

## **Sherri Marineau**

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**From:** Derrick Tokos  
**Sent:** Thursday, September 20, 2018 8:13 AM  
**To:** 'Rodney Croteau'; 'Bob Berman'; 'Mike Franklin (mike@newportchowderbowl.com)'; 'Lee Hardy'; 'William Branigan'; 'Jim Patrick'  
**Cc:** Sherri Marineau  
**Subject:** FW: Text Amendment  
**Attachments:** Operations Letter - Director Tokos-1.pdf; ATT00001.txt

Good morning,

Attached is an additional item for the Pacific Seafood legislative amendment proposal. It will be posted to the city website as well.

*Derrick I. Tokos, AICP*  
Community Development Director  
City of Newport  
169 SW Coast Highway  
Newport, OR 97365  
ph: 541.574.0626 fax: 541.574.0644  
[d.tokos@newportoregon.gov](mailto:d.tokos@newportoregon.gov)

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**From:** Robinson, Michael C. [mailto:MRobinson@SCHWABE.com]  
**Sent:** Thursday, September 20, 2018 6:47 AM  
**To:** Derrick Tokos <D.Tokos@NewportOregon.gov>  
**Cc:** Michael Miliucci <MMiliucci@pacseafood.com>; Hicks, Jane M. <JHicks@SCHWABE.com>  
**Subject:** Text Amendment

Dear Derrick, please find attached a letter from the applicant describing the management and operation that will govern the work force housing in the Commercial zones if this application is approved. Would you please place this letter before the Newport Planning Commission and in the official Planning Department file for this legislative application?

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September 19, 2018

Derrick Tokos  
Community Development Director  
City of Newport  
169 SW Coast Highway  
Newport, OR 97365

Re: Work Force Housing - Facilities Operations and Maintenance Plan

Dear Director Tokos:

Pacific Seafood takes very seriously our responsibility to ensure high quality in every facet of our company. This commitment extends to providing high quality workforce housing to our Team Members. Historically, our Team Members who wished to participate in our housing program were provided with seasonal housing which included motels and other short-term housing accommodations. As the number of these types of units dwindled along the coast, the rental costs significantly increased.

One solution is to purchase multi-dwelling housing such as apartments to include as part of our Housing Program. Unfortunately, multi-dwelling housing is rarely for sale within the City of Newport. If it is, any acquisition will require tenants to be evicted in order to house our Team Members. Pacific Seafood believes this negatively impacts the community and does not help solve the housing shortage. The other and most reasonable solution is to convert a commercial office building to a dormitory.

Any conversion of this type of building into dormitories will be safe, secure, livable, and comfortable for our Team Members. The safety of our Team Members is of the utmost importance. All structural, mechanical and electrical systems will meet the required building and safety codes. Fire suppression systems, including sprinkler systems and fire extinguishers, will be installed throughout the building. A fire evacuation plan will be in place.

As to livability, each facility will have sleeping quarters, a central kitchen, laundry facilities, showers, and a recreation area. It will have daily cleaning services. On-going maintenance activities and problems that arise from the unplanned breakdowns that occur with building system components are addressed.

Each Team Member will have to sign a housing agreement and abide by housing program rules (see the attached document). By agreeing to these housing rules, each Team Member will become a member of the dormitory community and agree to accept the responsibilities and obligations associated with being a

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good neighbor and citizen. Failure to observe this will be sufficient cause for termination from the housing program. A housing manager will monitor the operation of the facility.

Our goal is make our facilities comfortable with a recreation area where Team Members can watch TV, use computers, play games, and socialize. Our hope is this type of workforce housing will foster a sense of community, where social needs for belonging, security, respect and dignity are met, and Team Members take a pride of ownership. Pacific Seafood wishes to be a model for workforce housing within the Newport Community. Thank you for your time and consideration regarding our workforce housing needs.

Best regards,

A handwritten signature in blue ink that reads "Michael Miliucci". The signature is stylized and includes a long horizontal line extending to the right.

Michael Miliucci

### Example of Pacific Housing Program Rules and Regulations

- **Cleanliness.** Keep the room Space and all personal belongings stored neatly.
- **Drugs and Alcohol.** No drugs, drug paraphernalia, or alcohol are permitted in the Space at any time.
- **Smoking.** No smoking indoors or in any unauthorized smoking areas. No exceptions. While in authorized smoking areas, receptacles for cigarette butts must be used. No cigarettes should be found on porches, sidewalks, or yards.
- **Weapons.** No firearms, crossbows, swords, large knives, or other dangerous weapons are allowed in the Space at any time.
- **Assault or Fighting.** No fighting, pushing/shoving, assault (i.e., physical, sexual, or other), or other conduct that may cause injury to others is permitted at any time. Pacific reserves the right to immediately notify proper law enforcement authorities in the event of any such activity.
- **Noise.** Please be respectful of neighbors. Housing areas should be kept quiet at all times. No loud music, yelling, or other disorderly conduct is permitted at any time. Neighbors should not be able to hear sounds from your unit.
- **Guests.** Housing and overnight accommodations are provided for team members only. Overnight guests are not permitted at any time. Visitors are permitted only if you are not present in the room.
- **Pets.** Pets are not allowed in the Space or on the Property at any time.
- **Keys.** Keys are for individual use and may not be duplicated or lent out. A fee of \$15.00 will be charged for a duplicate key (which will only be issued if you lose your original key) or will be deducted from your final paycheck if you do not return your key to the General Manager at the time of check out.
- **Vacating Premises and Final Inspection.** Each team member is responsible for his/her Space. The General Manager or other appointed representative will evaluate the condition of the Space upon checkout. All keys, towels, bedding, and other similar items must be returned to be eligible for Security Deposit return.
- **Termination of Employment.** Team members who are terminated or quit for any reason must leave the Space immediately. Failure to vacate the Space within 48 HOURS of separation from employment will result in loss of Security Deposit.
- **Theft.** Pacific is not responsible for the loss of personal items due to theft.