were. Tokos thought at the end of the day there could some desire by the Council to bring it back as a single property maintenance code. He said it also included an appeals body. Hardy asked how the City was going to deal with problems that arose because of failures of the past Building Inspector who refused to issue structural permits. Tokos said they would deal with it one record at a time. Hardy said she heard personally from the past Building Official that he said he didn't have to do inspections. Tokos said the ones that were the most egregious were the ones that the City took action on.

Berman asked when talking about consolidated enforcement, would it included anything with the VRD effort. Tokos didn't think so because he thought it would go the Host Compliance route. He said they would be dispatched differently and the initial round of enforcement would be a little different. The point of when they had to be brought to municipal court would be possibility to be the same. Tokos noted the municipal judge would be participating in the enforcement discussion as well. Berman said there was a prior discussion about VRD enforcement He said they were told by the Police Chief that there was no point in issuing multiple citations for a single violation because the court wouldn't pay any attention to it. Berman asked if this would be addressed. Tokos said there would be dialogue with Judge Pridgeon about fines and how they were structured in the code. This wouldn't bind a judge to impose fines because they would want to maintain the flexibility to administer on a case by case basis. Berman thought this was a conflict because the court didn't want to see these citations. He thought if it was in the code it should be usable. Tokos said the fines were a tool to achieve compliance and there would have a conversation on this. Enforcement wasn't the same; it was getting the bad actor to comply with the code and there were a number of tools to achieve this.

Franklin asked what the biggest complaints were that needed to be enforced. Tokos said the Police Department enforced things such as unsafe structures, vehicle line of site violations, trash, homeless camps, derelict vehicles, business license, and VRDs. Structural deficiencies would go through the Building Department.

10. Adjournment. Having no further business, the meeting adjourned at 7:41 p.m.

Respectfully submitted,

Sherri Marineau
Executive Assistant

Draft MINUTES
City of Newport Planning Commission
Work Session
Newport City Hall Conference Room A
July 23, 2018
6:00 p.m.

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

Planning Commissioners Absent: Rod Croteau (*excused*).

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

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

1. **Call to Order.** Chair Patrick called the Planning Commission work session to order at 6:00 p.m.
2. **Unfinished Business.**
- A. **Transportation System Scope of Work Update.** Tokos reviewed the Transportation System Plan (TSP) scope of work update. He noted the selected team was led by DKS Associates. They would be pulling a scope of work together to meet the needs of the State's requirements and the City's desire to engage the community on what could be reshaping space along Highway 20 and Highway 101. Tokos said Agate Beach would be a significant piece in terms of how to finish out infrastructure in that area. Berman asked if Agate Beach and the commercial core were being defined. Tokos said the terminology was matched up to how it was framed in the north side Urban Renewal Plan. Hanselman voiced his concerns about the corridor from Oceanview Drive to Roby's Furniture being neglected in the stormwater study and was worried that this stretch of the city hadn't been accurately looked at and addressed. Franklin asked if stormwater management came into play only when the roads were paved. Tokos said for purposes of the TSP it did and explained the portion of the TSP for stormwater evaluation would be for improvements. Hanselman asked that it be addressed in the TSP.

Berman asked for clarification on what a summary deck was. Tokos explained it was a PowerPoint presentation. Berman asked if the whole study related to collectors in arterial zones. Tokos said not necessary, but they were a primary focus and there would be targeted local streets included. He said part of it was driven by traffic forecasting and some solutions might require changes to local streets, as well as collectors. Hardy asked if they were going to take into account the small areas in Agate Beach where the lots were subdivided and didn't have room for more than one car to park on the lot. Tokos said the existing pattern was taken into consideration in the traffic planning. They would be breaking it down by transportation analysis zones and assigning trip generation of each of these based on existing patterns. Patrick asked if they would be doing the same thing in this TSP that was done for South Beach. Tokos said it would be similar but the alternative mobility items would be different. The Harney Street extension would be mapped out and part of the decision was if the State would start to designate resources to collector streets that are not within the highway right-of-way but helped divert traffic off of Highway 101. Berman said the plan referenced the upcoming Tsunami maps and he felt there needed to be more references to this in the plan.

Patrick asked what portions of the plan were over budget. Tokos said they hadn't had a chance to see the initial round of numbers and would have in the next couple of weeks. He said that currently DKS was asking consultants to refine the figures. Tokos said once they got this, the city could review it and thought the number would come down. He said there would be a lot of public outreach on this because they wanted the proposed concepts looked at by a civil engineer for constructability. Patrick questioned how much engagement there would be for the city core. Tokos said the Urban Renewal Plan had a lot of participation and noted that the hospital was going to be engaged in the process. A discussion ensued regarding ways to bypass traffic through Newport, the current traffic patterns traveling through Newport, and why there were traffic backups.

Tokos asked if the PC had any questions on the specific tasks. Vanderbeck asked how the stakeholder groups would be chosen. Tokos said they would work with the PC to come up with a stakeholder interest list on who they would like on the advisory committee. This would be varied and would put it out for interviews.

Berman asked if the effort would be divided in thirds for Agate Beach, City Center, and everything else. Tokos said they were not going south of the bridge but they would have some updated figures in the traffic models in the South Beach area because they had just done an update in that area. He didn't think it would be divided in thirds but thought

there would be more emphasis on Highway 20 and Highway 101. Tokos thought Agate Beach wouldn't take that much time because its infrastructure challenge wasn't the same as Highway 20 and Highway 101. Berman asked if there would be recommendations on street paving. Tokos said there would be different recommendations for different areas including how it should look like. It would be done in a manner that engineering wanted to see and they would make sure to not affect land stability issues.

Tokos noted that once they got the cost issue figured and there was \$200,000 to use, there would be a funding agreement that went to the City Council and the consultants would go under contract and figure out a schedule. He thought it would be up and running this fall and would be take around two to three years. (21:40) He noted there was language to get some certainty on where the bridge would be placed. (22:50) Berman asked to have the "Draft" that was printed on the plan to be lighter so it would be easier to read.

3. New Business.

- A. Upcoming VRD Outreach Meetings. Tokos reviewed the materials that would be presented at the next Vacation Rental Ad-Hoc Committee (AC) Outreach meetings. He said the AC didn't have a draft code yet. They would be using the outreach to get public feedback and then go back to draft the code.

Hardy asked for "character of the neighborhood" to be defined in the documents. Tokos said it was left general on purpose and have it be left to interpretation. He said it was a purpose statement and the clear and objective standards where what needed to be clearly defined. He noted that both of the open houses would be the same. Berman asked if "online booking" that was noted was Airbnb. Tokos said Airbnb was a portion of it and there were a few others such as Expedia, Priceline, and a few others. Berman asked if these were hotels. Tokos said there was a combination but were predominately hotels.

Hardy asked if the online booking agencies were required to have a business license. Hanselman said the AC hadn't talked about this and how they vetted their tenants yet. Tokos said it could be reviewed with the City Attorney. Hardy was concerned there wasn't a way to know where the rented properties were located from the online booking agencies. Tokos said in respect to location of VRDs, a positive thing that had come out of the process was they were looking at third party vendors to do compliance and ferret out where the units were located. These companies would have a centralized staff that could find the discrepancies between the city and their lists They could also have a 24-hour line that would dispatch to managers. Vanderbeck asked if the fees for the third-party compliance agency could be added to the fees the VRD owners were paying. Tokos said yes, it wouldn't be an overbearing figure in terms of the cost of licenses. Hanselman said the AC was in general agreement to get someone to manage compliances. Tokos said that currently there wasn't really a centralized way for complaints to be handled and this would put it into a central place.

Capri thought a lot of the AC's suggestions were based on zoning and caps, and wasn't the reason the AC was created. He thought it had been created to address management and compliance issues. Hanselman believed the charge was to have the AC review the entire ordinance to see how it could be tweaked. Tokos noted this was on the meeting slides and kept them pretty broad. Capri thought the conversation was based primarily on testimony of people who could find ways to complain. Tokos said most of the testimony was from people who felt there were too many VRDs in their neighborhoods. Capri was concerned the focus wasn't on the problem areas but on the overall city. Hanselman said zoning was a way to deal with these issues. Tokos said it was a menu of options and intentionally structured that way because there wasn't a consensus on things. Patrick felt the outreach would be a way to draw a big section of the community in for feedback. Tokos said notices would be sent out to a list of people who testified with concerns, and current and past VRD owners to encourage them to attend. Capri thought it should be noticed in the water bills so the people in R-1 & R-2 zones can know they might be losing valuation because of the changes. A discussion ensued regarding how changes to the VRD regulations affected property values. Tokos said the PC would be given a lot of choices at the initial hearing and they would get to choose which options the City Council should select. Capri asked if the notice could be in the newspaper because he was concerned that there was a potential to take away value. Franklin suggested putting it on Facebook. Tokos said it would end up in various media outlets.

Berman asked for more elaboration on the options slides. Tokos said they reflected what the AC was gravitating towards, and what the rationale was for them. Feedback would let the AC know what slides to take out. Berman suggested that when they were showing the information on the caps the actual numbers should be taken out. Tokos said this had been seriously discussed. The group wasn't concerned about homeshares and B&Bs. Hanselman said there was a concern about suitable housing. A discussion ensued regarding VRDs and if they affected housing. Patrick and Franklin expressed concern that the changes would cause a surge of people to get VRD licenses.

Franklin worried about the three strikes option. He thought that angry neighbors would make multiple complaints to cause VRD owners to lose their licenses. Hanselman said the compliance officer would respond to complaints and they

the AC also wanted to require that someone had to respond to an issue within 30 minutes. Some of the PC members were concerned that 30 minutes wouldn't be a reasonable response time. Capri said the whole city of Newport needed to be notified of the outreach meetings. Tokos said there would be no direct mail to all of Newport. Capri suggested notifying News Lincoln County.

Tokos asked which PC members would be at the meeting and said if four or more attend together, it had to be noticed. Patrick thought they should be noticed anyway because they weren't clear on the number attending. Tokos would notice both outreach meetings as PC meetings since there was no definite count.

Tokos asked Hanselman if he thought what was being presented looked consistent with what the AC talked about. Hanselman agreed and noted the AC had talked about the amortization of VRDs and how it would work when considering proximity limits. Tokos said if they were going to prohibit VRDs in certain areas and do caps, they could do an amortization of VRDs. A discussion ensued regarding how amortization would work.

Tokos noted that the AC wouldn't reach consensus and the PC would have to make choices from the options presented to them.

- B. Planning Commission Scope of Work Update.** Tokos reviewed the updated schedule. Patrick wanted a rule in place to say the PC didn't have to do renaming hearings. Tokos said this was on the work program and the PC was there to deal with controversial hearings. Tokos noted that the August 30th meeting wasn't a normal meeting date because it was a joint meeting with the CC for the Park System Master Plan workshop.
- 4. Director's Comments.** No Director comments.
- 5. Adjournment.** Having no further discussion, the meeting adjourned at 7:10 p.m.

Respectfully submitted,

Sherri Marineau,
Executive Assistant

PLANNING STAFF REPORT

Case File No. 4-MISC-18

- A. **APPLICANT:** Newport City Council (by Resolution No. 3815).
- B. **REQUEST:** Renaming of the Black Box Theatre at the Newport Performing Arts Center to the David Ogden Stiers Theatre.
- C. **LOCATION:** 777 W Olive Street, Newport, OR 97365
- D. **LEGAL DESCRIPTION:** Lincoln County Assessor’s Tax Map 11-11-08-BB, Tax Lots 16800, 17000, 17100, 17200, 18100, 18200, and 18300.
- E. **LOT SIZE:** Approximately 3.07 acres.
- F. **STAFF REPORT**

1. **REPORT OF FACT**

- a. **Plan Designation:** Public
- b. **Zone Designation:** P-1/"Public Structures" (Nye Beach Design Review Overlay District).
- c. **Surrounding Land Uses:** Includes tourist commercial, public park, single-family residential, and multi-family residential uses.
- d. **Topography and Vegetation:** Site is relatively level and landscaped.
- e. **Existing Structures:** Performing Arts Center.
- f. **Utilities:** All are available to the site.
- g. **Development Constraints:** None known.
- h. **Past Land Use Actions:** None known.
- i. **Notification:** Notice of public hearing was published in the Newport News-Times on Friday, August 10, 2018.
- j. **Attachments:**

Attachment "A" – Resolution No. 3815
Attachment "B" – Public Hearing Notice

2. **Explanation of the Request:** The City Council initiated the process to potentially rename the Black Box Theatre at the Newport Performing Arts Center to the David Ogden Stiers Theatre by adopting Resolution No. 3815. The request of the City Council was made by Newport Performing Arts Center staff.

3. **Evaluation of the Request:**

a. **Factors the Planning Commission must consider when making a Recommendation to Rename a Public Place (NMC Chapter 2.35.020(E)):**

- (1) Factors of historical significance related to persons, circumstances or events;
- (2) Factors of geographical significance;
- (3) In the case of a proposal to rename a public place in honor of an individual, the following conditions shall be met:
 - (a) The individual made significant contributions to the betterment of the city and its citizens;
 - (b) The proposed change is in the best interest of the city and will not cause undue adverse impact or hardship; and
 - (c) The cost of the proposed change can either be reasonably borne by the city or assigned to the petitioner(s) as a condition of approval.
- (4) Other circumstances that warrant consideration.

b. **Required Notice (NMC 2.35.020(D)(1)):** Notice of the hearing shall be published in a newspaper of general circulation in the city at least once within the week prior to the week within which the hearing is to be held. Notice of the hearing was published in the Newport News-Times on Friday, August 10, 2018 in accordance with this requirement (Attachment "B").

c. **Staff Analysis:**

Following a public hearing, the Planning Commission shall consider the following factors when making a recommendation to rename a public place:

- (1) *Factors of historical significance related to persons, circumstances or events;*

Resolution No. 3815 notes David Ogden Stiers' celebrated acting career, service as an associate/resident conductor of the Newport Symphony Orchestra, support of the Summer Theatre and Shakespeare camps, support for thespians, and his support for the Oregon Coast Council for the Arts and Performing Arts Center as a rationale in support of the renaming proposal.

(2) *Factors of geographical significance;*

This factor is directed at renaming proposals that relate to significant geographic features. It is not relevant to the current proposal.

(3) *In the case of a proposal to rename a public place in honor of an individual, the following conditions shall be met:*

(a) *The individual made significant contributions to the betterment of the city and its citizens;*

(b) *The proposed change is in the best interest of the city and will not cause undue adverse impact or hardship; and*

(c) *The cost of the proposed change can either be reasonably borne by the city or assigned to the petitioner(s) as a condition of approval.*

As noted above, Resolution No. 3815 identifies a number of contributions that David Ogden Stiers made to the city and its citizens. The Planning Commission will need to determine if they are significant enough of to warrant the name change and that such a change is in the best interest of the city. If the Black Box Theatre is renamed, the city may need to change signage in the building and update its informational materials. It will also impact some third party informational materials. The Commission will need to decide if making such changes constitutes an undue adverse impact or hardship and whether or not the cost can be reasonably borne by the city.

(4) *Other circumstances that warrant consideration.*

The Commission members may discuss and weigh any other circumstances they believe to be material to the proposal.

- G. **CONCLUSION:** If, after due consideration of the factors outlined above, the Planning Commission concludes that the conditions for renaming a public place in honor of an individual have been met, then it should forward a favorable recommendation to the City Council. If, on the other hand, the Commission believes that the factors have not been satisfied then it should forward an unfavorable recommendation. In either case, Commission members should share their thoughts about the proposal as it relates to the listed factors and a copy of the meeting minutes will be provided to the City Council along with the recommendation.



Derrick I. Tokos AICP
Community Development Director
City of Newport

August 9, 2018

RESOLUTION NO. 3815

**A RESOLUTION OF THE CITY OF NEWPORT, OREGON
INITIATING THE RENAMING OF THE BLACK BOX THEATRE
AT THE NEWPORT PERFORMING ARTS CENTER TO
THE DAVID OGDEN STIERS THEATRE**

WHEREAS, 2.35.020 of the Newport Municipal Code provides that the renaming of a public place may be initiated by resolution of the City Council; and

WHEREAS, 2.35.020 of the Newport Municipal Code also provides that a petition for the renaming of a public place, other than a street, shall include a clear description of the public place that is to be renamed; and

WHEREAS, 2.35.020 of the Newport Municipal Code further provides that if the resolution to initiate the renaming of a public place is in honor of an individual, a written statement must be included describing why the individual is deserving of the honor; and

WHEREAS, representatives of the Newport Performing Arts Center have submitted a written statement requesting consideration of renaming the Black Box Theatre in honor of David Ogden Stiers, and if approved, the theatre would be known as the David Ogden Stiers Theatre; and

WHEREAS, David Ogden Stiers was a longtime resident of Lincoln County; a celebrated and admired screen and television actor; associate/resident conductor of the Newport Symphony Orchestra; a passionate supporter of the Summer Theatre Camps and Shakespeare Camp for youth; a committed mentor for young thespians; and a special friend of the arts, the Oregon Coast Council for the Arts; and the Newport Performing Arts Center; and

WHEREAS, on March 3, 2018, David Ogden Stiers passed away; and

WHEREAS, a request was received from staff at the Newport Performing Arts Center for the renaming of the Black Box Theatre to the David Ogden Stiers Theatre; and

WHEREAS, because of the involvement of David Ogden Stiers in the City of Newport, and the wishes of the Newport Performing Arts Center staff,

THE CITY OF NEWPORT RESOLVES AS FOLLOWS:

Section 1. The City Council of the City of Newport proposes the renaming of Black Box Theatre, at the Newport Performing Arts Center, to the David Ogden Stiers Theatre, based on David Ogden Stiers contributions to the city through his involvement as one of the founders and Associate/Resident Conductor of the Newport Symphony Orchestra; Oregon Coast Council for the Arts; Summer Theatre Camps; Shakespeare Camp for youth; mentoring of young thespians; and profound commitment to the arts.

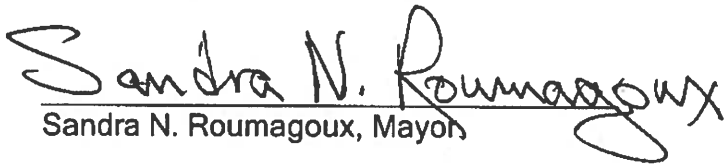
Section 2. The City Council of the City of Newport, on adoption of this resolution, directs the Planning Commission to hold a public hearing on the proposal to rename the Black Box Theatre at the Newport Performing Arts Center to the David Ogden Stiers Theatre, and to forward a recommendation on the proposed renaming to the City Council for consideration.

Section 3. The City Council of the City of Newport, after receipt of the recommendation from the Planning Commission, shall hold a public hearing to take testimony on the proposed renaming of the Black Box Theatre at the Newport Performing Arts Center to the David Ogden Stiers Theatre.

Section 4. After the public hearing before the City Council, the City Council shall either rename the Black Box Theatre at the Newport Performing Arts Center to the David Ogden Stiers Theater by ordinance, or reject the renaming proposal by the adoption of a resolution.

Section 5. This resolution shall become effective immediately on adoption.

Adopted by the City Council of the City of Newport on July 16, 2018.


Sandra N. Roumagoux, Mayor

ATTEST:


Margaret M. Hawker, City Recorder

CITY OF NEWPORT NOTICE OF A PUBLIC HEARING

The Newport Planning Commission will hold a public hearing on Monday, August 13, 2018, at 7:00 p.m. in the City Hall Council Chambers to consider a proposal to rename the Black Box Theatre at the Newport Performing Arts Center to the David Ogden Stiers Theater (File 4-MISC-18) and a proposal to rename the Piano Rehearsal Room at the Newport Performing Arts Center to the Ramona Martin Piano Rehearsal Room (File 5-MISC-18). The City Council initiated the process to potentially rename the Black Box Theatre by adopting Resolution No. 3815, and initiated the process to potentially rename the Piano Rehearsal Room by adopting Resolution No. 3816. The subject property is located at 777 W Olive Street (Tax Map 11-11-08-BB, Tax Lots 16800, 1700, 17100, 17200, 18100, 18200, & 18300). The Planning Commission will take public testimony before making a recommendation to the City Council. A public hearing before the City Council will be held at a later date, and notice of the City Council hearing will also be provided. Pursuant to Newport Municipal Code (NMC) Section 2.35.020(E), the Planning Commission shall consider the following factors when making a recommendation on a proposal to rename a public place: 1) Factors of historical significance related to persons, circumstances, or events; 2) Factors of geographical significance; 3) In the case of a proposal to rename a public place in honor of an individual, the following conditions shall be met: (a) The individual made significant contributions to the betterment of the city and its citizens; (b) The proposed change is in the best interest of the city and will not cause undue adverse impact or hardship; and (c) The cost of the proposed change can either be reasonably borne by the city or assigned to the petitioner(s) as a condition of approval; 4) Other circumstances that warrant consideration. Testimony and evidence must be directed toward the request above or other criteria, including criteria within the Comprehensive Plan and its implementing ordinances, which the person believes to apply to the decision. Failure to raise an issue with sufficient specificity to afford the city and the parties an opportunity to respond to that issue precludes an appeal, including to the Land Use Board of Appeals, based on that issue. Testimony may be submitted in written or oral form. Oral testimony and written testimony will be taken during the course of the public hearing. The hearing may include a report by staff, testimony from the applicant and proponents, testimony from opponents, rebuttal by the applicant, and questions and deliberation by the Planning Commission. 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. Pursuant to ORS 197.763 (6), any person prior to the conclusion of the initial public hearing may request a continuance of the public hearing or that the record be left open for at least seven days to present additional evidence, arguments, or testimony regarding the application. The staff report may be reviewed or a copy purchased at the Newport Community Development (Planning) Department (address above) seven days prior to the hearing. The file materials and the applicable criteria are available for inspection at no cost or copies may be purchased for reasonable cost at this address. Contact Derrick Tokos, Community Development Director (541) 574-0626; or email address d.tokos@newportoregon.gov (mailing address above).

(For publication once on Friday August 10, 2018)

Case File: #5-MISC-18
 Date Filed: July 16, 2018
 Hearing Date: August 13, 2018/Planning Commission

PLANNING STAFF REPORT

Case File No. 5-MISC-18

- A. **APPLICANT:** Newport City Council (by Resolution No. 3816).
- B. **REQUEST:** Renaming of the Piano Rehearsal Room at the Newport Performing Arts Center to the Ramona Martin Piano Rehearsal Room.
- C. **LOCATION:** 777 W Olive Street, Newport, OR 97365
- D. **LEGAL DESCRIPTION:** Lincoln County Assessor's Tax Map 11-11-08-BB, Tax Lots 16800, 17000, 17100, 17200, 18100, 18200, and 18300.
- E. **LOT SIZE:** Approximately 3.07 acres.
- F. **STAFF REPORT**
1. **REPORT OF FACT**
- a. **Plan Designation:** Public
 - b. **Zone Designation:** P-1/"Public Structures" (Nye Beach Design Review Overlay District).
 - c. **Surrounding Land Uses:** Includes tourist commercial, public park, single-family residential, and multi-family residential uses.
 - d. **Topography and Vegetation:** Site is relatively level and landscaped.
 - e. **Existing Structures:** Performing Arts Center.
 - f. **Utilities:** All are available to the site.
 - g. **Development Constraints:** None known.
 - h. **Past Land Use Actions:** None known.
 - i. **Notification:** Notice of public hearing was published in the Newport News-Times on Friday, August 10, 2018.
 - j. **Attachments:**

 Attachment "A" – Resolution No. 3816
 Attachment "B" – Public Hearing Notice

2. **Explanation of the Request:** The City Council initiated the process to potentially rename the Piano Rehearsal Room at the Newport Performing Arts Center to the Ramona Martin Piano Rehearsal Room by adopting Resolution No. 3816. The request of the City Council was made by the Martin family and the Oregon Coast Council for the Arts.

3. **Evaluation of the Request:**

a. **Factors the Planning Commission must consider when making a Recommendation to Rename a Public Place (NMC Chapter 2.35.020(E)):**

- (1) Factors of historical significance related to persons, circumstances or events;
- (2) Factors of geographical significance;
- (3) In the case of a proposal to rename a public place in honor of an individual, the following conditions shall be met:
 - (a) The individual made significant contributions to the betterment of the city and its citizens;
 - (b) The proposed change is in the best interest of the city and will not cause undue adverse impact or hardship; and
 - (c) The cost of the proposed change can either be reasonably borne by the city or assigned to the petitioner(s) as a condition of approval.
- (4) Other circumstances that warrant consideration.

b. **Required Notice (NMC 2.35.020(D)(1)):** Notice of the hearing shall be published in a newspaper of general circulation in the city at least once within the week prior to the week within which the hearing is to be held. Notice of the hearing was published in the Newport News-Times on Friday, August 10, 2018 in accordance with this requirement (Attachment "B").

c. **Staff Analysis:**

Following a public hearing, the Planning Commission shall consider the following factors when making a recommendation to rename a public place:

- (1) *Factors of historical significance related to persons, circumstances or events;*

Resolution No. 3816 notes Ramona Martin's artistic contributions to the City of Newport and Lincoln County through her musical involvement at the Performing Arts Center and other venues in the area, and her tireless dedication and commitment to the arts as a rationale in support of the renaming proposal.

(2) *Factors of geographical significance;*

This factor is directed at renaming proposals that relate to significant geographic features. It is not relevant to the current proposal.

(3) *In the case of a proposal to rename a public place in honor of an individual, the following conditions shall be met:*

- (a) *The individual made significant contributions to the betterment of the city and its citizens;*
- (b) *The proposed change is in the best interest of the city and will not cause undue adverse impact or hardship; and*
- (c) *The cost of the proposed change can either be reasonably borne by the city or assigned to the petitioner(s) as a condition of approval.*

As noted above, Resolution No. 3816 identifies a number of contributions that Ramona Martin made to the city and its citizens. The Planning Commission will need to determine if they are significant enough of to warrant the name change and that such a change is in the best interest of the city. If the Piano Rehearsal Room is renamed, the city may need to change signage in the building and update its informational materials. It will also impact some third party informational materials. The Commission will need to decide if making such changes constitutes an undue adverse impact or hardship and whether or not the cost can be reasonably borne by the city.

(4) *Other circumstances that warrant consideration.*

The Commission members may discuss and weigh any other circumstances they believe to be material to the proposal.

- G. **CONCLUSION:** If, after due consideration of the factors outlined above, the Planning Commission concludes that the conditions for renaming a public place in honor of an individual have been met, then it should forward a favorable recommendation to the City Council. If, on the other hand, the Commission believes that the factors have not been satisfied then it should forward an unfavorable recommendation. In either case, Commission members should share their thoughts about the proposal as it relates to the listed factors and a copy of the meeting minutes will be provided to the City Council along with the recommendation.



Derrick I. Tokos AICP
Community Development Director
City of Newport

August 9, 2018

RESOLUTION NO. 3816

**A RESOLUTION OF THE CITY OF NEWPORT, OREGON
INITIATING THE RENAMING OF THE PIANO REHEARSAL ROOM
AT THE NEWPORT PERFORMING ARTS CENTER TO
THE RAMONA MARTIN PIANO REHEARSAL ROOM**

WHEREAS, 2.35.020 of the Newport Municipal Code provides that the renaming of a public place may be initiated by resolution of the City Council; and

WHEREAS, 2.35.020 of the Newport Municipal Code also provides that a petition for the renaming of a public place, other than a street, shall include a clear description of the public place that is to be renamed; and

WHEREAS, 2.35.020 of the Newport Municipal Code further provides that if the resolution to initiate the renaming of a public place is in honor of an individual, a written statement must be included describing why the individual is deserving of the honor; and

WHEREAS, representatives of the Newport Performing Arts Center have submitted a written statement requesting consideration of renaming the Piano Rehearsal Room Black in honor of Ramona Martin, and if approved, the piano rehearsal room would be known as the Ramona Martin Piano Rehearsal Room; and

WHEREAS, in 1961, Ramona Martin began accompanying individuals, in Lincoln County, on her piano, at many venues from Salishan, the Lincoln County Community Center, Naterlin School Gymnasium, the Performing Arts Center, the Presbyterian Church, and other Lincoln County performance spaces; and

WHEREAS, Ramona Martin served on the BAY Music Association Board, and has accompanied the Central Coast Chorale and multiple other groups; and

WHEREAS, Ramona's first musical at the Performing Arts Center was "The Mystery of Edwin Drood," followed by "My Fair Lady," "Fiddler on the Roof," "Little Shop of Horrors," "Nunsense," "Will Roger Follies," "Godspell" rehearsals, "Bye Bye Birdie," "Our Town," "Secret Garden," "Cabaret," "Chicago," "Into the Woods," "Sweet Charity," "Side by Side," and "The Producers."

WHEREAS, the Martin family, son, Terry Martin, and Daughter, Kathe Dunscomb, along with the Oregon Coast Council for the Arts, request the renaming of the Piano Rehearsal Room to the Ramona Martin Piano Rehearsal Room in honor of Ramona's 90th birthday, and in recognition of her artistic contributions to Newport and Lincoln County.

THE CITY OF NEWPORT RESOLVES AS FOLLOWS:

Section 1. The City Council of the City of Newport proposes the renaming of the Piano Rehearsal Room, at the Newport Performing Arts Center, to the Ramona Martin Piano Rehearsal Room, based on Ramona Martin's artistic contributions to the city and Lincoln County through her musical involvement at the Newport Performing Arts Center and throughout Lincoln County, and for her tireless dedication and commitment to the arts.

Section 2. The City Council of the City of Newport, on adoption of this resolution, directs the Planning Commission to hold a public hearing on the proposal to rename the

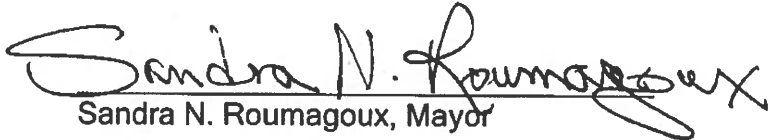
Piano Rehearsal Room at the Newport Performing Arts Center to the Ramona Martin Piano Rehearsal Room, and to forward a recommendation on the proposed renaming to the City Council for consideration.

Section 3. The City Council of the City of Newport, after receipt of the recommendation from the Planning Commission, shall hold a public hearing to take testimony on the proposed renaming of the Piano Rehearsal Room at the Newport Performing Arts Center to the Ramona Martin Piano Rehearsal Room.

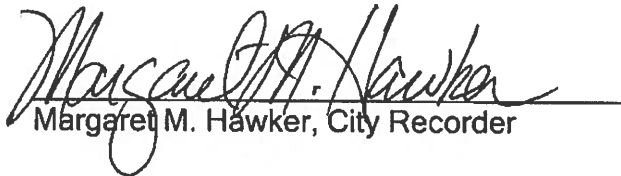
Section 4. After the public hearing before the City Council, the City Council shall either rename the Piano Rehearsal Room at the Newport Performing Arts Center to the Ramona Martin Piano Rehearsal Room by ordinance, or reject the renaming proposal by the adoption of a resolution.

Section 5. This resolution shall become effective immediately on adoption.

Adopted by the City Council of the City of Newport on July 16, 2018.


Sandra N. Roumagoux, Mayor

ATTEST:


Margaret M. Hawker, City Recorder


**CITY OF NEWPORT
NOTICE OF A PUBLIC HEARING**

The Newport Planning Commission will hold a public hearing on Monday, August 13, 2018, at 7:00 p.m. in the City Hall Council Chambers to consider a proposal to rename the Black Box Theatre at the Newport Performing Arts Center to the David Ogden Stiers Theater (File 4-MISC-18) and a proposal to rename the Piano Rehearsal Room at the Newport Performing Arts Center to the Ramona Martin Piano Rehearsal Room (File 5-MISC-18). The City Council initiated the process to potentially rename the Black Box Theatre by adopting Resolution No. 3815, and initiated the process to potentially rename the Piano Rehearsal Room by adopting Resolution No. 3816. The subject property is located at 777 W Olive Street (Tax Map 11-11-08-BB, Tax Lots 16800, 1700, 17100, 17200, 18100, 18200, & 18300). The Planning Commission will take public testimony before making a recommendation to the City Council. A public hearing before the City Council will be held at a later date, and notice of the City Council hearing will also be provided. Pursuant to Newport Municipal Code (NMC) Section 2.35.020(E), the Planning Commission shall consider the following factors when making a recommendation on a proposal to rename a public place: 1) Factors of historical significance related to persons, circumstances, or events; 2) Factors of geographical significance; 3) In the case of a proposal to rename a public place in honor of an individual, the following conditions shall be met: (a) The individual made significant contributions to the betterment of the city and its citizens; (b) The proposed change is in the best interest of the city and will not cause undue adverse impact or hardship; and (c) The cost of the proposed change can either be reasonably borne by the city or assigned to the petitioner(s) as a condition of approval; 4) Other circumstances that warrant consideration. Testimony and evidence must be directed toward the request above or other criteria, including criteria within the Comprehensive Plan and its implementing ordinances, which the person believes to apply to the decision. Failure to raise an issue with sufficient specificity to afford the city and the parties an opportunity to respond to that issue precludes an appeal, including to the Land Use Board of Appeals, based on that issue. Testimony may be submitted in written or oral form. Oral testimony and written testimony will be taken during the course of the public hearing. The hearing may include a report by staff, testimony from the applicant and proponents, testimony from opponents, rebuttal by the applicant, and questions and deliberation by the Planning Commission. 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. Pursuant to ORS 197.763 (6), any person prior to the conclusion of the initial public hearing may request a continuance of the public hearing or that the record be left open for at least seven days to present additional evidence, arguments, or testimony regarding the application. The staff report may be reviewed or a copy purchased at the Newport Community Development (Planning) Department (address above) seven days prior to the hearing. The file materials and the applicable criteria are available for inspection at no cost or copies may be purchased for reasonable cost at this address. Contact Derrick Tokos, Community Development Director (541) 574-0626; or email address d.tokos@newportoregon.gov (mailing address above).

(For publication once on Friday August 10, 2018)

Memorandum

To: Newport Planning Commission

From: Derrick Tokos, Community Development Director 

Date: August 9, 2018

Re: Substantial Amendment No. 13 to the South Beach Urban Renewal Plan

Enclosed is a copy of Substantial Amendment No. 13 to the South Beach Urban Renewal Plan. The Newport Urban Renewal Agency initiated the amendment on May 7, 2018 with Resolution No. 3800 (attached). The amendment, among other things, extends the deadline for initiating projects from 2020 to 2025 so that there is an opportunity for Phase 3 projects to be implemented. The District will still close at the end of 2027. This amendment also addresses the following:

- Documents the current level of funding for the US 101 SE 32nd Street — SE 35th Street improvement project.
- Reflects the final reconciliation of the Safe Haven, SW Abalone, SW 30th, SW Brant, SW 27th and SE Ferry Slip Road projects, all of which are now complete.
- Shows additional funding for line undergrounding along SE Ferry Slip Road/US 101.
- Provides funding for a refinement plan to map out future use of the Agency owned property at the NE corner of the future 35th/101 intersection.
- Updates tax increment revenue and debt projections.

A proposal to extend the deadline for initiating new projects is defined as a substantial amendment in the South Beach Urban Renewal Plan (ref: page 18). State law requires that a substantial amendment be forwarded to the Planning Commission of a municipality for recommendations before it is presented to the governing body for potential adoption (ORS 457.085(4)). In performing its review, the Commission should consider whether or not the amendment conforms to the Comprehensive Plan. On that note, the capital projects listed in the South Beach Urban Renewal Plan were developed with public input, and those involving improvements to public facilities are included in the capital facilities component of the Comprehensive Plan. This substantial amendment does not change the nature of the proposed capital projects, rather its focus is on extending the timeframe within which projects can be initiated so that more of them can be completed.

The rationale for the time extension is outlined in Resolution No. 3800. It notes that a 2009 substantial amendment extended the life of the district to provide a 10 year window within which three phases of “conceptual projects” could be constructed to address blighted conditions within the plan area. While significant progress has been made in implementing identified projects, it has become evident that the 10-year timeframe for completing the three project phases is inadequate considering the time required to undertake additional planning and community engagement to refine the conceptual projects into tangible plans; identify funding partnerships and secure financing; acquire needed rights-of-way; obtain

federal, state and local permits; negotiate contracts; complete design and bid documents; and construct projects. The recession has also had an impact, with planned projects such as a new signal at US 101 and SE 40th Street being delayed because the pace of development in the area slowed such that there is insufficient vehicle traffic to meet signal warrants.

If, after reviewing the amendment, the Planning Commission has concerns with the proposal then it should identify the specific deficiencies so that they can be addressed before the document is presented to the City Council on September 4, 2018. The Commission may also elect to find that the amendment conforms to the Newport Comprehensive Plan, as drafted, in which case the following sample motion can be used.

Motion: “Based on the analysis in the plan and report presented this evening, the City of Newport Planning Commission finds that Substantial Amendment No. 13 to the South Beach Urban Renewal Plan is in conformance with the Newport Comprehensive Plan.”

Notice of this hearing was mailed to all sewer and water utility customers on July 31, 2018 and to property owners in the unincorporated portion of the plan area, consistent with ORS 457.120. Affidavits of mailing are enclosed. Copies of the substantial amendment have also been forwarded to the affected taxing entities pursuant to ORS 457.085(5), and the Urban Renewal Agency has offered to consult and confer with them prior to the plan being presented to the City Council. At this time, the City has not received any written comments from members of the public or the taxing entities regarding the proposed substantial amendment.

Attachments

Resolution No. 3800

Draft Copy of Substantial Amendment No. 13

Notice to Taxing Entities

Affidavit of Mailing of Notice for the August 13, 2018 Planning Commission Hearing

RESOLUTION NO. 3800

**A RESOLUTION INITIATING
SUBSTANTIAL AMENDMENT 13 TO THE
SOUTH BEACH URBAN RENEWAL PLAN IN NEWPORT**

WHEREAS, City of Newport established an Urban Renewal Agency pursuant to ORS Chapter 457 with Resolution No. 1647, effective June 5, 1972; and

WHEREAS, the Urban Renewal Agency has been responsible for the preparation and implementation of the "South Beach Urban Renewal Plan," established with Ordinance No. 1341, adopted September 12, 1983; and

WHEREAS, the South Beach Urban Renewal Plan has been amended twelve times since it was initially adopted, with the last substantial amendment occurring on February 2, 2009 with Ordinance No. 1972; and

WHEREAS, with that 2009 substantial amendment, the effective period for initiating projects within the South Beach Urban Renewal Plan was extended from 2010 to 2020 and three phases of "conceptual projects" were identified to address blighted conditions within the plan area. The amendment further established 2027 as the date by which debt incurred to construct the projects would be retired; and

WHEREAS, while significant progress has been made in implementing identified projects, it has become evident that the 10-year timeframe for completing the three project phases is inadequate considering the time required to undertake additional planning and community engagement in order to refine the conceptual projects into tangible plans; identify funding partnerships and secure financing; acquire needed rights-of-way; obtain federal, state and local permits; negotiate contracts; complete design and bid documents; and construct projects; and

WHEREAS, extending the deadline for initiating projects from 2020 to 2025 will provide the Urban Renewal Agency an opportunity to initiate its remaining Phase 2 and Phase 3 projects; and

WHEREAS, projected tax increment revenues, debt service, and other expenditures are such that the extension can occur without changing the 2027 deadline for retiring debt so that the Plan can be closed and increment released to the affected taxing entities; and

WHEREAS, other minor revisions to the South Beach Urban Renewal Plan are included with this substantial amendment relating to project descriptions, project funding, and updated tax increment revenue and debt projections; and

WHEREAS, Urban Renewal Agency desires to move forward with preparing Substantial Amendment No. 13 to the South Beach Urban Renewal Plan as provided in ORS Chapter 457 and to provide general direction for how the amendment is to be prepared.

THE NEWPORT URBAN RENEWAL AGENCY RESOLVES AS FOLLOWS:

Section 1. Substantial Amendment No. 13 to the South Beach Urban Renewal Plan is hereby initiated pursuant to authority granted the Urban Renewal Agency under Chapter 457 of the Oregon Revised Statutes.

Section 2. A draft copy of Substantial Amendment No. 13 to the South Beach Urban Renewal Plan shall be forwarded to the Planning Commission for recommendation and to the governing

body of each taxing district affected by the proposed amendment before it is presented for approval to the Urban Renewal Agency and Newport City Council.

Section 3. Urban Renewal Agency authorizes its Executive Director, or designee, to consult and confer with the affected taxing districts, with any written recommendations from the governing bodies of those taxing districts being presented and accepted, rejected, or modified by the Newport City Council prior to approval of the amendment.


Section 4. Adoption of Substantial Amendment No. 13 to the South Beach Urban Renewal Plan may only occur by non-emergency ordinance with concurrence from the Lincoln County Board of Commissioners for unincorporated lands within the plan area.

Section 5. Notice of a Newport City Council hearing on the proposed amendment shall be provided as outlined in ORS 457.120.

Section 6. This resolution shall be effective immediately upon passage.

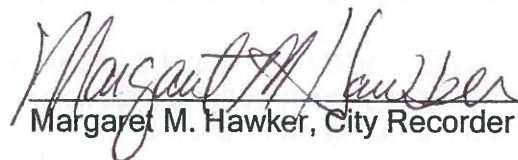
Adopted by the Newport Urban Renewal Agency on May 7, 2018.

Signed on May 8, 2018.



 Dean Sawyer, Chair

ATTEST:



 Margaret M. Hawker, City Recorder

**CITY OF NEWPORT
SUBSTANTIAL AMENDMENT THIRTEEN TO THE SOUTH BEACH
URBAN RENEWAL PLAN AND REPORT**

Exhibit A, City of Newport Resolution No. _____

_____, 2018

DRAFT

Prepared by:
the City of Newport
Community Development Department
169 SW Coast Highway
Newport, Oregon 97365

SUBSTANTIAL AMENDMENT XIII URBAN RENEWAL PLAN & REPORT

TABLE OF CONTENTS

I. URBAN RENEWAL PLAN AMENDMENTS. 2

II. URBAN RENEWAL REPORT SUBSTANTIAL AMENDMENT XIII 4

III. RELATIONSHIP BETWEEN THE PROJECTS TO BE UNDERTAKEN WITH THE AMENDMENT AND THE EXISTING CONDITIONS IN THE AREA 5

IV. PROJECT COSTS AND TIMING 6

 A. PROJECTS PHASES 6

 B. PROJECTS AND COST ESTIMATES 7

 C. ESTIMATED COMPLETION DATE 10

V. FINANCIAL ANALYSIS OF THE AMENDMENT 11

 A. ANTICIPATED TAX INCREMENT FUNDS 11

 B. ESTIMATED AMOUNT OF MONEY REQUIRED UNDER ORS 457 12

 C. ANTICIPATED YEAR IN WHICH INDEPTEDNESS WILL BE RETIRED 14

 D. PROJECT REVENUES AND EXPENDITURES 14

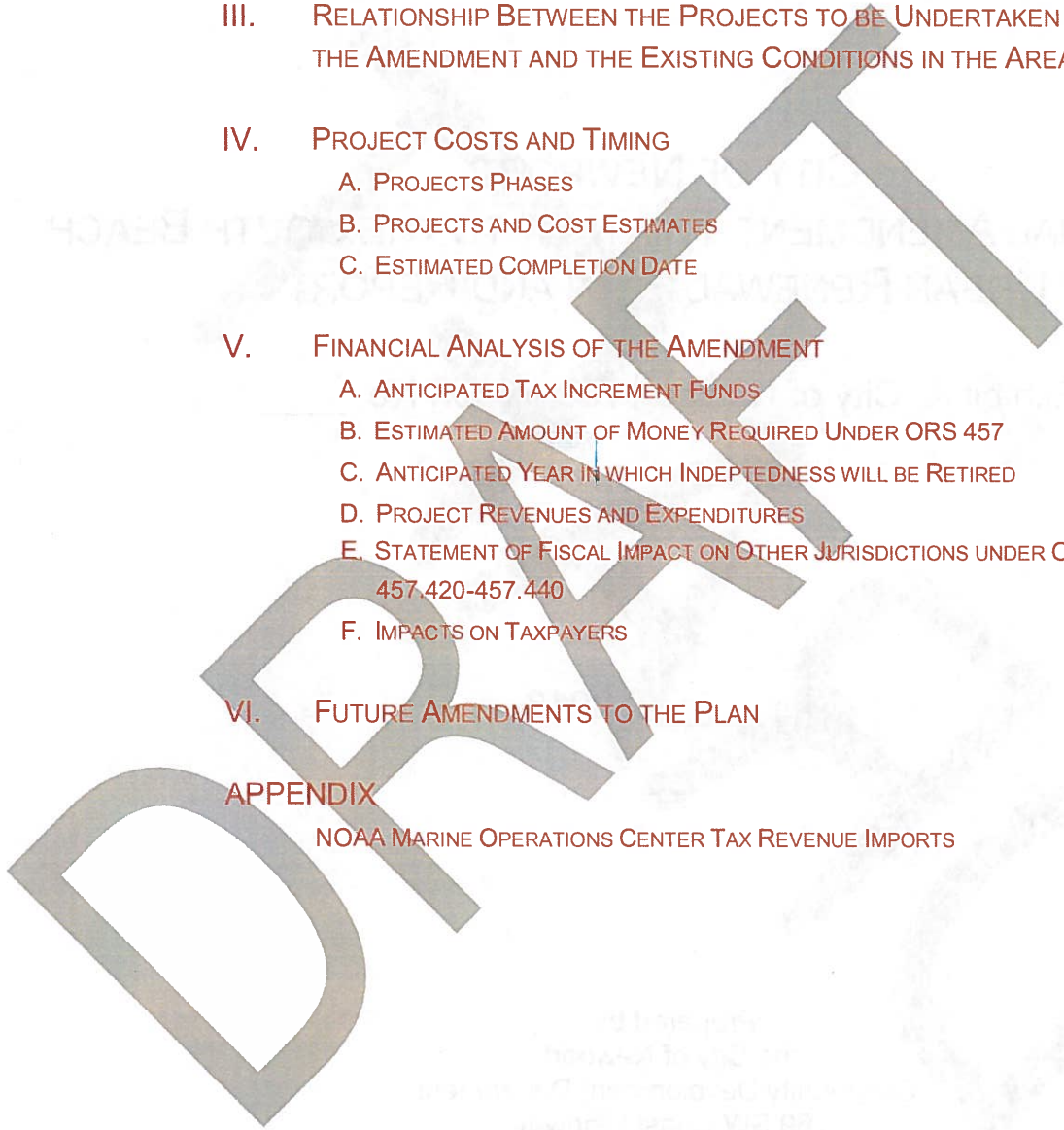
 E. STATEMENT OF FISCAL IMPACT ON OTHER JURISDICTIONS UNDER ORS 457.420-457.440 14

 F. IMPACTS ON TAXPAYERS 17

VI. FUTURE AMENDMENTS TO THE PLAN 18

APPENDIX

 NOAA MARINE OPERATIONS CENTER TAX REVENUE IMPORTS 19



New projects were identified based on more recent planning and engineering plans. A new revenue forecast, revenue bond strategy and phased implementation program was prepared.

Amendment VI (Minor) Newport Urban Renewal Agency May 3, 2010

Revised the phasing and financing of the projects in Substantial Amendment 5 to improve ingress and egress to the new NOAA Pacific Marine Operations Center and adjacent existing attractions. The amendment also included revisions to the tax increment revenue forecast, as well as a new schedule of existing debt service obligation resulting from refinancing said debt.

Amendment VII (Minor) Newport Urban Renewal Agency Nov. 1, 2010

Amendment VII identified the acquisition of a natural coastal gully and foredune area adjacent to South Beach State Park as a specific Neighborhood Park/Open Space Site acquisition project. The property is roughly 2.5 acre in size and includes portions of Blocks 7, 8, 10, 11 and 15 of the Waggoner's Addition to South Beach subdivision.

Amendment VIII (Minor) Newport Urban Renewal Agency Oct. 17, 2011

Shifted \$200,000 in funding for tsunami evacuation route improvements from Phase 2 to Phase 1 and identifies Safe Haven Hill as a specific project. To avoid impacting revenue estimates for each Phase, \$200,000 of funds programmed for right-of-way acquisition was shifted from Phase 1 to Phase 2.

Amendment IX (Minor) Newport Urban Renewal Agency Sept. 17, 2012

Incorporated Coho/Brant Infrastructure Refinement Plan Tier 1 and Tier 2 priority projects into Phases 2 and 3. Updated descriptions and cost estimates for intersection improvements at US 101 and 32nd Street, US 101 and 35th Street, US 101 and 40th Street, and US 101 and 50th Street, along with shared use path/sidewalk improvements to Ferry Slip Road to align with adopted amendments to the Newport Transportation System Plan. Shifted a portion of planned sidewalk work for SW Abalone from Phase 3 to Phase 2.

Amendment X (Minor) Newport Urban Renewal Agency Sept. 4, 2013

Moved \$850,000 for the extension of SW Abalone Street from SW 29th to SW Anchor Way from Phase 3 to Phase 2 to fund access improvements for OMSI's new Coastal Discovery Center. Shifted \$390,000 from Phase 1 to Phase 2 as match to State funding for 35th Street – 101 to Ferry Slip Road commercial street and signal project, and added \$125,000 to Phase 2 for right-of-way acquisition. Eliminated funding for multi-use path along west side of SW Abalone between the Bridge and 29th Street because project has been funded with other resources. Moved \$1,000,000 programmed for the extension of sewer service to the airport from Phase 2 to Phase 3. Reduced the projected annual revenue growth rate from 7.1% to 3.0% for Phases 2 and 3 and updated corresponding revenue projections.

Amendment XI (Minor) Newport Urban Renewal Agency Nov. 17, 2014

Adjusted the budgets of Phase 2 projects to provide funding for the Agency to purchase a 2.33-acre parcel at the NE corner of US 101 and 35th Street (Portion of Lot 2, Block J, Harborton Subdivision). Phase 2 funding for strategic site acquisition for reuse; site preparation for reuse; and acquisition for economic development, community facilities, and affordable housing were consolidated under the heading of “strategic site acquisition for reuse” and the budget was increased from \$500,000 to \$1,540,000 for the purpose of purchasing the above referenced property. To offset this increase, \$100,000 in funding for a wetland mitigation bank, \$150,000 earmarked as match for street paving LIDs in the Coho/Brant neighborhood, and \$110,000 in funding for the SW 26th Street Lift Station was eliminated. Funding for right-of-way acquisition was reduced from \$375,000 to \$265,000 and funds for park, open space, and trail acquisition were reduced from \$200,000 to \$50,000. In sum, the reductions listed, in conjunction with \$420,000 in unexpended funds from Phase 1 off-set the increase in funding for site acquisition.

Amendment XII (Minor) Newport Urban Renewal Agency Apr. 18, 2016

Reallocated \$405,000 in excess funds from the completed SW Abalone, SW Brant, SW 30th and SW 27th street projects, with \$25,000 going to the retrofit of the Safe Haven Hill tsunami assembly area and \$380,000 to the 35th and US 101 – Ferry Slip Road project.

II. URBAN RENEWAL REPORT SUBSTANTIAL AMENDMENT XIII

This substantial amendment to the South Beach Urban Renewal Plan moves the deadline for awarding projects from December 31, 2020 to December 31, 2025. Extending the date after which no bonded indebtedness can be issued with respect to the Plan, or any project undertaken under the Plan, is defined in the Third Amendment to the South Beach Urban Renewal Plan as a substantial amendment. The thresholds for what constitutes a “substantial” or “minor” amendment from that Third Amendment are incorporated into this document. The Plan identifies 2027 as the year by which all debt is to be retired, allowing the district to be closed. This substantial amendment will not change that date.

Timelines for the project phases have been adjusted from three to six years to better reflect the length of time it either has, or will take to engage community stakeholders on refinements to “conceptual projects” contained in the Plan, secure needed funding, design, bid and construct projects. This change to the phasing also aligns with the new deadline for completing projects.

In addition to the above, this amendment addresses the following:

- Documents the current level of funding for the US 101 SE 32nd Street – SE 35th Street Improvement project.
- Reflects the final reconciliation of the Safe Haven, SW Abalone, SW 30th, SW Brant, SW 27th and SE Ferry Slip Road projects all of which are now complete.
- Shows additional funding for line undergrounding along SE Ferry Slip Road and US 101.
- Provides funding for a refinement plan to map out future use of the Agency owned property at the NE corner of the future SE 35th and US 101 intersection.
- Clarifies Phase 3 project objectives and updates estimates.
- Updates tax increment revenue and debt projections.

III. RELATIONSHIP BETWEEN THE PROJECTS TO BE UNDERTAKEN WITH THE AMENDMENT AND THE EXISTING CONDITIONS IN THE AREA

The physical and economic conditions described in the original Environmental Assessment and the Supplemental Report have improved within the past twenty-five (25) years. However, many areas remain deficient relative to vehicular and pedestrian circulation, utility services, storm water management, and public recreation and open space.

The amendments address these deficiencies by providing additional time for the Agency to complete identified Phase 2 and Phase 3 projects without changing the 2027 date by which all debt is to be retired so that the Plan can be closed and the tax increment released to the affected taxing entities.

Key infrastructure in Phase 3, including the redundant under bay water line, 40th and US 101 signal and intersection Improvements, and the sewer extension south to the Airport and nearby unincorporated residential areas, are critical to the future development of South Beach. These projects are complex, necessitating public outreach, project refinement, funding agreements, design and construction considerations that preclude them from moving forward without the extension proposed with this substantial amendment. Some, such as the SE 40th and US 101 signal, are not yet timely but are likely to be so by 2025. Currently budgeted Phase 2 projects will reshape the public space along US 101 between the bridge and SE 40th Street. That work will not be completed for a couple of years. When it is finished, it is likely to inform how the Agency might best proceed with public amenities and park projects identified in Phase 3. This can only occur; however, if additional time is provided to initiate urban renewal projects.

DRAFT

IV. PROJECT COSTS AND TIMING

A. PROJECT PHASES

The projects proposed to implement the South Beach Urban Renewal Plan were organized into three phases consistent with Substantial Amendment 5. Minor Amendments 6, 7, 8, 9, 10, 11, and 12 refined the listed projects and made adjustments to the timing of the work. Substantial Amendment XIII expands the phasing from three to six year increments, and makes further refinements and adjustments, as follows:

1. Phase 1 – 2009/15

Phase 1 projects have been implemented. Final cost figures are provided for the Safe Haven Hill Tsunami Evacuation Route project, which was the last Phase 1 project to be completed.

2. Phase 2 – 2014/20

Shows the final cost of completed projects and current budgeted amounts for funded, ongoing projects. Additional funds for the 35th and 101 and related project components is being provided by the Oregon Department of Transportation and is programmed in the current Statewide Transportation Improvement Plan. Additional funding for the Ferry Slip Road and US 101 Line Undergrounding project has been budgeted out of the City of Newport line undergrounding fund. The refinement plan for the US 101 Commercial – Industrial Corridor, and demolition reserve are budgeted projects that are being added to the list. Use of TSP project right-of-way funds has been clarified to apply to the SE 50th and SE 62nd Street rights-of-way the Agency is seeking to purchase under an MOU with the property owner and a potential easement to address storm drainage issues in the vicinity of SE 40th Street.

3. Phase 3 – 2019/25

Cost estimates for Phase 3 projects include inflationary adjustments. Projects listed as “not funded” were addressed in a prior phase, are not needed based upon analysis contained in recent City capital facility plans, or require more time for implementation than this extension to 2025 will allow. The scope of some projects have been altered by recent facility plan updates, including the under-bay water line crossing, sewer extension to the airport, and US 101 storm drain crossing. The cost estimates for those projects, included in this amendment, draw from those updated plans.

B. PROJECTS AND COST ESTIMATES

1. Phase 1 – 2009/15

PUBLIC RIGHTS OF WAY	Cost Estimate	UR Portion
<u>Streets</u>		
Ash Street Design and Construct	\$425,000	\$355,000
Coho/Brant Area Plan and Design	\$70,000	\$60,000
Coho/Brant Area Construct	---	Not funded (Shifted to Phase 2)
Marine Science Drive (Including widening, multi use path, roundabout and lighting)	\$2,304,000	\$1,138,000
Realign Rouge Access and 25th	\$448,000	\$448,000
Pacific Way Improvements	\$251,000	\$251,000
<u>Sidewalks</u>		
Marine Science Drive (Abalono to Ferry Slip)	\$67,500	\$67,500
<u>Acquisition</u>		
TSP Project Right-of-Way		
Realign, Expand and Extend SW Abalono Street right of way	\$315,000	\$286,000
<u>UTILITIES</u>		
Water Line US 101 40th to 50th	\$320,000	\$320,000
Sanitary Sewer US 101 40th to 50th	\$600,000	\$477,000
<u>PUBLIC AMENITIES</u>		
Neighborhood Park/Open Space Acquisition, 2.5 acre coastal gully and foredune site adjacent to South Beach State Park	\$225,000	\$225,000
<u>SPECIAL PROJECT IDEAS</u>		
Wetland Planning/Mitigation Bank	---	Not funded
Trails – Easement Acquisition	---	Not funded
South Jotty Trail	\$317,000	\$317,000
Tsunami Evacuation Route Improvements to Safe Haven Hill	\$1,594,000	\$272,500
Total:		\$3,802,000
	Existing "cash on hand" when Phasing Plan Started:	-\$2,177,128
	Proceeds from the Phase 2 borrow:	-\$2,100,000
	Excess increment transferred to Phase 2:	\$475,128

2. Phase 2 – 2014/20

PUBLIC RIGHTS OF WAY	Cost Estimate	UR Portion
<u>Streets</u>		
35th Street – 101 to Ferry Slip Road: Commercial Street Prototype, relocate 32nd St Signal to SE 35th, Construct 35th Street from Abalone to Ferry Slip Rd. with multi-use path (Coho/Brant Projects #10 and #11)	\$5,057,114	\$2,495,097
	\$0	\$0
SW Abalone St – SW 29th to Anchor Way (Coho/Brant Project #8 (Moved from Phase 3))	\$2,929,021	\$2,037,699
SW 27th – SW Brant to SW Abalone (Coho/Brant Project #2A)		
SW 30th – SW Brant to SW Abalone (Coho/Brant Project #5)		
SW Brant – SW 27th to SW 30th (Coho Brant Project #7)		
SW Abalone & SW 35th St. Stormwater Improvements (Coho/Brant Project #18)		
SW 26th St. and SW Brant St. Stormwater Improvements (Coho/Brant Project #17)		
SE Ferry Slip Rd – 32nd to Ash with shared use path from Ash to Marine Science Drive	\$1,354,873	\$1,354,873
Anchor Way 35th to 40th	---	Not funded
<u>Acquisition/Development</u>		
TSP Projects - right of way:		
Re-align SE 50th Street right-of-way and acquire SE 62nd Street right-of-way, obtain storm drainage easement in the vicinity of SE 40th and US 101	\$200,000	\$200,000
Match for LIDs formed to implement Tier 2 and Tier 3 Coho/Brant improvements		Not funded (shifted to Phase 3)
UTILITIES		
<u>Sewer</u>		
SW 26th Street Sanitary Lift Station Upgrade (Coho/Brant Project #16)	---	Not funded
<u>Utility Lines</u>		
Ferry Slip Road and US 101 Line Undergrounding	\$1,600,000	\$1,000,000
PUBLIC AMENITIES		
Neighborhood Park Development		Not funded
Neighborhood Park/Open Space/Trail Acquisition: Funding for contribution toward SE Chestnut Street trail project	\$200,000	\$50,000
ACQUISITION/DEVELOPMENT/SITE PREP FOR REUSE		
Strategic Site Acquisition for Re Use:	\$1,540,000	\$1,540,000
Purchase of parcel at NE Corner of US 101 and 35th Street Portion of Lot 2, Block J, Harboron		
Site Prep for Reuse: Demolition Reserve for Parcel at NE Corner of US 101 and SE 35th Street	\$250,000	\$141,000
Refinement Plan for the South Beach US 101 Commercial – Industrial Corridor	\$75,000	\$75,000
Strategic Site Acquisition for Economic Development, Community Facilities, and Affordable Housing		Not funded
SPECIAL PROJECT IDEAS		
Wetland Mitigation Bank		Not funded
Total:		\$8,893,669
Unexpended Phase 1 funds shifted to Phase 2 with Minor Amendment XI:		-\$475,128
Proceeds from lease of Agency property:		-\$141,000
Proceeds from the Phase 2 borrow:		-\$5,400,000
Pay as you go increment:		-\$2,877,541

Note: Projects shown in ~~double strikeout~~ have been completed. Urban renewal funds for projects depicted in **bold** are budgeted capital projects.

3. Phase 3 – 2019/2025

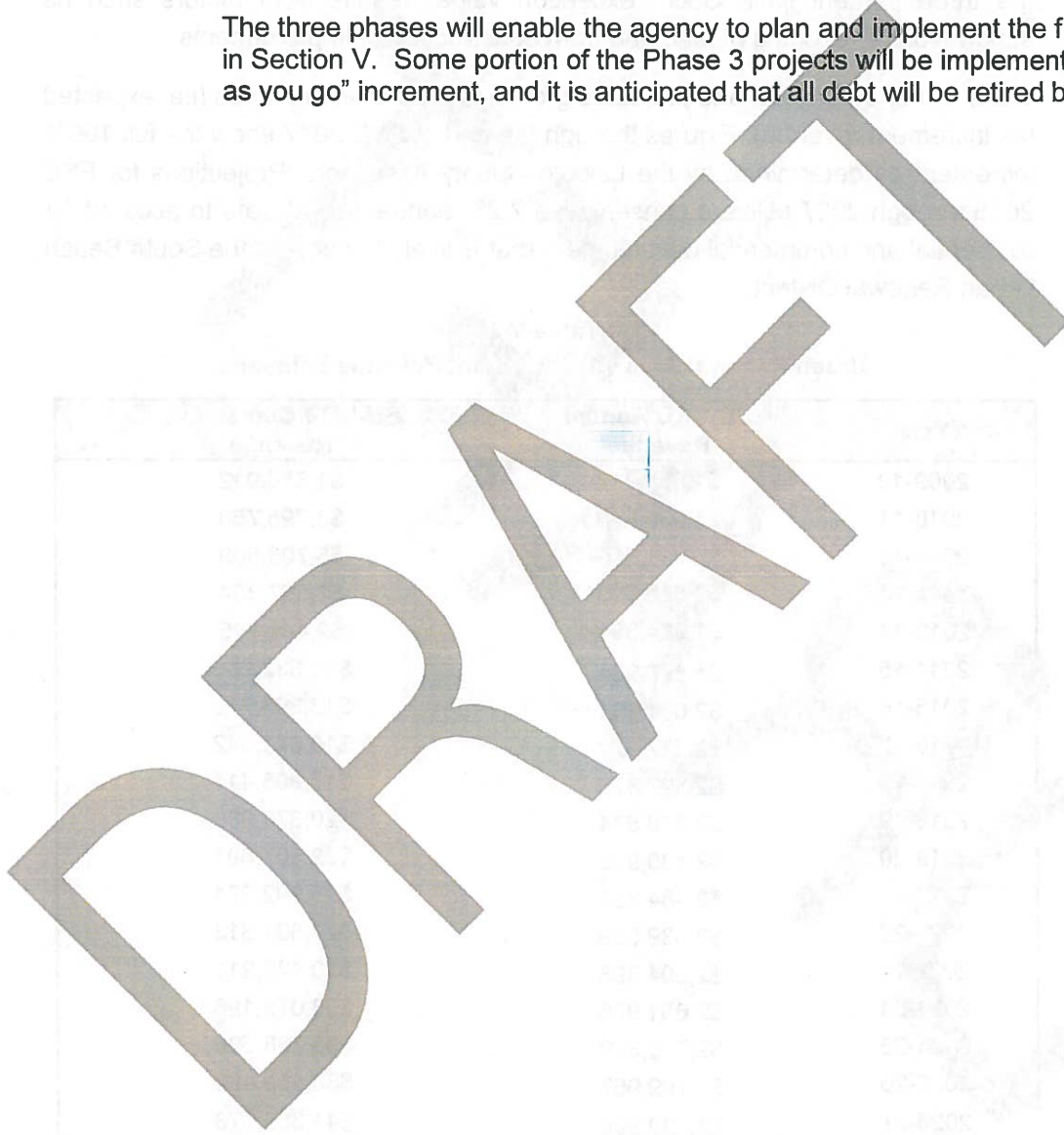
PUBLIC RIGHTS OF WAY	Escalated Cost Estimate (2020)	UR Portion
<u>Streets</u>		
40 th and US 101 Signal and Intersection Improvements (Moved from Phase 2)	\$3,500,000	\$1,750,000
50 th and US 101 Intersection Improvements		
<u>Sidewalks</u>		
Abalone Street Multi-Use Path Extension (Coho/Brant Project #12B)		Not funded (Shifted to Phase 2)
SE 35 th Street from Ferry Slip Road to Estuary Turn	\$605,000	\$605,000
<u>Acquisition/Development</u>		
Match for LIDs formed to implement Tier 2 and Tier 3 Coho/Brant improvements (Moved from Phase 2)	\$250,000	\$250,000
	\$1,100,000	\$200,000
 UTILITIES		
<u>Water</u>		
12-inch Bay Under-crossing Pipeline	\$3,530,000	\$2,800,000
<u>Sewer</u>		
Extend Gravity Sewer to Airport/Surfland	\$6,300,000	\$3,000,000
Henderson Creek Piping		Not funded
Henderson Creek Lift Station		Not funded
<u>Storm</u>		
170-feet of 36-inch storm drain crossing US 101 in the vicinity of Southshore	\$150,000	\$75,000
<u>Utility Lines</u>		
Bury existing/new underground utility lines	\$200,000	\$200,000
 PUBLIC AMENITIES		
Neighborhood Park (Under Bridge Space – Coho Brant Plan)	\$694,000	\$300,000
Gateway to South Beach	\$100,000	\$100,000
Street Tree and Open Space Planting	\$100,000	\$100,000
Street Furniture	\$50,000	\$50,000
 COMMUNITY IMPROVEMENT PROGRAMS		
Fund Storefront Façade Loan/Grant Program		Not funded
 SPECIAL PROJECT IDEAS		
Trail Acquisition/Development	\$100,000	\$100,000
Coastal Gully Open Space Improvements (Coho/Brant Project #19)	\$735,000	\$250,000
Jetty Trail Improvement (SW Coho Street, SW 29 th Street, Jetty Way (Coho/Brant Project #12)	\$640,000	\$300,000
Tsunami Evacuation Route Improvements	\$200,000	\$200,000
Wetland Mitigation Bank		Not funded
 Total:		 \$10,280,000
	Proceeds from lease of Agency property:	-\$100,000
	Proceeds from the Phase 3 borrow:	-\$7,400,000
	Pay as you go increment:	-\$2,780,000

C. ESTIMATED COMPLETION DATE

Projects are expected to be awarded no later than December 31, 2025 and completed in a timely manner. The projects are divided in to three, six year phases. The agency may adjust the design and construction of specific projects depending on the needs of the community and the urban renewal district as a whole.

- Phase 1 2009-2015
- Phase 2 2014-2020
- Phase 3 2019-2025

The three phases will enable the agency to plan and implement the financial plan in Section V. Some portion of the Phase 3 projects will be implemented with “pay as you go” increment, and it is anticipated that all debt will be retired by FYE 2027.



V. FINANCIAL ANALYSIS OF THE AMENDMENT

A. ANTICIPATED TAX INCREMENT FUNDS

As stated in Oregon Revised Statutes Chapter 457 (ORS 457), tax increment funds are anticipated from growth in assessed value within the Area over the course of the Plan. Growth in assessed value is projected to occur through appreciation in property values (“appreciation percentage”), limited to no more than three percent annually, and through changes in property that add value that are “excepted” from the three percent limit. Such “exception value” results from factors such as subdivision or rezoning of land and from construction of improvements.

Table V-1 shows actual and projected growth in tax increment funds (i.e. expected tax increment revenue). Figures through the end of FYE 2017 show the full 100% increment as determined by the Lincoln County Assessor. Projections for FYE 2018 through 2027 utilize a conservative 2.2% annual growth rate to account for residential and commercial development that is likely to occur in the South Beach Urban Renewal District.

Table V-1:
Urban Renewal Area Tax Increment Revenue Estimates

Year	SB-URD Annual Revenue	SB-URD Cumulative Revenue
2009-10	\$1,858,912	\$1,858,912
2010-11	\$1,936,846	\$3,795,758
2011-12	\$1,911,051	\$5,706,809
2012-13	\$1,860,545	\$7,567,354
2013-14	\$1,874,391	\$9,441,745
2014-15	\$1,890,921	\$11,332,666
2015-16	\$2,061,104	\$13,393,770
2016-17	\$2,277,272	\$15,671,042
2017-18	\$2,327,372	\$17,998,414
2018-19	\$2,378,574	\$20,376,988
2019-20	\$2,430,903	\$22,807,891
2020-21	\$2,484,383	\$25,292,274
2021-22	\$2,539,039	\$27,831,313
2022-23	\$2,594,898	\$30,426,211
2023-24	\$2,651,986	\$33,078,196
2024-25	\$2,710,329	\$35,788,526
2025-26	\$2,769,957	\$38,558,482
2026-27	\$2,830,896	\$41,389,378

SOURCE: City of Newport

Unlike many urban renewal districts in Oregon, the SB-URD geographically spans six distinct property tax codes rather than one. For instance, the vast majority of assessed value in the District is within City of Newport jurisdiction (85%), but that portion only represents two of the six tax codes and combinations of local public service providers. Therefore, there are six different Measure 50 SB-URD tax code rates and six different projected assessed values. The tax increment projections

are based on the combined value of the property tax codes and applicable tax rates for each affected taxing jurisdiction.

B. ESTIMATED AMOUNT OF MONEY REQUIRED UNDER ORS 457

The total expected tax increment revenue that is not committed to previous incurred debt, through 2027, is \$15,669,089. This revenue will be used to repay indebtedness incurred to finance Phase 3 projects in this Plan Amendment. Table V-2 below shows the expected increment revenue and debt service schedule.

DRAFT

**Table V-2:
Projected Revenues, Debt Service and Other Expenditures**

	(A) URA Incremental Revenue 2.2%	(B) Total Existing Debt Service	(C) Reserve Requirement	(D) 2015 Issue Debt Service (Phase 2)	(E) 2019 Issue Debt Service (Phase 3)	(F) Debt Reserve	(G) Pledged Coverage	(H) Total Debt Service	Remaining Uncommitted Revenue (Annual)	(I) Remaining Uncommitted Revenue (Aggregate)
2017	\$2,277,272	\$1,270,243	\$317,963	\$246,807			1.90	\$1,517,050	\$760,222	\$254,960
2018	\$2,327,372	\$1,243,638		\$273,309		\$529,481	2.29	\$1,516,947	\$810,425	\$1,065,385
2019	\$2,378,574	\$1,097,800		\$418,762	\$300,000	-	1.81	\$1,816,562	\$562,012	\$1,627,397
2020	\$2,430,903	\$763,550		\$753,321	\$375,000	-	1.75	\$1,891,871	\$539,032	\$2,166,429
2021	\$2,484,383	\$545,075		\$972,140	\$425,000	-	1.72	\$1,942,215	\$542,168	\$2,708,597
2022	\$2,539,039	\$609,675		\$744,966	\$500,000	-	1.87	\$1,854,641	\$684,398	\$3,392,995
2023	\$2,594,898	\$569,250		\$784,522	\$625,000	-	1.75	\$1,978,772	\$616,126	\$4,009,121
2024	\$2,651,986			\$1,016,820	\$700,000	-	2.18	\$1,716,820	\$935,166	\$4,944,286
2025	\$2,710,329			\$1,016,641	\$850,000	-	1.98	\$1,866,641	\$843,688	\$5,787,975
2026	\$2,769,957				\$2,351,491	-	1.50	\$2,351,491	\$418,466	\$6,206,440
2027	\$2,830,896				\$2,903,224			\$2,903,224		
Term of Loan (Years)				10	9					
Total Amount Borrowed				\$5,370,656	\$7,360,087					

Individual columns of financial projections in Table V-2 are labeled and described as follows:

- (A) Annual tax increment estimated to be collected by South Beach URA. For FYE 2017 the figure represents the 100% increment reported by the Lincoln County Assessor. Actual collections for any given year will fall short of that figure due to delinquencies. Tax increments for FYE 2018 to FYE 2027 are increased at a conservative rate of 2.2% per year.
- (B) Includes the 2007 Series, 2008 Series, and 2010B Series bonds. The 2010B bond was dedicated to projects listed in Phase 1 of this Plan.
- (C) Applies only to the 2007 Series, 2008 Series, and 2010B Series bonds.
- (D) Annual debt service to fund projects identified in Phase II of this Plan, with initial payment in FYE 2016.
- (E) Annual debt service to fund projects identified in Phase III of this Plan, with initial payment in FYE 2019.
- (F) Reserve created with FYE 2018 amended budget to ensure that the Urban Renewal Agency has sufficient funds to satisfy its pledged coverage requirement, which stipulates that 125% of the debt service amount be available on an annual basis to ensure there are sufficient funds for debt service.
- (G) Projected pledged coverage ratio for each fiscal year assuming remaining uncommitted revenue is retained.
- (H) Total debt service obligation for the South Beach URA.
- (I) Annual tax increment remaining after debt service obligations and reserve are met.
- (j) Aggregate amount of uncommitted revenue after debt service and reserve are met. A portion of this revenue may be used as "pay as you go" funds for projects provided the 125% pledged coverage ratio is met. The \$254,960 figure is the beginning fund balance for FYE 2018 and reflects that a portion of the uncommitted FYE 2017 increment was used to fund the debt reserve shown in column (F).

Based on projections in Table V-2, revenues are expected to be sufficient to retire incurred debt by FYE 2027. Column (I) of Table V-2 shows that there is significant uncommitted tax increment revenue to address currently unforeseen issues or to potentially retire the debt earlier than FYE 2017. This chart does not include the \$2.54 million dollar commercial property the Agency acquired in Phase 2, and sale of that property would provide additional funds to retire debt.

C. ANTICIPATED YEAR IN WHICH INDEBTEDNESS WILL BE RETIRED

Table V-2 shows the anticipated schedule debt payment for existing debt and the Plan Amendment. All debts are scheduled to be retired by FYE 2027.

D. PROJECTED REVENUES AND EXPENDITURES

Table V-2 shows the annual anticipated revenues and expenditures for the Plan Amendment. The revenues result from tax increment revenue that is not already committed to financing existing debt. The total debt service for existing debt is \$21,356,234. Expenditures are based on potential debt schedules to finance the projects described in Phase 3 of Section IV of this Plan Amendment. The total project costs and the Plan's share of those costs are also shown in Section V. For conservative revenue estimates, in addition to incremental tax revenues the District is assumed to realize 2.2% annual return on uncommitted revenues carried forward to the subsequent fiscal year.

E. STATEMENT OF FISCAL IMPACT ON OTHER JURISDICTIONS UNDER ORS 457.420-457.440

The use of tax increment financing creates a fiscal impact on the taxing districts (e.g. the City, the County, the Community College) that levy taxes within the Area. This impact consists of those districts foregoing the taxes that would have been levied on the increase in assessed value within the Area while tax increment financing is in effect.

In order to project these impacts, it is necessary to estimate the growth in assessed value that would have occurred without the Plan. The Plan's projects are anticipated to create assessed value growth that would not occur but for the Plan. Therefore the taxes that are foregone are those resulting from projected development without the public improvements developed under the Plan. It should be noted that revenue estimates in Tables V-1 and V-2 are lower than projections in Table V-3 due to realized property tax collection loss at approximately 6%.

Table V-3 shows the revenues foregone by the affected taxing districts, through 2027. The revenues foregone by the taxing districts equal their permanent tax rates times the projected incremental assessed value, plus the tax rates associated with general obligation bonds approved by voters before October 2001 times the bonding district's incremental assessed value. Note that the property tax revenues foregone by the Lincoln County School District do not result in revenue losses to the School District because of the system of state funding of K-12 education. The impacts are shown to illustrate what they would be if the school funding system is materially changed and property tax revenues become directly relevant. With Minor Amendment X, Table V-3 was amended to reflect a more

conservative 3.0% annual increase in increment revenue. The table has not been updated with this plan amendment, considering that this substantial amendment is not changing the closure date of the district.

The tax increment revenues terminate after 2027, and the additional revenues that are available to these taxing districts are projected to repay the districts for revenues foregone during the Plan.

DRAFT

**Table V-3:
Projected Property Tax Revenues Foregone**

Fiscal Year	Taxing Districts																	Total Tax Revenue
	City of Newport			Lincoln County School		Lincoln County		Newport RFPD	Pacific Community Hospital	Lincoln Cnty Library	Oregon Coast Community College	Lincoln Cnty Transportation	Lincoln Cnty Extension	Linn-Benton-Lincoln ESD	Port of Newport	Water - Seal Rock		
	Permanent Rate	GO Bond	GO Bond	Permanent Rate	GO Bond	Permanent Rate	GO Bond	Permanent Rate	Permanent Rate	Permanent Rate	Permanent Rate	Permanent Rate	Permanent Rate	Permanent Rate	Permanent Rate	Permanent Rate		
	5.5938	0.4348	0.9240	4.9092	0.7894	2.8202	0.0377	0.9108	0.3825	0.2465	0.1757	0.0974	0.0451	0.3049	0.0609	0.0128		
2009-10	\$557,970	\$43,318	\$92,163	\$548,701	\$88,241	\$315,173	\$4,278	\$10,874	\$40,466	\$3,031	\$19,609	\$10,874	\$4,991	\$34,049	\$6,774	\$2,139	\$1,782,653	
2010-11	\$579,776	\$45,096	\$95,736	\$570,165	\$91,670	\$327,498	\$0	\$11,459	\$42,139	\$3,142	\$20,330	\$11,274	\$5,175	\$35,485	\$7,023	\$2,218	\$1,848,185	
2011-12	\$567,454	\$44,137	\$93,701	\$558,048	\$89,722	\$320,538	\$0	\$11,215	\$41,243	\$3,075	\$19,898	\$11,034	\$5,065	\$34,731	\$6,874	\$2,171	\$1,808,906	
2012-13	\$640,651	\$0	\$105,735	\$629,491	\$0	\$361,655	\$0	\$13,519	\$46,531	\$3,594	\$22,509	\$12,484	\$5,864	\$39,154	\$7,755	\$2,459	\$1,891,500	
2013-14	\$659,871	\$0	\$108,907	\$648,376	\$0	\$372,504	\$0	\$14,027	\$47,927	\$3,702	\$23,184	\$12,858	\$6,040	\$40,329	\$7,988	\$2,533	\$1,948,245	
2014-15	\$679,667	\$0	\$112,174	\$667,827	\$0	\$383,680	\$0	\$14,448	\$49,365	\$3,813	\$23,880	\$13,244	\$6,221	\$41,539	\$8,227	\$2,609	\$2,006,692	
2015-16	\$700,057	\$0	\$115,539	\$687,862	\$0	\$395,190	\$0	\$14,882	\$50,846	\$3,927	\$24,596	\$13,641	\$6,407	\$42,785	\$8,474	\$2,687	\$2,066,893	
2016-17	\$721,058	\$0	\$119,006	\$708,498	\$0	\$407,046	\$0	\$15,328	\$52,371	\$4,045	\$25,334	\$14,051	\$6,600	\$44,068	\$8,728	\$2,768	\$2,128,900	
2017-18	\$742,690	\$0	\$122,576	\$729,753	\$0	\$419,257	\$0	\$15,788	\$53,942	\$4,166	\$26,094	\$14,472	\$6,798	\$45,390	\$8,990	\$2,851	\$2,192,767	
2018-19	\$764,971	\$0	\$126,253	\$754,645	\$0	\$431,835	\$0	\$16,262	\$55,560	\$4,291	\$26,877	\$14,906	\$7,002	\$46,752	\$9,260	\$2,936	\$2,258,550	
2019-20	\$834,446	\$0	\$0	\$819,093	\$0	\$470,512	\$0	\$18,843	\$60,484	\$5,118	\$29,311	\$16,284	\$7,444	\$50,946	\$10,236	\$3,489	\$2,326,307	
2020-21	\$859,480	\$0	\$0	\$843,665	\$0	\$484,730	\$0	\$19,408	\$62,298	\$5,271	\$30,191	\$16,773	\$7,668	\$52,475	\$10,543	\$3,594	\$2,396,096	
2021-22	\$885,264	\$0	\$0	\$868,975	\$0	\$499,272	\$0	\$19,991	\$64,167	\$5,430	\$31,097	\$17,276	\$7,898	\$54,049	\$10,859	\$3,702	\$2,467,979	
2022-23	\$911,822	\$0	\$0	\$895,045	\$0	\$514,250	\$0	\$20,590	\$66,092	\$5,592	\$32,029	\$17,794	\$8,134	\$55,670	\$11,185	\$3,813	\$2,542,018	
2023-24	\$939,177	\$0	\$0	\$921,896	\$0	\$529,678	\$0	\$21,208	\$68,075	\$5,760	\$32,990	\$18,328	\$8,378	\$57,340	\$11,520	\$3,927	\$2,618,279	
2024-25	\$967,352	\$0	\$0	\$949,563	\$0	\$545,568	\$0	\$21,844	\$70,118	\$5,933	\$33,980	\$18,878	\$8,630	\$59,061	\$11,866	\$4,045	\$2,696,827	
2025-26	\$996,372	\$0	\$0	\$978,039	\$0	\$561,935	\$0	\$22,500	\$72,221	\$6,111	\$34,999	\$19,444	\$8,889	\$60,832	\$12,222	\$4,167	\$2,777,732	
2026-27	\$1,026,264	\$0	\$0	\$1,007,381	\$0	\$578,793	\$0	\$23,175	\$74,388	\$6,294	\$36,049	\$20,027	\$9,155	\$62,657	\$12,589	\$4,292	\$2,861,064	

F. IMPACTS ON TAXPAYERS

This amendment to the phasing and financing of projects in Substantial Amendment 5, and subsequent amendments will not change the SB-URD's impact on taxpayers. General obligation bonds approved by voters before October 2001 are subject to the division of tax. There are five such general obligation bonds in the SB-URD. They are all scheduled to retire by 2019, prior to the previously scheduled sunset of the SB-URD. These bonds will continue to be subject to the division of tax, regardless of any extension to the SB-URD plan.

Any general obligation bonds approved after October 2001 are not subject to the division of tax.

DRAFT

VI. FUTURE AMENDMENTS TO THE PLAN

A. THIRD AMENDMENT TO THE SOUTH BEACH URBAN RENEWAL PLAN, ADOPTED SEPTEMBER 11, 1991 (CITY RESOLUTION NO. 91-4)

Amendment 3 to the South Beach Urban Renewal Plan sets out criteria for future amendments to the Plan. It replaced the provisions contained in Section VIII of the original South Beach Urban Renewal Plan, adopted September 12, 1983 (City Ordinance No. 1341, County Resolution No. 83-26-9)

All amendments or changes to the Plan are to be made in writing and approved by the Agency, the City Council, or both. The amendments or changes may be substantial amendments or minor amendments as hereinafter defined.

Substantial amendments to the Plan shall be approved by the City Council by non-emergency ordinance pursuant to ORS 457.095 and 457.220 after public notice and hearing. Minor amendments to the Plan shall be approved by the Agency and by the City Council by resolution, except as hereinafter provided.

The terms "substantial amendment" is the equivalent of "major amendment," as used with respect to certain previous amendments. The following amendments or changes to the Plan shall be considered substantial amendments:

1. Adding land to the Urban Renewal area (except such minor additions of land as may be authorized by statute as not constituting a substantial amendment).
2. Extending the date after which no bonded indebtedness shall be issued with respect to the Plan or any project undertaken or to be undertaken under the Plan.
3. Increasing the maximum amount of bonded indebtedness, excluding bonded indebtedness used to refinance or refund existing bonded indebtedness, issued or to be issued under the Plan, to the extent that the Plan may specify a limitation upon the maximum amount of such bonded indebtedness.
4. Adding a new project, activity or program which:
 - a. Serves or performs a substantially different function from any project, activity or program specified in this Plan; and
 - b. Is estimated to cost (excluding administrative costs) in excess of \$500,000.00 adjusted annually from July 1, 1991 at a rate equal to the construction cost index applicable to the Urban Renewal Area.

5. Making other changes in the Plan which alter the major assumptions, purposes and objectives underlying the Plan.

All amendments or changes to the Plan which are not substantial amendments, as specified above, shall be considered minor amendments. The implementation of the plan by specification of work and projects to carry out a project conceptually approved within the Plan shall constitute a minor amendment, if any amendment be required at all for such purpose. Minor amendments shall also include, but not be limited to, identification of property for acquisition pursuant to projects, and activities or programs specified in this Plan for public use or for private redevelopment.

From time to time, during the implementation of this Plan, the City Council may officially approve amendments or modifications to the City's Comprehensive Plan and implementing ordinances. Furthermore, the City Council may from time to time amend or approve new codes, regulations or ordinances which affect the implementation of this Plan. When such amendments, modifications or approvals have been officially enacted by the City Council, such amendments, modifications or approvals, to the extent they may affect the provisions of this Plan, shall be deemed minor amendments to the Plan and shall, by reference, become a part of this Plan, without the necessity for action on the part of the Agency.

APPENDIX

NOAA MARINE OPERATIONS CENTER TAX REVENUE IMPACTS

(PREPARED WITH AMENDMENT SIX TO THE SOUTH BEACH URBAN RENEWAL PLAN)

DRAFT

NOAA MARINE OPERATIONS CENTER TAX REVENUE IMPACTS

The National Oceanic and Atmospheric Administration (NOAA) recently reconfirmed its decision to award the Port of Newport, Oregon its long-term lease decision for its Pacific Marine Operations Center (MOC). In response to this decision, the potential property tax revenue implications of this decision to Newport's South Beach Urban Renewal Area were evaluated.

METHODOLOGY & LIMITATIONS

This analysis quantifies the tax revenue impacts for specific jurisdictions resulting from economic activity generated by NOAA's decision to relocate its Pacific MOC to Newport. At this time, little information is available regarding anticipated spending by the facility for on-going operations, repairs, etc. As such, we relied on secondary sources where possible, using our best estimate of historical operations activity in the Seattle area, the former home of the Pacific MOC.

Finally, in light of present uncertainty, where specific measures were not available, we established defensibly conservative estimates designed to err on a lower level estimate.

FINDINGS

ESTIMATING PRIVATE MOC SPENDING LOCALLY

It was assumed that NOAA's Pacific MOC will spend roughly \$80 million annually on various operations, repair/maintenance activity, and various federal contracts related to these activities annually. This assumption was based on a July 2009 editorial in the *Seattle Times* co-authored by representatives from the Port of Seattle, Seattle City Council, the University of Washington, and a major NOAA MOC contractor in Seattle.¹ The editorial declared annual direct and indirect economic activity related to NOAA's MOC at roughly \$180 million annually. This figure was evaluated in light of other available information about other NOAA investments in the Seattle area to arrive at a more conservative estimate of \$80 million in direct activity, specifically in Newport.

**TABLE 1: BASELINE CONTRACT SPENDING
BASELINE MOC SPENDING ASSUMPTIONS**

Total Estimated Direct Spending 1/:	\$80,000,000
Private Share 2/:	33%
Spending to Private Firms:	\$26,400,000
Newport's Capture of Private Spending 2/:	50%
Spending to Private Firms in Newport:	\$13,200,000

1/ Based on editorial in the *Seattle Times*, July 2009. Contributors included Jean Godden, Seattle City Council; Bill Bryant, Port of Seattle Commissioner, Steve Welch, CEO of Pacific Shipyards; and Mark Emmert, President of the University of Washington.

2/ Conservative assumptions made by Johnson Reid, LLC

¹ "NOAA Should Keep its Marine Operations on Lake Union." *The Seattle Times* July 30, 2009. Editorial Contributors included Jean Godden, Seattle City Council; Bill Bryant, Port of Seattle Commissioner, Steve Welch, CEO of Pacific Shipyards; and Mark Emmert, President of the University of Washington.

To estimate the **private development** impacts of this spending, we assumed that one-third of spending activity took the form of private contracts. This assumption is considered conservative based on our professional opinion.

Finally, we assumed that the Newport economy could capture half of the private contract spending of the Pacific MOC. This assumes that the remaining half of the activity would leak to other communities such as Portland, Astoria, or remain in Seattle. This process results in an approximation of \$13.2 million in annual contract spending estimated to be captured in the Newport economy.

TRANSLATING CONTRACT SPENDING INTO JOBS

Estimates of direct and secondary (indirect/induced) job impacts were developed by utilizing impact multipliers from IMPLAN² (IMpacts for PLANing) economic impact analysis model. Developed by the Forest Service to assist in land and resource management planning, IMPLAN is an economic impact model designed for analyzing the effects of industry activity upon all other industries in an economic area.

Utilizing this methodology, we estimate a total of 100 private, permanent jobs resulting from NOAA spending in Newport, at least 63 of which would be direct employment due to federal contract awards for the local private sector.

² Minnesota IMPLAN Group (MIG), Inc., Stillwater, Minnesota

TABLE 2: JOB IMPACTS OF CONTRACT SPENDING

Contract Spending, Jobs, and Multipliers		
Direct Private Contract Spending 1/:	\$13,200,000	Multiplier
Direct Jobs 2/:	63.4	4.8 jobs/\$1 million
Indirect & Induced 2/:	37.0	2.8 jobs/\$1 million
Contract. Jobs:	100.3	
Jobs By Industry Type		
<u>Direct:</u>		Jobs
NOAA Contractors (Ship repair, research, etc.)		63.4
<u>Indirect/Induced 2/:</u>		
Food services and drinking places:		4.0
Real estate establishments:		2.6
Wholesale trade businesses:		2.6
Employment services:		1.3
Accounting, tax preparation, bookkeeping, and payroll services		1.3
Offices of physicians, dentists, and other health practitioners:		1.3
Private hospitals:		1.3
Civic, social, professional, and similar organizations:		1.3
Retail Stores - Food and beverage:		1.3
Other Retail/Commercial Services:		19.8

1/ From Table 1

2/ Jobs Multipliers generated by IMPLAN.

CALCULATING THE SHARE OF JOBS CAPTURED BY SOUTH BEACH

The industries identified in Table 2 into general land use types are based on the typical space utilization of each industry. This translates into roughly 66 industrial jobs, 25 commercial jobs, and 9 office jobs. Secondly, we apply a 20% capture factor for the South Beach district which translates into an estimate of approximately 20 jobs supported in the district.

TABLE 3: SOUTH BEACH CAPTURE OF JOB IMPACTS BY LAND USE TYPE

Space Type	Total Newport Jobs Impacts 1/	South Beach Jobs Impacts 2/
Industrial	66.0	13.2
Commercial	25.1	5.0
Office	9.2	1.8
TOTAL:	100.3	20.1

1/ From Table 2

2/ Assumes a conservative 20% capture rate for South Beach, Johnson Reid, LLC

CONVERSION OF JOBS TO DEVELOPED SPACE

We then multiplied the number of estimated jobs captured in the South Beach District by a typical square footage per job by land use type. These assumptions are based on the U.S. Department of Energy's Commercial Building Energy Consumption Survey. This process yields an estimate of roughly 25,200 private, developed square feet supported by NOAA contract spending in South Beach.

TABLE 4: PRIVATE EMPLOYMENT IMPACT DEVELOPMENT IN THE SOUTH BEACH

Space Type	South Beach Jobs Impacts 1/	Est. Sq. Ft. per Job 2/	Est. Development Impacts (Sq. Ft.)
Industrial	13.2	1,510	19,932
Commercial	5.0	883	4,429
Office	<u>1.8</u>	<u>468</u>	<u>865</u>
TOTAL:	20.1	N/A	25,226

1/ From Table 3

2/ Calculated as a weighted average across industries based on Newport's existing distribution. Derived from The U.S. Department of Energy's Commercial Building Energy Consumption Survey. (2003)

CONVERSION OF NEW DEVELOPMENT TO MARKET VALUE & TAXABLE ASSESSED VALUE

In Table 5, the supportable space was translated into land by standard Floor Area Ratios (FAR) by land use type, yielding an estimate of 2.0 improved acres. Secondly, we apply per acre development costs by land use type to each land/space estimate to calculate replacement cost of improvements. This analysis conservatively assumes market value is equal to replacement cost.

TABLE 5: ESTIMATED MARKET VALUE GENERATED BY NOAA'S CONTRACT SPENDING LOCALLY

Space Type	NOAA Impact	Assumed F.A.R 2/	Improved Acres	Per Acre Improvement Cost 3/	Est. Market Replacement Value	2009-10 CPR 4/	Taxable Assessed
Industrial	19,932	0.30	1.53	\$1,511,500	\$2,305,419	1	\$2,305,419
Commercial	4,429	0.25	0.41	\$1,971,000	\$801,636	0.58	\$464,949
Office	<u>865</u>	<u>0.35</u>	<u>0.06</u>	<u>\$2,361,500</u>	<u>\$133,961</u>	<u>0.58</u>	<u>\$77,698</u>
TOTAL:	25,226	N/A	2.0	N/A	\$3,241,016	N/A	2,848,065

1/ From Table 4

2/ Assumes a typical, low-rise development profile with 4 parking spaces per 1,000 square feet of space.

3/ RS Means Construction Cost Estimator

4/ Changed Property Ratio: The adjustment made from new improvement market value to taxable assessed value under Measure 50.

SOURCE: Lincoln County Assessor's Office and Johnson Reid, LLC

We then applied the Lincoln County 2009-10 Changed Property Ratio (CPR) by land use type, which revealed an estimated increase in taxable assessed value of \$2.85 million. Therefore, \$13.2 million in locally captured economic activity resulting from NOAA Pacific MOC decision is expected to translate into an increase of \$2.85 million in new, taxable assessed value in the South Beach Urban Renewal District.

CONTRIBUTION TO SOUTH BEACH URBAN RENEWAL DISTRICT GROWTH

The estimated \$2.85 million in new, taxable assessed value as a result of NOAA facility-induced economic growth will directly contribute to the South Beach Urban Renewal District total, taxable assessed value and by extension, annual incremental tax revenue. The increase in assessed property value is equivalent to 2.9% of existing District value in 2009.

For purposes of conservative District revenue forecasting, we assumed the new, taxable assessed value would be constructed and enter the tax rolls in equal increments over a four year period. Therefore, in fiscal years 2011-12 through 2014-15, the District is assumed to grow by \$712,000 annually due solely to NOAA facility impact growth. Detailed projections of District property tax revenue growth are found in Table V-1 of the plan amendment report.

DRAFT

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

July 13, 2018

Wayne Belmont
 County Attorney
 Lincoln County Courthouse
 225 West Olive Street, Room 110
 Newport, Oregon 97365

Re: Substantial Amendment to the South Beach Urban Renewal Plan

Dear Mr. Belmont,

With Resolution No. 3800, the Newport Urban Renewal Agency initiated Substantial Amendment No. 13 to the South Beach Urban Renewal Plan that will, among other things, extend the deadline for initiating projects from 2020 to 2025 to provide an opportunity for the remaining planned projects to be implemented. Projected tax increment revenues, debt service, and other expenditures are such that this extension can occur without changing the 2027 deadline for retiring debt so that the Plan can be closed and increment released to the affected taxing entities. Substantial Amendment No. 13 also addresses the following:

- Documents the current level of funding for the US 101 SE 32nd Street – SE 35th Street Improvement project.
- Reflects the final reconciliation of the Safe Haven, SW Abalone, SW 30th, SW Brant, SW 27th and SE Ferry Slip Road projects, all of which are now complete.
- Shows additional funding for line undergrounding along SE Ferry Slip Road/US 101.
- Provides funding for a refinement plan to map out future use of the Agency owned property at the NE corner of the future 35th/101 intersection.
- Updates tax increment revenue and debt projections.

The legal requirements for the adoption of a substantial amendment to an urban renewal plan stipulate that the proposed amendment be sent to representatives of overlapping taxing districts. Because this particular plan includes unincorporated lands, the Lincoln County Board of Commissioners must consent to the changes. Approval from other overlapping taxing districts is not required; however, the City is obligated to respond to any written recommendations from the districts. This letter is the official transmission of Substantial Amendment No. 13 to the South Beach Urban Renewal Plan. The Newport Planning Commission and City Council will hold public hearings on the proposed amendment, as follows:

- Planning Commission – August 13, 2018, 7:00 pm, Council Chambers, Newport City Hall (169 SW Coast Hwy)
- City Council – September 4, 2018, 6:00 pm, Council Chambers, Newport City Hall (169 SW Coast Hwy)

Draft copies of Resolution No. 3800 and Substantial Amendment No. 13 to the South Beach Urban Renewal Plan are enclosed with this letter. If you would like to provide written comments, they will be considered by the Planning Commission and responded to by the Newport City Council. **Please provide any written comments by 5:00 pm, Wednesday, August 8, 2018.** For more information, please contact Derrick Tokos, d.tokos@newportoregon.gov or 541.574.0626.

Sincerely,



Derrick Tokos
Community Development Director

Attachments

- A: City of Newport Resolution No. 3800
- B: Draft Major Amendment 13 to the South Beach Urban Renewal Plan

CITY OF NEWPORT
 169 SW COAST HWY
 NEWPORT, OREGON 97365



phone: 541.574.0629

fax: 541.574.0644

<http://newportoregon.gov>

COAST GUARD CITY, USA

mombetsu, japan, sister city

July 13, 2018

Spencer Nebel
 City Manager
 City of Newport
 169 SW Coast Highway
 Newport, Oregon 97365

Re: Substantial Amendment to the South Beach Urban Renewal Plan

Dear Mr. Nebel,

With Resolution No. 3800, the Newport Urban Renewal Agency initiated Substantial Amendment No. 13 to the South Beach Urban Renewal Plan that will, among other things, extend the deadline for initiating projects from 2020 to 2025 to provide an opportunity for the remaining planned projects to be implemented. Projected tax increment revenues, debt service, and other expenditures are such that this extension can occur without changing the 2027 deadline for retiring debt so that the Plan can be closed and increment released to the affected taxing entities.

Substantial Amendment No. 13 also addresses the following:

- Documents the current level of funding for the US 101 SE 32nd Street – SE 35th Street Improvement project.
- Reflects the final reconciliation of the Safe Haven, SW Abalone, SW 30th, SW Brant, SW 27th and SE Ferry Slip Road projects, all of which are now complete.
- Shows additional funding for line undergrounding along SE Ferry Slip Road/US 101.
- Provides funding for a refinement plan to map out future use of the Agency owned property at the NE corner of the future 35th/101 intersection.
- Updates tax increment revenue and debt projections.

The legal requirements for the adoption of a substantial amendment to an urban renewal plan stipulate that the proposed amendment be sent to representatives of overlapping taxing districts. Because this particular plan includes unincorporated lands, the Lincoln County Board of Commissioners must consent to the changes. Approval from other overlapping taxing districts is not required; however, the City is obligated to respond to any written recommendations from the districts. This letter is the official transmission of Substantial Amendment No. 13 to the South Beach Urban Renewal Plan. The Newport Planning Commission and City Council will hold public hearings on the proposed amendment, as follows:

- Planning Commission – August 13, 2018, 7:00 pm, Council Chambers, Newport City Hall (169 SW Coast Hwy)
- City Council – September 4, 2018, 6:00 pm, Council Chambers, Newport City Hall (169 SW Coast Hwy)

Draft copies of Resolution No. 3800 and Substantial Amendment No. 13 to the South Beach Urban Renewal Plan are enclosed with this letter. If you would like to provide written comments, they will be considered by the Planning Commission and responded to by the Newport City Council. **Please provide any written comments by 5:00 pm, Wednesday, August 8, 2018.** For more information, please contact Derrick Tokos, d.tokos@newportoregon.gov or 541.574.0626.

Sincerely,



Derrick Tokos
Community Development Director

Attachments

- A: City of Newport Resolution No. 3800
- B: Draft Major Amendment 13 to the South Beach Urban Renewal Plan

CITY OF NEWPORT
 169 SW COAST HWY
 NEWPORT, OREGON 97365



phone: 541.574.0629

fax: 541.574.0644

<http://newportoregon.gov>

COAST GUARD CITY, USA

mombetsu, japan, sister city

July 13, 2018

Birgitte Ryslinge, Ph.D.
 President
 Oregon Coast Community College
 400 SE College Way
 Newport, OR 97366

Re: Substantial Amendment to the South Beach Urban Renewal Plan

Dear Ms. Ryslinge,

With Resolution No. 3800, the Newport Urban Renewal Agency initiated Substantial Amendment No. 13 to the South Beach Urban Renewal Plan that will, among other things, extend the deadline for initiating projects from 2020 to 2025 to provide an opportunity for the remaining planned projects to be implemented. Projected tax increment revenues, debt service, and other expenditures are such that this extension can occur without changing the 2027 deadline for retiring debt so that the Plan can be closed and increment released to the affected taxing entities.

Substantial Amendment No. 13 also addresses the following:

- Documents the current level of funding for the US 101 SE 32nd Street – SE 35th Street Improvement project.
- Reflects the final reconciliation of the Safe Haven, SW Abalone, SW 30th, SW Brant, SW 27th and SE Ferry Slip Road projects, all of which are now complete.
- Shows additional funding for line undergrounding along SE Ferry Slip Road/US 101.
- Provides funding for a refinement plan to map out future use of the Agency owned property at the NE corner of the future 35th/101 intersection.
- Updates tax increment revenue and debt projections.

The legal requirements for the adoption of a substantial amendment to an urban renewal plan stipulate that the proposed amendment be sent to representatives of overlapping taxing districts. Because this particular plan includes unincorporated lands, the Lincoln County Board of Commissioners must consent to the changes. Approval from other overlapping taxing districts is not required; however, the City is obligated to respond to any written recommendations from the districts. This letter is the official transmission of Substantial Amendment No. 13 to the South Beach Urban Renewal Plan. The Newport Planning Commission and City Council will hold public hearings on the proposed amendment, as follows:

- Planning Commission – August 13, 2018, 7:00 pm, Council Chambers, Newport City Hall (169 SW Coast Hwy)
- City Council – September 4, 2018, 6:00 pm, Council Chambers, Newport City Hall (169 SW Coast Hwy)

Draft copies of Resolution No. 3800 and Substantial Amendment No. 13 to the South Beach Urban Renewal Plan are enclosed with this letter. If you would like to provide written comments, they will be considered by the Planning Commission and responded to by the Newport City Council. **Please provide any written comments by 5:00 pm, Wednesday, August 8, 2018.** For more information, please contact Derrick Tokos, d.tokos@newportoregon.gov or 541.574.0626.

Sincerely,



Derrick Tokos
Community Development Director

Attachments

- A: City of Newport Resolution No. 3800
- B: Draft Major Amendment 13 to the South Beach Urban Renewal Plan

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

July 13, 2018

Adam Denlinger, General Manager
 Seal Rock Water District
 P.O. Box 190
 1037 NW Grebe Street
 Seal Rock, Oregon 97376

Re: Substantial Amendment to the South Beach Urban Renewal Plan

Dear Mr. Denlinger,

With Resolution No. 3800, the Newport Urban Renewal Agency initiated Substantial Amendment No. 13 to the South Beach Urban Renewal Plan that will, among other things, extend the deadline for initiating projects from 2020 to 2025 to provide an opportunity for the remaining planned projects to be implemented. Projected tax increment revenues, debt service, and other expenditures are such that this extension can occur without changing the 2027 deadline for retiring debt so that the Plan can be closed and increment released to the affected taxing entities.

Substantial Amendment No. 13 also addresses the following:

- Documents the current level of funding for the US 101 SE 32nd Street – SE 35th Street Improvement project.
- Reflects the final reconciliation of the Safe Haven, SW Abalone, SW 30th, SW Brant, SW 27th and SE Ferry Slip Road projects, all of which are now complete.
- Shows additional funding for line undergrounding along SE Ferry Slip Road/US 101.
- Provides funding for a refinement plan to map out future use of the Agency owned property at the NE corner of the future 35th/101 intersection.
- Updates tax increment revenue and debt projections.

The legal requirements for the adoption of a substantial amendment to an urban renewal plan stipulate that the proposed amendment be sent to representatives of overlapping taxing districts. Because this particular plan includes unincorporated lands, the Lincoln County Board of Commissioners must consent to the changes. Approval from other overlapping taxing districts is not required; however, the City is obligated to respond to any written recommendations from the districts. This letter is the official transmission of Substantial Amendment No. 13 to the South Beach Urban Renewal Plan. The Newport Planning Commission and City Council will hold public hearings on the proposed amendment, as follows:

- Planning Commission – August 13, 2018, 7:00 pm, Council Chambers, Newport City Hall (169 SW Coast Hwy)
- City Council – September 4, 2018, 6:00 pm, Council Chambers, Newport City Hall (169 SW Coast Hwy)

Draft copies of Resolution No. 3800 and Substantial Amendment No. 13 to the South Beach Urban Renewal Plan are enclosed with this letter. If you would like to provide written comments, they will be considered by the Planning Commission and responded to by the Newport City Council. **Please provide any written comments by 5:00 pm, Wednesday, August 8, 2018.** For more information, please contact Derrick Tokos, d.tokos@newportoregon.gov or 541.574.0626.

Sincerely,



Derrick Tokos
Community Development Director

Attachments

- A: City of Newport Resolution No. 3800
- B: Draft Major Amendment 13 to the South Beach Urban Renewal Plan

CITY OF NEWPORT
 169 SW COAST HWY
 NEWPORT, OREGON 97365



phone: 541.574.0629

fax: 541.574.0644

<http://newportoregon.gov>

COAST GUARD CITY, USA

mombetsu, japan, sister city

July 13, 2018

Stewart Lamerdin
 Interim Commission President
 Port of Newport
 600 SE Bay Boulevard
 Newport, Oregon 97365

Re: Substantial Amendment to the South Beach Urban Renewal Plan

Dear Mr. Lamerdin,

With Resolution No. 3800, the Newport Urban Renewal Agency initiated Substantial Amendment No. 13 to the South Beach Urban Renewal Plan that will, among other things, extend the deadline for initiating projects from 2020 to 2025 to provide an opportunity for the remaining planned projects to be implemented. Projected tax increment revenues, debt service, and other expenditures are such that this extension can occur without changing the 2027 deadline for retiring debt so that the Plan can be closed and increment released to the affected taxing entities.

Substantial Amendment No. 13 also addresses the following:

- Documents the current level of funding for the US 101 SE 32nd Street – SE 35th Street Improvement project.
- Reflects the final reconciliation of the Safe Haven, SW Abalone, SW 30th, SW Brant, SW 27th and SE Ferry Slip Road projects, all of which are now complete.
- Shows additional funding for line undergrounding along SE Ferry Slip Road/US 101.
- Provides funding for a refinement plan to map out future use of the Agency owned property at the NE corner of the future 35th/101 intersection.
- Updates tax increment revenue and debt projections.

The legal requirements for the adoption of a substantial amendment to an urban renewal plan stipulate that the proposed amendment be sent to representatives of overlapping taxing districts. Because this particular plan includes unincorporated lands, the Lincoln County Board of Commissioners must consent to the changes. Approval from other overlapping taxing districts is not required; however, the City is obligated to respond to any written recommendations from the districts. This letter is the official transmission of Substantial Amendment No. 13 to the South Beach Urban Renewal Plan. The Newport Planning Commission and City Council will hold public hearings on the proposed amendment, as follows:

- Planning Commission – August 13, 2018, 7:00 pm, Council Chambers, Newport City Hall (169 SW Coast Hwy)
- City Council – September 4, 2018, 6:00 pm, Council Chambers, Newport City Hall (169 SW Coast Hwy)

Draft copies of Resolution No. 3800 and Substantial Amendment No. 13 to the South Beach Urban Renewal Plan are enclosed with this letter. If you would like to provide written comments, they will be considered by the Planning Commission and responded to by the Newport City Council. **Please provide any written comments by 5:00 pm, Wednesday, August 8, 2018.** For more information, please contact Derrick Tokos, d.tokos@newportoregon.gov or 541.574.0626.

Sincerely,



Derrick Tokos

Community Development Director

Attachments

A: City of Newport Resolution No. 3800

B: Draft Major Amendment 13 to the South Beach Urban Renewal Plan

CITY OF NEWPORT
 169 SW COAST HWY
 NEWPORT, OREGON 97365



phone: 541.574.0629
 fax: 541.574.0644
<http://newportoregon.gov>

COAST GUARD CITY, USA

mombetsu, japan, sister city

July 13, 2018

Karen Fischer Gray, Superintendent
 Lincoln County School District
 P.O. Box 1110
 459 SW Coast Hwy
 Newport, OR 97365

Re: Substantial Amendment to the South Beach Urban Renewal Plan

Dear Ms. Gray,

With Resolution No. 3800, the Newport Urban Renewal Agency initiated Substantial Amendment No. 13 to the South Beach Urban Renewal Plan that will, among other things, extend the deadline for initiating projects from 2020 to 2025 to provide an opportunity for the remaining planned projects to be implemented. Projected tax increment revenues, debt service, and other expenditures are such that this extension can occur without changing the 2027 deadline for retiring debt so that the Plan can be closed and increment released to the affected taxing entities. Substantial Amendment No. 13 also addresses the following:

- Documents the current level of funding for the US 101 SE 32nd Street – SE 35th Street Improvement project.
- Reflects the final reconciliation of the Safe Haven, SW Abalone, SW 30th, SW Brant, SW 27th and SE Ferry Slip Road projects, all of which are now complete.
- Shows additional funding for line undergrounding along SE Ferry Slip Road/US 101.
- Provides funding for a refinement plan to map out future use of the Agency owned property at the NE corner of the future 35th/101 intersection.
- Updates tax increment revenue and debt projections.

The legal requirements for the adoption of a substantial amendment to an urban renewal plan stipulate that the proposed amendment be sent to representatives of overlapping taxing districts. Because this particular plan includes unincorporated lands, the Lincoln County Board of Commissioners must consent to the changes. Approval from other overlapping taxing districts is not required; however, the City is obligated to respond to any written recommendations from the districts. This letter is the official transmission of Substantial Amendment No. 13 to the South Beach Urban Renewal Plan. The Newport Planning Commission and City Council will hold public hearings on the proposed amendment, as follows:

- Planning Commission – August 13, 2018, 7:00 pm, Council Chambers, Newport City Hall (169 SW Coast Hwy)
- City Council – September 4, 2018, 6:00 pm, Council Chambers, Newport City Hall (169 SW Coast Hwy)

Draft copies of Resolution No. 3800 and Substantial Amendment No. 13 to the South Beach Urban Renewal Plan are enclosed with this letter. If you would like to provide written comments, they will be considered by the Planning Commission and responded to by the Newport City Council. **Please provide any written comments by 5:00 pm, Wednesday, August 8, 2018.** For more information, please contact Derrick Tokos, d.tokos@newportoregon.gov or 541.574.0626.

Sincerely,



Derrick Tokos
Community Development Director

Attachments

- A: City of Newport Resolution No. 3800
- B: Draft Major Amendment 13 to the South Beach Urban Renewal Plan

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

July 13, 2018

David Long, MD
 Chairperson
 Pacific Communities Health District
 PO Box 873
 Newport, OR 97365

Re: Substantial Amendment to the South Beach Urban Renewal Plan

Dear Mr. Long,

With Resolution No. 3800, the Newport Urban Renewal Agency initiated Substantial Amendment No. 13 to the South Beach Urban Renewal Plan that will, among other things, extend the deadline for initiating projects from 2020 to 2025 to provide an opportunity for the remaining planned projects to be implemented. Projected tax increment revenues, debt service, and other expenditures are such that this extension can occur without changing the 2027 deadline for retiring debt so that the Plan can be closed and increment released to the affected taxing entities.

Substantial Amendment No. 13 also addresses the following:

- Documents the current level of funding for the US 101 SE 32nd Street – SE 35th Street Improvement project.
- Reflects the final reconciliation of the Safe Haven, SW Abalone, SW 30th, SW Brant, SW 27th and SE Ferry Slip Road projects, all of which are now complete.
- Shows additional funding for line undergrounding along SE Ferry Slip Road/US 101.
- Provides funding for a refinement plan to map out future use of the Agency owned property at the NE corner of the future 35th/101 intersection.
- Updates tax increment revenue and debt projections.

The legal requirements for the adoption of a substantial amendment to an urban renewal plan stipulate that the proposed amendment be sent to representatives of overlapping taxing districts. Because this particular plan includes unincorporated lands, the Lincoln County Board of Commissioners must consent to the changes. Approval from other overlapping taxing districts is not required; however, the City is obligated to respond to any written recommendations from the districts. This letter is the official transmission of Substantial Amendment No. 13 to the South Beach Urban Renewal Plan. The Newport Planning Commission and City Council will hold public hearings on the proposed amendment, as follows:

- Planning Commission – August 13, 2018, 7:00 pm, Council Chambers, Newport City Hall (169 SW Coast Hwy)
- City Council – September 4, 2018, 6:00 pm, Council Chambers, Newport City Hall (169 SW Coast Hwy)

Draft copies of Resolution No. 3800 and Substantial Amendment No. 13 to the South Beach Urban Renewal Plan are enclosed with this letter. If you would like to provide written comments, they will be considered by the Planning Commission and responded to by the Newport City Council. **Please provide any written comments by 5:00 pm, Wednesday, August 8, 2018.** For more information, please contact Derrick Tokos, d.tokos@newportoregon.gov or 541.574.0626.

Sincerely,



Derrick Tokos
Community Development Director

Attachments

- A: City of Newport Resolution No. 3800
- B: Draft Major Amendment 13 to the South Beach Urban Renewal Plan

CITY OF NEWPORT
 169 SW COAST HWY
 NEWPORT, OREGON 97365



phone: 541.574.0629

fax: 541.574.0644

<http://newportoregon.gov>

COAST GUARD CITY, USA

mombetsu, japan, sister city

July 13, 2018

Tonja Everest
 Superintendent
 Linn Benton Lincoln ESD
 905 4th Avenue SE
 Albany, OR 97321-1999

Re: Substantial Amendment to the South Beach Urban Renewal Plan

Dear Ms. Everest,

With Resolution No. 3800, the Newport Urban Renewal Agency initiated Substantial Amendment No. 13 to the South Beach Urban Renewal Plan that will, among other things, extend the deadline for initiating projects from 2020 to 2025 to provide an opportunity for the remaining planned projects to be implemented. Projected tax increment revenues, debt service, and other expenditures are such that this extension can occur without changing the 2027 deadline for retiring debt so that the Plan can be closed and increment released to the affected taxing entities. Substantial Amendment No. 13 also addresses the following:

- Documents the current level of funding for the US 101 SE 32nd Street – SE 35th Street Improvement project.
- Reflects the final reconciliation of the Safe Haven, SW Abalone, SW 30th, SW Brant, SW 27th and SE Ferry Slip Road projects, all of which are now complete.
- Shows additional funding for line undergrounding along SE Ferry Slip Road/US 101.
- Provides funding for a refinement plan to map out future use of the Agency owned property at the NE corner of the future 35th/101 intersection.
- Updates tax increment revenue and debt projections.

The legal requirements for the adoption of a substantial amendment to an urban renewal plan stipulate that the proposed amendment be sent to representatives of overlapping taxing districts. Because this particular plan includes unincorporated lands, the Lincoln County Board of Commissioners must consent to the changes. Approval from other overlapping taxing districts is not required; however, the City is obligated to respond to any written recommendations from the districts. This letter is the official transmission of Substantial Amendment No. 13 to the South Beach Urban Renewal Plan. The Newport Planning Commission and City Council will hold public hearings on the proposed amendment, as follows:

- Planning Commission – August 13, 2018, 7:00 pm, Council Chambers, Newport City Hall (169 SW Coast Hwy)
- City Council – September 4, 2018, 6:00 pm, Council Chambers, Newport City Hall (169 SW Coast Hwy)

Draft copies of Resolution No. 3800 and Substantial Amendment No. 13 to the South Beach Urban Renewal Plan are enclosed with this letter. If you would like to provide written comments, they will be considered by the Planning Commission and responded to by the Newport City Council. **Please provide any written comments by 5:00 pm, Wednesday, August 8, 2018.** For more information, please contact Derrick Tokos, d.tokos@newportoregon.gov or 541.574.0626.

Sincerely,



Derrick Tokos
Community Development Director

Attachments

- A: City of Newport Resolution No. 3800
- B: Draft Major Amendment 13 to the South Beach Urban Renewal Plan

AFFIDAVIT OF MAILING OF NOTICE OF LAND USE ACTION

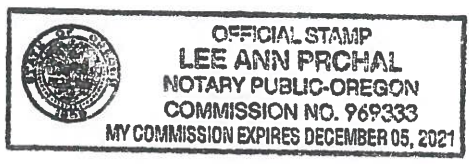
NOTICE OF PUBLIC HEARINGS REGARDING PROPOSED SUBSTANTIAL AMENDMENT NO. 13 TO THE SOUTH BEACH URBAN RENEWAL PLAN

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 utility billing notice, at the last known address of each person as shown by the records of the City of Newport in Newport, Oregon, on the *31st* day of *July, 2018*.

Sherri Marineau
Sherri Marineau
Executive Assistant

STATE OF OREGON)
)ss.
County of Lincoln)

SUBSCRIBED AND SWORN to before me this *1st* day of *August*, 2018.



Lee Ann Prchal
Notary Public of Oregon
My Commission Expires: *12/5/21*

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 HEARINGS
REGARDING PROPOSED
SUBSTANTIAL AMENDMENT NO. 13
TO THE SOUTH BEACH URBAN RENEWAL PLAN**

The Newport Planning Commission and City Council will conduct public hearings to consider Substantial Amendment No. 13 to the South Beach Urban Renewal Plan that will, among other things, extend the deadline for initiating projects from 2020 to 2025 to provide an opportunity for the remaining planned projects to be implemented. A map showing the boundary of the urban renewal plan is attached. The South Beach Urban Renewal Plan is scheduled to sunset at the end of 2027 and that deadline is not being changed. Both public hearings will be held in the Newport City Hall Council Chambers at 169 SW Coast Highway. The date and time for each hearing, along with a brief description of the actions that can be taken, is listed below.

1. Planning Commission

At 7:00 p.m. on August 13, 2018 the Newport Planning Commission will review the proposed substantial amendment, including the relationship to the City Comprehensive Plan, and make a recommendation to the Newport City Council. The public will be afforded an opportunity to provide testimony, and the Commission will consider the testimony before providing a recommendation.

2. City Council

At 6:00 p.m. on September 4, 2018 the Newport City Council will hold a public hearing to consider an ordinance for the adoption of Substantial Amendment No. 13 to the Urban Renewal Plan. The City Council will take public testimony and, at the close of the hearing, may elect to adopt the plan.

The proposed maximum amount of indebtedness that can be issued or incurred under the South Beach Urban Renewal Plan is \$38,750,000. This amount was established in 1998, and will not be changed by the proposed substantial amendment. The ordinance, if approved, is subject to referendum. The adoption of the plan may impact property tax rates for general obligation bonds issued prior to 2001; however, there are none of record in Lincoln County from that time period.






Copies of the ordinance, Substantial Amendment No. 13 to the South Beach Urban Renewal Plan, and accompanying reports can be obtained by contacting Derrick Tokos, Community Development Director, City of Newport, 169 Coast Highway, d.tokos@newportoregon.gov 541.574.0626.

A copy of Substantial Amendment No. 13 is available on the City of Newport website at: <http://newportoregon.gov> under the heading "Latest News". Comments may be submitted via the web under the heading "Public Meeting Comments," by mail, or in person. The draft ordinance will be available and posted to the website at least 7 days prior to the Council hearing.


Note: State law requires notice of the City Council hearing be provided city wide. Including the notice with utility bills satisfies this requirement. Notice is also being sent to landowners in the unincorporated portions of the plan area that may or may not receive city utility service, meaning that in some cases an individual or entity will receive two copies of the notice.

South Beach Urban Renewal District Boundary Map

Legend

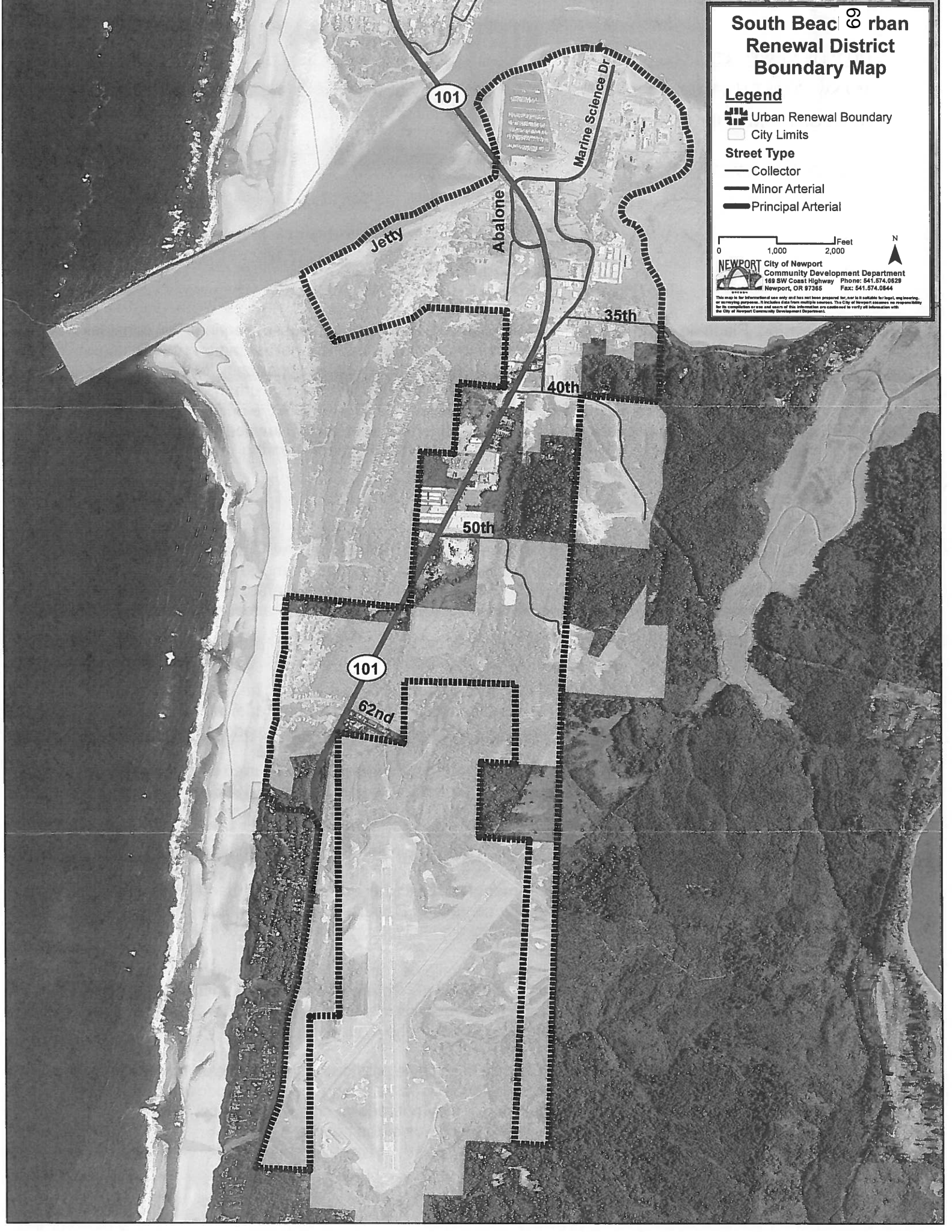
-  Urban Renewal Boundary
-  City Limits
- Street Type**
-  Collector
-  Minor Arterial
-  Principal Arterial

0 1,000 2,000 Feet

 N

NEWPORT City of Newport
Community Development Department
169 SW Coast Highway Phone: 541.574.0629
Newport, OR 97365 Fax: 541.574.0844

This map is for informational use only and has not been prepared for, nor is it suitable for, legal, engineering, or surveying purposes. It includes data from multiple sources. The City of Newport assumes no responsibility for its completion or use and users of this information are cautioned to verify all information with the City of Newport Community Development Department.



AFFIDAVIT OF MAILING OF NOTICE OF LAND USE ACTION

NOTICE OF PUBLIC HEARINGS REGARDING PROPOSED SUBSTANTIAL AMENDMENT NO. 13 TO THE SOUTH BEACH URBAN RENEWAL PLAN

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 *24th* day of *July, 2018*.

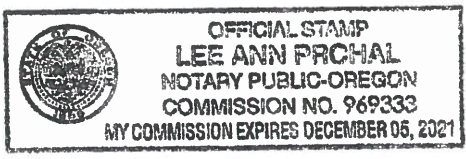
Sherri Marineau
Sherri Marineau
Executive Assistant

STATE OF OREGON)
)ss.
County of Lincoln)

SUBSCRIBED AND SWORN to before me this 15th day of August, 2018.

Lee Ann Frchal
Notary Public of Oregon

My Commission Expires: 12/5/21



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 HEARINGS
REGARDING PROPOSED
SUBSTANTIAL AMENDMENT NO. 13
TO THE SOUTH BEACH URBAN RENEWAL PLAN**

The Newport Planning Commission and City Council will conduct public hearings to consider Substantial Amendment No. 13 to the South Beach Urban Renewal Plan that will, among other things, extend the deadline for initiating projects from 2020 to 2025 to provide an opportunity for the remaining planned projects to be implemented. A map showing the boundary of the urban renewal plan is attached. The South Beach Urban Renewal Plan is scheduled to sunset at the end of 2027 and that deadline is not being changed. Both public hearings will be held in the Newport City Hall Council Chambers at 169 SW Coast Highway. The date and time for each hearing, along with a brief description of the actions that can be taken, is listed below.

1. Planning Commission

At 7:00 p.m. on August 13, 2018 the Newport Planning Commission will review the proposed substantial amendment, including the relationship to the City Comprehensive Plan, and make a recommendation to the Newport City Council. The public will be afforded an opportunity to provide testimony, and the Commission will consider the testimony before providing a recommendation.

2. City Council

At 6:00 p.m. on September 4, 2018 the Newport City Council will hold a public hearing to consider an ordinance for the adoption of Substantial Amendment No. 13 to the Urban Renewal Plan. The City Council will take public testimony and, at the close of the hearing, may elect to adopt the plan.

The proposed maximum amount of indebtedness that can be issued or incurred under the South Beach Urban Renewal Plan is \$38,750,000. This amount was established in 1998, and will not be changed by the proposed substantial amendment. The ordinance, if approved, is subject to referendum. The adoption of the plan may impact property tax rates for general obligation bonds issued prior to 2001; however, there are none of record in Lincoln County from that time period.






Copies of the ordinance, Substantial Amendment No. 13 to the South Beach Urban Renewal Plan, and accompanying reports can be obtained by contacting Derrick Tokos, Community Development Director, City of Newport ,169 Coast Highway, d.tokos@newportoregon.gov 541.574.0626.

A copy of Substantial Amendment No. 13 is available on the City of Newport website at: <http://newportoregon.gov> under the heading "Latest News". Comments may be submitted via the web under the heading "Public Meeting Comments," by mail, or in person. The draft ordinance will be available and posted to the website at least 7 days prior to the Council hearing.

Note: State law requires notice of the City Council hearing be provided city wide. Including the notice with utility bills satisfies this requirement. Notice is also being sent to landowners in the unincorporated portions of the plan area that may or may not receive city utility service, meaning that in some cases an individual or entity will receive two copies of the notice.

South Beach Urban Renewal District Boundary Map

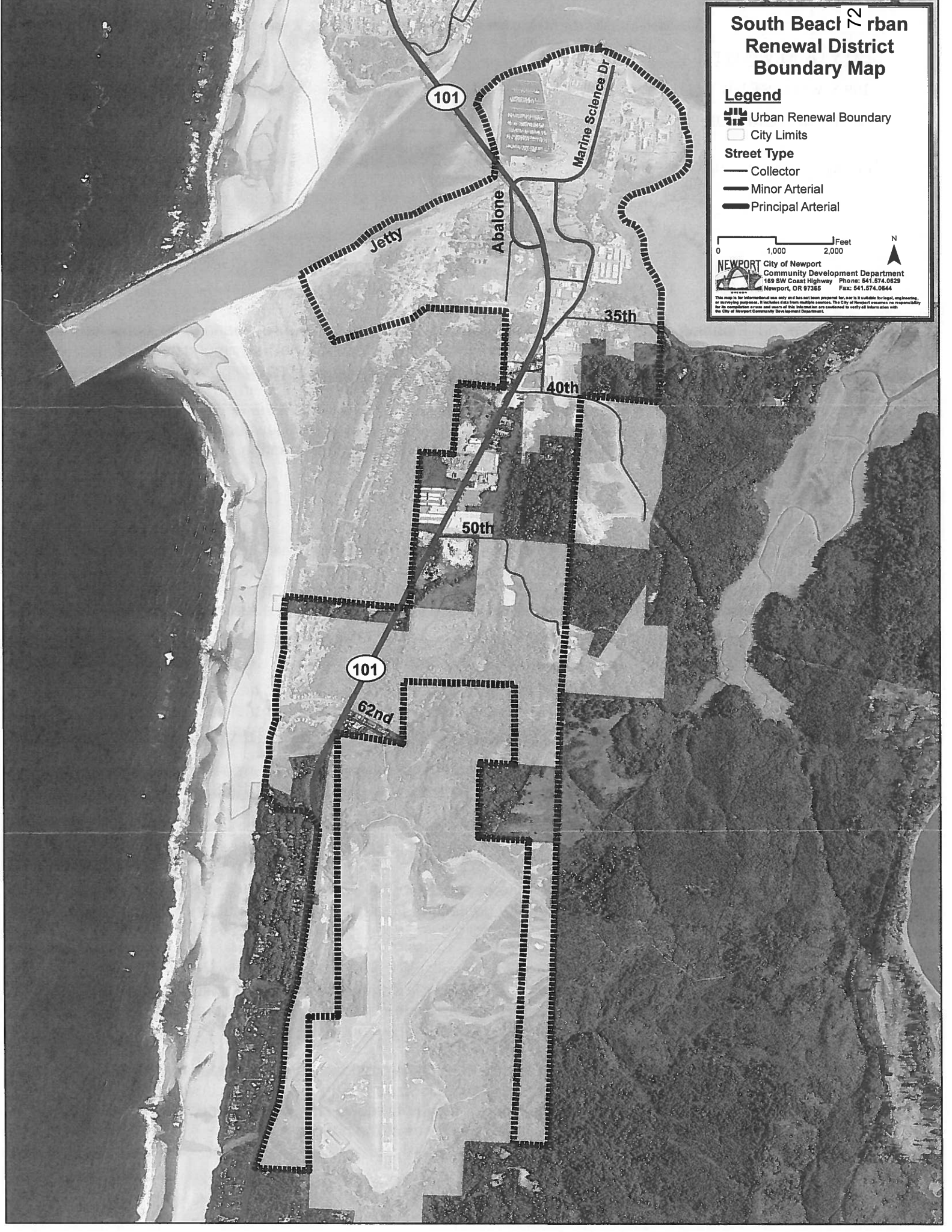
Legend

-  Urban Renewal Boundary
-  City Limits
- Street Type**
-  Collector
-  Minor Arterial
-  Principal Arterial

0 1,000 2,000 Feet

NEWPORT City of Newport
Community Development Department
189 SW Coast Highway Phone: 541.574.0529
Newport, OR 97365 Fax: 541.574.0544

This map is for informational use only and has not been prepared for, nor is it suitable for legal, engineering, or surveying purposes. It includes data from multiple sources. The City of Newport assumes no responsibility for its completeness or accuracy and users of this information are cautioned to verify all information with the City of Newport Community Development Department.



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

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

4584 S COAST LLC
4354 S COAST HWY
SOUTH BEACH, OR 97366

5TH STREET SHED LLC
1609 SW JOSHUA ST
PORTLAND, OR 97219

ANDERSON DENNIS B
ATTN SURF SOUNDS COURT
4263 S COAST HWY SPACE #1
SOUTH BEACH, OR 97366

ARMENIO JOSEPH
PO BOX 796
SOUTH BEACH, OR 97366

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

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

BARRELHEAD SUPPLY INC
% BERTULEIT MARGARET
CONT
354 SE 2ND ST
NEWPORT, OR 97365

BARTOW PROPERTIES LLC
PO BOX 88
COLTON, OR 97017

BEACH BUMS CANNABIS
COMPANY LLC
PO BOX 2411
NEWPORT, OR 97365

BECKER HENRY C JR &
FRENCH SHEILA K
% BECKER HENRY C SR, LIFE EST
PO BOX 398
JEFFERSON, OR 97352

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

BOWER DEANA LYNN &
BOWER LARRY DEAN II
4205 S COAST HWY #3
SOUTH BEACH, OR 97366

BRAXBEACH LLC
PO BOX 240
NEWPORT, OR 97365

BROILI MICHAEL L &
RUSSELL KAREN L
PO BOX 155
SOUTH BEACH, OR 987366

BROOKSHIRE PATRICIA
PO BOX 1805
NEWPORT, OR 97365

BUCHKO GERALD A
PO BOX 697
SOUTH BEACH, OR 97366

CITY OF NEWPORT
% SEAL ROCK WATER DISTRICT
LEASE
PO BOX 190
SEAL ROCK, OR 97376

DICKERSON DOUGLAS RAY
DICKERSON RUBY BUENELLE
PO BOX 412
SOUTH BEACH, OR 97366

DOLLAR VICTOR R
515 SW 11TH
NEWPORT, OR 97365

EDEN WEST LLC
6654 HUNTING CIRCLE SE
SALEM, OR 97306

FIELD ROBERT L &
FIELD CORA L
PO BOX 533
SOUTH BEACH, OR 97366

FREEMAN WILLARD C JR &
CALHOUN BETHANY
4205 S COAST HWY SP 1
SOUTH BEACH, OR 97366

FRY DENNIS W
126 NW COTTAGE ST
NEWPORT, OR 97365

GALSTAUN GEORGE R
74 FRUITVALE LN
NEWPORT, OR 97365

GEIL DEBRA ANN
PO BOX 138
SOUTH BEACH, OR 97366

GLICK DAVID E &
GLICK CYNTHIA A
66474 JERICHO RD
BEND, OR 97703

GOAR DON TRUSTEE &
GOAR MARY ELLEN TRUSTEE
40390 LACOMB DR
LEBANON, OR 97355

GRIMSTAD NEIL E
4043 E ALSEA HWY
WALDPOR, OR 97394

GSBN LLC
PO BOX 720
SOUTH BEACH, OR 97366

HALL DANIEL
144 SW 26TH ST
UNIT 8
NEWPORT, OR 97365

HALL JOHN L TSTEE
ATTN CLARE JOSEPH
135 MAIN ST
9TH FLOOR
SAN FRANCISCO, CA 94105

HAYWARD JOSEPH
24084 WOODS CREEK RD
PHILOMATH, OR 97370

HOUCK EVERETT J &
HOUCK SHARON
531 PIONEER MTN LP
TOLEDO, OR 97391

HOWARD DONALD MICHAEL &
HOWARD DEBORAH J JENSEN
22255 JENNIE RD
LYONS, OR 97358

HOWE JERRY A
12328 SE PARADISE LN
SOUTH BEACH, OR 97366

JOHNSTON LISA A
205 CHARLOTTE ST NE
ALBANY, OR 97322

KEMP BOB
PO BOX 1178
NEWPORT, OR 97365

KIMBELL RAYMOND L &
KIMBELL DOROTHY M
7467 SW SURFLAND ST
SOUTH BEACH, OR 97366

KUTZ KAROL M
PO BOX 1630
NEWPORT, OR 97365

LENS INC
PO BOX 1190
JEFFERSON, OR 97352

LIMBRUNNER LOUIS
631 SE 1ST ST
NEWPORT, OR 97365

LINCOLN COUNTY
225 W OLIVE ST
NEWPORT, OR 97365

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

LUNDIE KENNETH S
1753 NE YAQUINA HEIGHTS DR
NEWPORT, OR 97365

LUNDIE KENNETH STEVEN
1753 NE YAQUINA HEIGHTS DR
NEWPORT, OR 97365

MCENTEE BRUCE N &
MCENTEE CINDY &
WILSON MICHAEL LEE
PO BOX 113
NEWPORT, OR 97365

MEALING ROBERT A
3021 SOUTH SHORE DR SE
ALBANY, OR 97322

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

MILLER KELSEY I
PO BOX 556
SOUTH BEACH, OR 97366

MINOR CHRIS & MARY
517 SW MINNIE ST
NEWPORT, OR 97365

MOSER FAMILY LLC
3862 N SHASTA LOOP
EUGENE, OR 97405

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

OTTA JIMMY W
40238 FISH HATCHERY DR
SCIO, OR 97374

OUTFRONT MEDIA LLC
RYAN/ATTN PAMELA D SMITH
THREE GALLERIA TOWER
13155 NOEL RD, STE 100
DALLAS, TX 75240

PAYNE ELIZABETH A
PO BOX 293
SOUTH BEACH, OR 97366

PEDERSEN JENS CHRISTIAN &
JARVIS RACHEAL
PO BOX 247
SOUTH BEACH, OR 97366

PEDERSON JENS C &
PEDERSON KATHERINE L
PO BOX 247
SOUTH BEACH, OR 97366

PETERSON MARY H
PO BOX 1576
NEWPORT, OR 97365

PRICE JUDY A
PO BOX 234
SOUTH BEACH, OR 97366

RANDONE PAMELA INEZ TRUSTEE &
GORTON DAVID W
PO BOX 574
SOUTH BEACH, OR 97366

REDDICK CARL A TRUSTEE &
REDDICK CAROLE J TRUSTEE
2221 SW 1ST AVE
UNIT 1224
PORTLAND, OR 97201

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

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

SEA INVESTMENT PROPERTIES LLC
ATTN CARI BRANDBERG
PO BOX 1565
NEWPORT, OR 97365

SEA SYSTEMS INC
1102 SE SPRUCE WAY
NEWPORT, OR 97365

SELAH DONNA PATRICIA &
SELAH JOSEPH PATRICK
6371 GALENA DR
EL DORADO, CA 95623

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

SORTE MARY JEAN TRUSTEE
1225 11TH AVE SW
ALBANY, OR 97321

SOUTH BEACH PROP INV LLC &
SOUTHBEACH HEIGHTS LLC
PO BOX 97
LEBANON, OR 97355

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

STOCKER MARION E ESTATE
9566 LOGSDEN RD
SILETZ, OR 97380

T&M PACIFIC PROPERTIES LLC
PO BOX 567
NEWPORT, OR 97365

THURBER SHANNON
514 SE RUNNING SPRINGS DR
NEWPORT, OR 97365

VET LLC
PO BOX 70
NEWPORT, OR 97365

WAITE WILLIAM S &
WAITE MARGARET A
PO BOX 215
SOUTH BEACH, OR 97366

WARD SHARON &
SMITH TRACI
PO BOX 732
SOUTH BEACH, OR 97366

WILSON MICHAEL L & EILEEN P &
MCENTEE BRUCE N & CINDY M
% GRIMSTAD NEIL, CONT
4043 E ALSEA HWY
WALDPORT, OR 97394

YECK FRED ARTHUR TRUSTEE
PO BOX 352
NEWPORT, OR 97365