



OFFICE OF THE CITY MANAGER
City of Newport, Oregon
169 S.W. Coast Hwy.
Newport, OR 97365
541-574-0603
s.nebel@newportoregon.gov

MEMO

DATE: August 23, 2023
TO: Mayor and City Council
FROM: Spencer Nebel, City Manager

SUBJECT: Status report for the four-week period ending Friday, August 18

First of all, I want to offer my congratulations to Mayor Kaplan on his selection by the City Council to serve as Mayor of the City of Newport for the remainder of the two-year term vacated by Mayor Sawyer. I look forward to working with Mayor Kaplan during my remaining time with the City. The next two years will be an important period for the City of Newport with the transition of a new city manager. I believe Mayor Kaplan is well suited to help guide the City through this important period of time.

Finally, it is hard to believe that Labor Day is right around the corner. Fall is right behind it. Hopefully, our fall rains come early to address the fire danger that exists throughout much of Oregon, including the coast.

Highlights of activities over the last four weeks include the following:

- Met with Ted Smith at the site of the proposed water storage tank. Ted's house is within close proximity of the proposed tank. He would like to see the hospital explore other alternatives for dealing with emergency water needs for the hospital. This is an issue that will eventually go before the Planning Commission for a conditional use permit. I suggested that Ted invite Dr. Breitenstein from the Health District to his home to see what the impact of the tank would be on he and his neighbor on top of the hill.
- Barb James and I continued a review of the employee handbook.
- Conducted interviews of a candidate for the public works director position. This interview was done utilizing a committee of staff, a committee of practitioners, and a committee of community stakeholders. It also included a written exercise to evaluate the candidate. Unfortunately, we had one candidate for this position and it was the consensus of the group that we continue our recruitment for this position. Please note we started with three candidates to interview, but two of those candidates withdrew prior to the interviews.

- Held the bimonthly department meetings with Jason Malloy, Anna Laukea, and Lance Vanderbeck.
- Met with Newport Chamber of Commerce Executive Director, Wayne Patterson, on a variety of issues, including funds that are budgeted for repairs to the Chamber offices. This building is owned by the City and the lease provides that the Chamber will maintain the building. This will be an issue that we will be addressing with the City Council in the future. We also discussed funding for Destination Newport for this coming year, and provided an initial payment to the Chamber for meeting various advertising, and other promotional activities, as recommended by the Destination Newport Committee.
- Signed the final paperwork and closed on the Salvation Army property. The City has closed on all three acquisitions by the North Side Urban Renewal District (Salvation Army, City Center building next to the kite shop, and the gas station next to City Hall.)
- Met with Jean Cowan who was inquiring about the Mayor's vacancy. Jean felt that she was in a position where she could assist the City for the balance of Mayor Sawyer's term. She was also happy to hear that Jan Kaplan had applied for Mayor, as well, since she had had the opportunity to work with Jan when she was on the County Commission. She apparently opted not to apply for the Mayor's position.
- Met with Barb James to review various information to proceed with the non-represented salary study. We hope to have this process underway this fall.
- Took Wednesday, July 26, off as a sick day to take care of Angela who was having a minor procedure completed that day.
- Interviewed Council President, Jan Kaplan, (who was Council President at that time) for the KNPT radio show.
- Signed closing documents at Western Title for the purchase of the Truax property.
- Met with Wayne Belmont and Paul Seitz regarding the landfill consortium. The County is getting the landfill consortium reactivated in order to address a number of items that need to be conducted by this group. The Council appointed Councilor Jacobi as the City's representative on the consortium with me being appointed as the alternate.
- Met with the Barb James regarding a former employee who has filed a complaint with BOLI.
- I met with Barb James to review an incident that occurred in the Public Works Department with an employee.
- Met with Alan Wells and Mark Watkins regarding their desire to directly address Council on the inclusion of a purchase option in the current lease the City has with McWatkins, LLC, for the development of airport property. As indicated at the Council meeting on August 7, the lease has been reported to be an impediment to proceeding with development on the airport property. Following their presentation to the City Council, Council requested a report for the August 21 City Council meeting.
- Angela Spear from the LOC and I have participated in a meeting with the City of Long Beach, California, to discuss our experiences in hosting the ICMA Conference in Portland in 2021. The City of Long Beach will be an upcoming

site in the next three years, and they are working on their plans for hosting this international conference.

- Derrick Tokos and I have met with Tiffany Johnson and Karen Homolac from the Oregon Brownfields Program. It appears we will be eligible for some funding to assist with asbestos removal from the building purchased in City Center. Anna Laukea is working on the application for this funding.
- Barb James, Rob Murphy, Steve Baugher, Tom Sakaris, John DuBois and I met to review the contract changes that will impact payroll with the IAFF contract. We ended up issuing two checks for the firefighters. We had the end of the fiscal year, various rate changes for all employees, and a contract was not executed until just prior to payroll, a separate check was issued later in the week for adjustments as result of the contract changes. It is good to have that finalized.
- Held bimonthly meetings with Derrick Tokos and Barb James.
- Participated in the welcome of the Mombetsu students to Newport, along with members of the Council and City staff. A reception was held in the Council Chambers on Tuesday, August 1 followed by National Night Out activities that occurred at the Recreation Center.

National Night Out was a big success at this new location. The organizers of the event have indicated they want to continue at this location for next year, as well. There was a great turnout and the Japanese delegation enjoyed the experiences they had at National Night Out.

- Held a bimonthly meeting with Aaron Collett to discuss Engineering issues.
- Held a bimonthly meeting with Justin Scarborough and Steve Stewart, who are acting as Co-Public Works Director(s) until we can fill that position. I appreciate the efforts that both Justin and Steve are putting into this new responsibility. This has been particularly challenging with the additional vacancy at the wastewater treatment plant with the supervisor position. The good news is that DJ Fox started as the wastewater treatment supervisor on August 21. While she will have her work cut out for her with another vacancy being filled at the plant, hopefully, we will be fully staffed at the plant in the near future as she begins her tenure as wastewater plant supervisor.
- Met with an individual who was inquiring about the public works director position. We had a good discussion and I have encouraged him to consider applying for this position. He is currently in the PERS system and is happy with his current employment, so he is going to do some homework to determine the financial impact and whether a move would be in his best interest or not.
- I prepared agenda items for the August 7 City Council meetings.
- Held a bimonthly meeting with Travis Reeves to discuss issues within IT. We are currently advertising to fill the vacancy within the IT Department to give Travis back up. This is the third position that was funded in the current fiscal year. I have made a decision not to move forward with advertising for the director's position at this particular time. This will give us an opportunity to further evaluate Travis's fit to for this position.
- Held a bimonthly meeting with Mike Cavanagh to discuss Parks and Recreation issues.

- Participated in a number of activities with the Mombetsu student delegation, welcoming the group each morning to City Hall and meeting with them at the end of the day to ensure that everyone got picked up by their host families. I want to express my appreciation to Erik Glover for coordinating all the activities that occurred during the Mombetsu student visit. A number of other key volunteers were critical to the success of this trip, including Tracy Crews and Councilor Goebel who helped set up the itinerary for the visit following their trip with the Newport students to Mombetsu. Erik spent the entire week with them getting them to various locations for activities. We also appreciate all of the folks that volunteered to host the delegation during this visit, including City Council and staff members, Councilor Parker, Airport Director, Lance Vanderbeck, Kay Keady in the City Manager's Office, and Library Director, Laura Kimberly. It was a challenge to accommodate four exchanges this year, but it really went a long way toward connecting the citizens between our two communities and building a strong and healthy relationship between the City and Mombetsu. I would like to thank those individuals who provided various activities for the delegation over the course of their five-day visit. This helped make it very meaningful exchange for the students. I appreciate those Councilors who were able to participate in the reception on Tuesday, the presentation of the City gift which was selected from the quilt show by staff members, Melanie Nelson and Jody York. (the folks from the quilt show were very pleased to be part of this exchange, and the quilter was thrilled that her quilt was going to be displayed in Mombetsu, Japan). Thanks also to Melanie and Dorinda for stuffing the gift bags, and to folks who selected various items for the bags.

At the closing picnic at Ona Beach, the Newport attendees experienced a real treat when the students performed a traditional Japanese dance. This was very well done and an exciting performance. Thanks to Rob Murphy and Lance Vanderbeck for setting up the picnic at the park and preparing hot dogs and hamburgers for the potluck. It was a beautiful evening at Ona Beach and the group thoroughly enjoyed it. It is also great to see how the kids from Newport and Mombetsu bonded by the end of the visit. On Saturday, I was able to accompany the group on a tour of the high school by school principal Reyna Mattson, a visit to Mombetsu Park, and at the farmers market. There was a brief departure ceremony at City Hall.

There was a lot involvement with city staff members getting various activities set up, as well as other volunteers of the community. Thank you everybody for really making this a successful experience for the delegation.

On Saturday, I did a debriefing with Motoko Otake who is the translator, and has participated in many exchanges with Newport over the years. Motoko felt that this was one of the best student exchanges that she has participated in. She indicated the kids really enjoyed all the activities, however, she recommended a little downtime be built into the schedule for future exchanges. I hope to put together some detailed notes to assist the next student exchange that will occur between Newport and Mombetsu.

- Held a routine Department Head meeting.
- Met with Council President Jan Kaplan and Councilor Ryan Parker to discuss various climate priorities that Councilor Parker expressed an interest in proceeding with. The work session on August 21 is an effort to try to prioritize those activities with the City Council.
- Participated with the City Council in the work session on Monday, August 7 to review the elements of design and permitting contract with HDR Engineering for development and replacement of the dam at Big Creek, and to develop questions for applicants for Mayor to fill the balance of the term.
- Participated in the Urban Renewal Agency meeting to discuss the use of URA funds for Biggs Street. This item will be coming back to the Agency for further review.
- Participated in the regular City Council meeting on August 7.
- Held biweekly meetings with Jason Malloy and Rob Murphy to discuss various departmental issues.
- Barb James, Andrew Grant, Steve Stewart and I met to develop a transitional plan for Wastewater Plant Supervisor, DJ Fox. As you are aware, Andrew Grant has been serving on a contractual basis to meet our legal requirements for operating the wastewater treatment plant. He is anxious to reduce these obligations. Andrew coordinated DJ's orientation at the plant beginning on her first day, August 21.
- Participated in the Coastal City Managers' meeting with the managers of Lincoln County. I was able to give an overview of the various roles that people played to address the issue regarding the posting of inappropriate memes on the internet by the Mayor. Overall, I believe the other managers felt that the City's response to this issue was appropriate and well done. I emphasized that one of the big factors that led to this outcome is the way the Mayor communicated, opted to issue a meaningful apology, and resigned as mayor of the City of Newport. Unfortunately, issues such as this occur from time to time with public organizations, whether it be an elected or appointed official that acts inappropriately. These situations always serve as a good lesson for all of us who work in the public sector.
- Erik Glover and I met with Chamber of Commerce Executive Director, Wayne Patterson, on funding for Discover Newport. He reviewed the agreement the City has with Chamber about funding.
- I met with Barb James on a complaint we are sorting out between members of the Fire Department.
- Held a bimonthly meeting with Laura Kimberly.
- Met with Aaron Collett and Stephanie Kerns regarding the briefing for the City Council on high bacteria readings coming from the Nye Creek stormwater outlet. This was in preparation for the August 21 work session.
- Mike Cavanaugh, Laura Kimberly and I met with Councilor Botello and the representatives of the group of residents regarding the garden beds at the fairgrounds. This is been a very successful community garden and OSU Extension is looking for an alternative location to move this community garden. We will be evaluating locations where this successful community garden can be relocated.

- Barb James and I met with Jason Scharbrough Paul Marrs to sort out a payroll issue about an employee who is on family leave.
- Held bimonthly meetings with Steve Baugher and Erik Glover.
- Met with the Jason Holland for various updates about OCCA.
- Participated in interviews of three candidates for the deputy city recorder position. We will be making an offer to one of these candidates.
- Participated in the employee health and safety fair at the Performing Arts Center. Nearly a dozen vendors with various health and safety materials were present, along with Human Resources, to create an event that had a great employee turnout.
- Participated in a meeting of the Lincoln County City Managers along with the consultant, Ernest Stevens, regarding the finalization of a strategic plan for addressing homelessness in Lincoln County. A draft plan is being developed and will be presented to local units of government for review and ultimate adoption to help address aspects of homelessness over the next five-year period.
- Prepared materials for the special City Council work session and meeting for the appointment of a mayor to fill the remainder of the term vacated by Mayor Sawyer's resignation. Participated in the first part of the work session to discuss the process and participated in the special meeting that followed.
- Derrick Tokos, Paul Schuytema from the Lincoln County Economic Development Alliance, and I, met with representatives of a hotel developer that is considering construction of a new hotel in the city. We met with these same developers a year ago. They have conducted a market analysis and are evaluating costs for proceeding with a project in Newport.
- Held a bimonthly meeting with Anna Laukea to discuss URA issues.
- Participated in a meeting with LOC staff for a panel that will be done on alternative revenues to fund local government in Oregon.
- Participated in interviews of candidates for the OCCMA Board of Directors as part of the OCCMA Nominating Committee.
- Erik Glover, Barb James and I met to review the proposals for the City's insurance agent. We will be reissuing the RFP for a one-year proposal in order to get a better position to evaluate a longer-term proposal beginning in 2024.
- Held a bimonthly meeting with Justin Scarborough to discuss various Public Works issues.
- Held a City Manager's Office staff meeting. We welcomed Kathleen Steenkolk, HR Assistant, who will be working on a part-time basis assisting with recruiting. Kathleen headed up the HR efforts at Oregon Coast Community College for number of years. We are happy to have her on board!
- Prepared the agenda items for the August 21 City Council meetings.
- Participated in the statewide HB 4123 project meetings.
- Met with Barb James regarding restructuring the environmental compliance specialist position for the City of Newport.

Upcoming Events:

- I will be taking the week of August 28 off to visit family in Michigan. Erik Glover will be Acting City Manager. I am leaving on Saturday, August 26, and will return Saturday, September 2.
- City offices will be closed Monday, September 4, in observation of Labor Day.
- A special City Council work session and meeting has been scheduled for Monday, September 25. The start time for the meeting will be determined by the number of applicants to interview.
- I am attending the ICMA Annual Conference in Austin, Texas, from Saturday, September 30 through Wednesday, October 4. Council has excused my attendance at the October 2 City Council meetings. I will be leaving on Friday, September 29. I will be taking Thursday and Friday, October 5 and 6, as vacation days and will be back in the office on Monday, October 9.
- The LOC Annual Conference will be held in Eugene from Thursday, October 12 through Saturday, October 14. Erik has registered all Councilors. **Please contact Erik by Monday, August 28**, if you need to cancel your registration. Councilor Botello has indicated that she will not be able to attend. We will keep this slot available in the event a new member of Council is appointed prior to the cancellation date.
- City offices will be closed Friday, November 10, in observation of Veterans' Day.
- City offices will be closed Thursday and Friday, November 24 and 25, in observation of Thanksgiving.
- City offices will be closed a half day on Friday, December 22 and a full day on Monday, December 25, in observation of Christmas Eve and Christmas Day.
- City offices will be closed on Monday, January 1, 2024 in observation of the New Year's holiday. The City Council meeting will be held on Tuesday, January 2, 2024.

Attachments:

- Attached is letter that was the delivered by the Mombetsu student delegation to Mayor Sawyer from Mayor Yoshikazu Miyakawa expressing appreciation for accommodating the exchange of young people in both cities.
- Attached is a letter from the Oregon Department of Transportation indicating that ODOT is proceeding with the signal and intersection improvements at US 20 and NE Harney Street. These improvements include adding a left turn lane, adding sidewalk to the west side of NE Harney Street, installing ADA curb ramps and other work. The amount of \$743,000 has been budgeted for design, with the estimated construction occurring in 2027. Please note that this project will be coordinated with the City's Safe Routes to School Grant to make additional improvements to this intersection. Because of the funding sources, it was decided that it is better to do these as two separate projects.
- Attached is a notice from the Lincoln County Department of Planning and Development approving the five-lot subdivision located at the southeast corner of the airport property. If you remember, the City Council granted an easement so that the developers could address the road requirements in order to create this five-lot subdivision.

- Attached is an article from the Oregonian regarding the toll of the homeless crisis and prized natural areas in Portland. These are the same challenges that communities face throughout the state.

I hope everyone enjoys the last few weeks of summer.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "S. Nebel", is positioned above the printed name.

Spencer R. Nebel, City Manager

cc: Department Heads

Mombetsu City
2-1-18 Saiwai-cho, Mombetsu
Hokkaido 094-0005

Mr. Dean Sawyer
Mayor
City of Newport
43 Broadway, Newport, RI 02840


Dear Mayor Sawyer,

I would like to express my sincere appreciation for your continued support of the sister city relationship between the City of Newport and the City of Mombetsu.

We are pleased to bring the Newport Friendship Youth Delegation to visit your city. I believe that it will be a valuable experience for the youth of our city to visit the vibrant city of Newport, with its beautiful landscape leading to Yaquina Bay, and to stay with the families of Newport residents and experience the American way of life.

I would like to take this opportunity to thank Mayor Sawyer and everyone involved for their cooperation in making this exchange possible for the young people of both cities.

I hope that this exchange will further strengthen the ties between Mombetsu and Newport and contribute to the friendship between the U.S.A. and Japan. I wish for Mayor Sawyer's continued success and the City of Newport's prosper development.


Yoshikazu Miyakawa, July 31 2023,
Mayor
City of Mombetsu



Oregon

Tina Kotek, Governor

Department of Transportation

Region 2 Tech Center
455 Airport Road SE Building B
Salem, Oregon 97301-5395
Telephone (503) 986-2990
Fax (503) 986-2839

Ref: K22798 – US20: MP 0.52 Signal Replacement

July 26, 2023

Dear Local Area Property Owner/Resident:

The Oregon Department of Transportation (ODOT) is planning and designing a project along US20 Corvallis–Newport Highway in the vicinity of the city of Newport, Oregon.

The purpose of this letter is to inform you that ODOT survey crews will be working in your area over the next few months in support of this project and may at times require limited access to your property to collect field data. The crews will carry copies of this letter as identification. The data to be gathered may include such information as ground elevations, drainage, buildings, property monuments and other features necessary for our design. This work generally involves visual surface surveys conducted on foot, however occasionally, small trees or brush may need to be removed to provide line of sight for our survey instruments. If it is necessary to cut any brush within your property, the survey crew will ask for your permission before doing so, and at all times the survey crews will show full respect for your property. Please be aware that as the project progresses, and after the initial surveying work has been completed, there may be future occasions throughout the project when the crews will need to re-visit your property to verify or collect additional survey data. Should this occur, the survey crews will make every effort to contact you and let you know of their activities when they arrive on-site. Thank you for your time and consideration.

If you have any questions or concerns about the project please contact the Project Leader, Charles Stouder, at 503-986-2800.

If you have any questions or concerns about the field surveying work please contact the Project Surveyor, Jamison Best, at 971-701-5055.

Sincerely,

Jamison Best, PLS
Project Surveyor
ODOT Region 2 Tech Center
455 Airport Rd. SE, Bldg. A
Salem, OR 97301
jamison.best@odot.oregon.gov

Charles Stouder
ODOT Region 2, Area 4
Construction Project Manager
3700 SW Philomath Blvd.
Corvallis, OR 97333
charles.stouder@odot.oregon.gov

672.047 Right of entry by land surveyor; compensation for damages caused; notice; removal of survey markers. (1) Subject to subsection (4) of this section, a registered professional land surveyor, or any employee or agent of the land surveyor, may enter on foot, where practicable, upon any land for the purpose of surveying or performing any survey work and may establish permanent survey monuments as allowed by rule of the State Board of Examiners for Engineering and Land Surveying.

(2) Any person exercising the right of entry granted under subsection (1) of this section shall do so with no unnecessary damage to the land entered upon. Damages to trees, shrubs and other vegetation intentionally caused by the land surveyor shall be subject to compensation and penalties as provided in ORS 105.810. The land surveyor shall compensate the landowner for all other actual monetary damages, or \$100, whichever is greater. Actual monetary damages may include but are not limited to all costs in time, labor and materials incurred by the landowner to return the property to the condition it was in prior to the damage.

(3) If land that is entered and surveyed under this section is located outside of an urban growth boundary and the landowner makes a timely request in writing, the registered professional land surveyor shall provide a copy of the survey in a timely manner to the landowner.

(4) A registered professional land surveyor, or any employee or agent of the land surveyor, may not enter upon land for the purpose of surveying, performing other survey work or establishing a permanent survey monument without first providing notice to the landowner by first class mail or by personal notice. If the land is occupied by a person other than the landowner, notice must also be given to the occupant by first class mail or by personal notice. Notice that is given by first class mail must be mailed at least seven days prior to the entry onto the land. Notice that is given by personal notice must be hand-delivered to the landowner or occupant or be posted in a conspicuous place where the landowner or occupant may reasonably be expected to see the notice. The notice shall give the professional land surveyor's name, address, telephone number, purpose, availability of the survey and the presence of any temporary or permanent monuments or other markers to be left on the land.

(5) A registered professional land surveyor, or any employee or agent of the land surveyor, who enters land as allowed under this section is owed no greater duty of care than that owed by a landowner to a trespasser.

(6) Notwithstanding the provisions of subsection (1) of this section, a registered professional land surveyor, or any employee or agent of the land surveyor, may use a vehicle to enter upon land provided that the vehicle remains on existing roadways where practicable.

(7) The land surveyor shall remove all flagging, stakes and other temporary materials that are above ground if leaving the materials in place creates an unreasonable risk of harm to persons or property. Except for forestland as defined in ORS 527.620, the land surveyor shall remove all temporary above ground materials within 60 days of placement unless written authorization to leave the materials in place is received from the landowner or occupant. [1995 c.382 §13; 1997 c.743 §1; 2009 c.259 §5; 2011 c.231 §1]

U.S. 20 and NE Harney Street Intersection Improvements



PHASE Design

SUMMARY

We're making intersection safety improvements.

LOCATION U.S. 20 | Milepost .5

BUDGET Design: \$743,039
Construction: not currently funded

SCHEDULE Design: 2023-2026
Estimated construction: 2027

CONTACT

Charles Stouder
ODOT Project Manager
503-302-3874
charles.stouder@odot.oregon.gov

PROJECT # 22798

Visit www.oregon.gov/ODOT/Projects and type the project number into the search field in the Project List section.

Last Updated: 7/27/2023

Access for pedestrians, including those with disabilities, will be available and identified through or around the work zones.

This can be made available in alternate format on request by calling 503-373-7093 or via the Oregon Telecommunications Relay System: 7-1-1 or e-mail: ODOTeeo@ODOT.state.or.us.

PROJECT INFORMATION

About:

This intersection has outdated traffic signals that need to be replaced. Local residents and school bus drivers have let us know that it's difficult to make a left turn safely when there's a lot of traffic and pedestrians at this intersection.

As part of this project, we're:

- Installing new traffic signals and poles.
- Upgrading the traffic signal technology.
- Adding a left turn lane.
- Adding a sidewalk on the west side of NE Harney Street between U.S. 20 and 3rd Street.
- Installing curb ramps that meet current ADA standards.
- Improving the drainage in the area.
- Applying new permanent striping.

We're planning to build and will have a better idea about construction schedule and cost as we get further along in design.

Be in the know with TripCheck.com and...



Give yourself
more time.



Try a new way of getting there.



CARPOOL



BUS



WALK



BIKE

Take a
different route.





DEPARTMENT OF PLANNING AND DEVELOPMENT

210 SW 2nd St
Newport, OR 97365
(541) 265-4192
Fax (541) 265-6945

NOTICE OF LAND USE DECISION

FROM: Lincoln County Planning Department
DATE: 7/28/2023
APPLICANT: Eddie Townsend
CASE FILE: 01-S-ADM-22
TYPE: Subdivision

NOTICE OF DECISION: *You are receiving this notice because records from the Lincoln County Assessor's Office indicate that you are the applicant or own land within 250 feet of the subject property.*

LOCATION: The property is located off of SE 98th Court, a private road which is accessed from SE 98th St. (formerly Thiel Creek Road), near the south end of the Newport Airport. This property is further identified on Lincoln County Assessor's map 11-11-32-00 as tax lot #1601.

REQUEST: The applicant is requesting tentative approval for a 5-lot subdivision to be developed in one single phase and named Townsend Ridge Ranch. Each Proposed lot is 5.03 acres in size.

DECISION: Based upon review of the applicant's proposal, staff finds that the submitted plan for the 5-lot subdivision is in substantial conformance with the applicable requirements of the Lincoln County Code. The Lincoln County Planning Department has granted tentative approval for the requested subdivision subject to the following conditions:

1. Approval is based upon the submitted tentative plan. Any substantial change in the approved plan shall be submitted to the Lincoln County Planning and Development Department as a new application for a subdivision.
2. The applicant shall submit a written statement for the record that the proposed source of domestic water is to be developed by the buyer, whether off or on-site, spring, well, or other source.
3. The applicant shall obtain an approved site evaluation from the Lincoln County On-Site Waste Management division for each proposed lot.
4. The applicant shall reserve the proposed subdivision name with the Lincoln County

Surveyor's office prior to requesting final plat approval.

5. The applicant shall submit to the Lincoln County Addressing Department a proposed new street name for review and approval, prior to requesting final plat approval.
6. The applicant shall obtain a 1200C Permit from the Oregon Department of Environmental Quality for land clearing activities in excess of one acre.
7. Street and road improvements between SE 98th Street and the northern terminus of the proposed new road shall be constructed in accordance with specifications set forth in LCC Section 1.3230(5) and 1.3230(6)(a-c).
8. The new private access road shall be surveyed and monumented prior to the submittal of the plat for final subdivision approval.
9. The applicant shall submit copies of deeds, conveyances, or other recorded documents pertaining to any easements which the platted property is subject to.
10. The applicant shall create and record a road maintenance agreement for all lots in the subdivision. Such agreement shall provide for maintenance of that portion of the new road within the subdivision.

CERTIFICATIONS AND DOCUMENTS REQUIRED FOR FINAL APPROVAL:

Within two years of tentative approval the applicant shall submit a request to the Lincoln County Planning and Development Department a request for final subdivision approval accompanied by the following documents:

1. A copy of all covenants and restrictions.
2. Copies of legal documents required for dedication of public facilities or for the creation of a homeowner's association.
3. A copy of a filed survey of the perimeter of the subject property, complying with ORS 209.250, or a statement from the County Surveyor waiving such requirement. Such survey shall have been filed not less than 30 days prior to the granting of final approval.
4. Copies of all deeds, conveyances or other recorded documents pertaining to any easements which the platted property is subject to.
5. Copies of legal documents required for the Road Maintenance Agreement.
6. A written statement for the record, that the proposed source of domestic water is to be developed by the buyer, whether off or on-site, spring, well, or other source.

7. Copies of approved septic system site evaluations for each lot in accordance with LCC Section 1.3230 (16)(c).
8. Certification from a licensed professional surveyor that existing easements to the subject property provide a continuous width of at least 50 feet along SE 98th Court between SE 98th Street and the subject property, and that the as-built road improvements lie entirely within the easement(s).
9. A copy of an as-built certification prepared and signed by a professional engineer licensed in the State of Oregon certifying that all private road improvements between SE 98th Street and the northern terminus of the proposed new road have been constructed in accordance with specifications set forth in LCC Section 1.3230(5) and 1.3230(6)(a-c) and the tentative plan.
10. A copy of a valid 1200C Permit issued by the Oregon Department of Environmental Quality.
11. A preliminary title report, lot book report, subdivision guaranty report or equivalent documentation of the ownership of the subject property, *issued not more than 30 days prior to the date the final plat is submitted for final approval*. Such a report shall also identify all easements of record.
12. A final plat and one exact copy meeting the requirements of Lincoln County Code 1.3242 and Oregon Revised Statute 92.050 to 92.100.

Within two years of tentative approval the applicant shall submit a request to the Lincoln County Planning and Development Department a request for final subdivision approval accompanied by the following documents:

APPLICABLE CRITERIA:

1. Lincoln County Code, Section 1.1355, Rural Residential Zone RR-5
2. Setbacks Adjacent to Timberlands, LCC 1.1420
3. Lincoln County Code, Section 1.3210 – 1.3242; Land Divisions

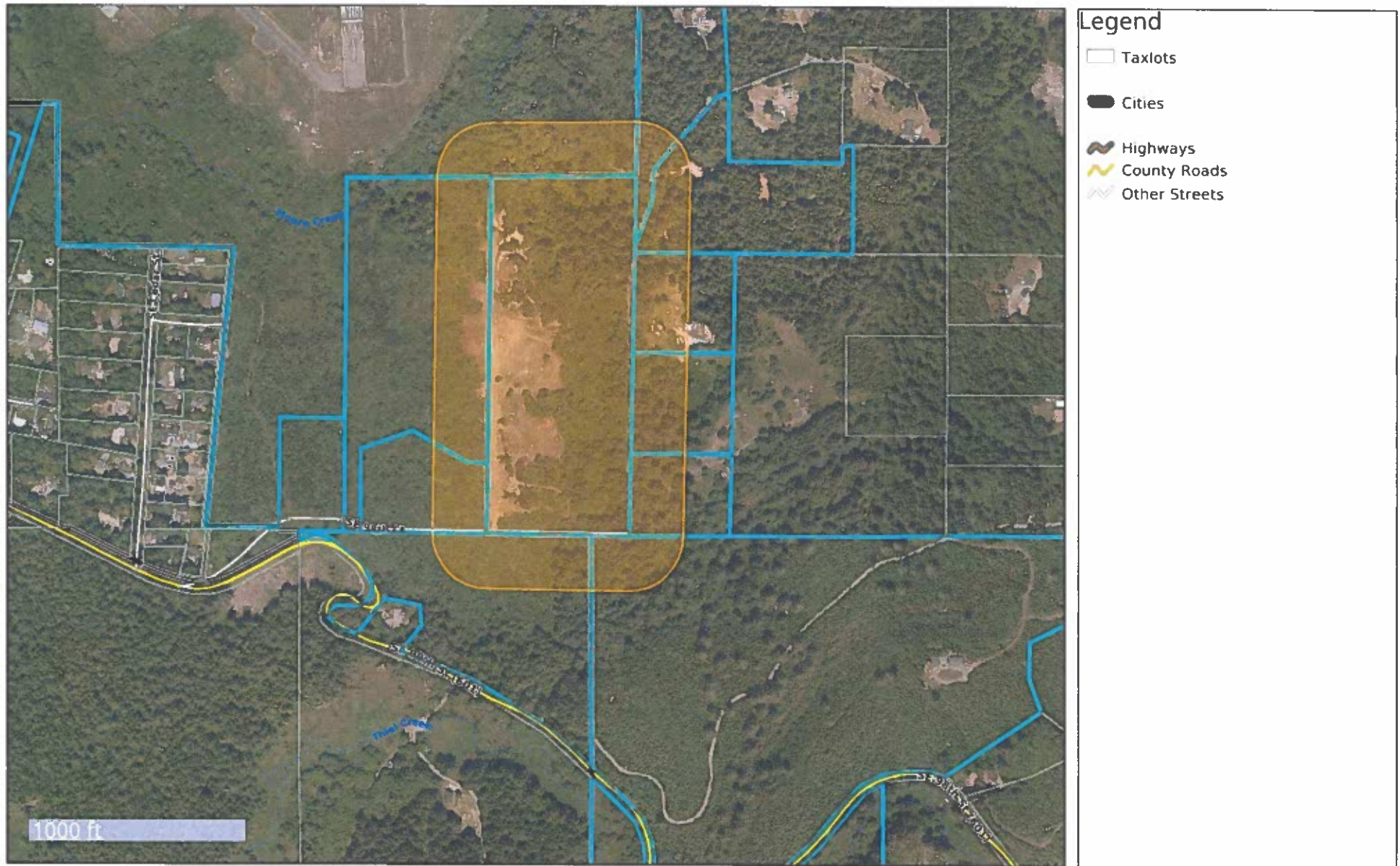
APPLICATION MATERIALS / REPORTS: Copies of the staff report for this case file are available for inspection or may be purchased at the Lincoln County Planning Department, 210 SW 2nd Street, Newport, Oregon 97365. Application materials are also available for inspection or may be purchased at the Planning Department Office.

APPEALS: If you believe this approval or the conditions imposed fail to meet the Applicable Criteria standards listed above; you have the right to appeal this decision to the Lincoln County Planning Commission. An appeal fee of \$310.00 must accompany your written statement explaining your reasons for an appeal as it relates to the Applicable Criteria. To appeal, submit your written statement and appeal fee to the Lincoln County Planning Division no later than

August 14, 2023 at 5:00 p.m.

CONTACT: Questions about this decision or appeals should be directed to Megan Hoff, Associate Planner, mhoff@co.lincoln.or.us, (541) 265-0233

Case File 01-S-ADM-22 - Townsend - Notice Area Map 250ft



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Map and Tax Lot	Property Owner
11-11-32-00-01602-00	CITY OF NEWPORT
11-11-32-00-01604-00	
11-11-32-00-00200-00	CITY OF NEWPORT CITY MANAGER
11-11-32-D0-00500-00	FERRIS KATHERINE & FERRIS PETER K & FERRIS MICHAEL S & FERRIS B S & FERRIS D S
11-11-32-D0-00601-00	
12-11-05-00-00801-00	LETTENMAIER TERRANCE M & WEITKAMP LAURIE A
11-11-32-D0-00100-00	LEWIS SHAYNE & LEWIS LESLIE & BARKER DEBRA LYNN & BARKER QUINN
11-11-32-D0-00200-00	MCWILLIAMS MARY & AMBROSE JEAN
12-11-05-00-00800-00	STEEL STRING INC
11-11-32-00-01601-00	TOWNSEND EDGAR L III & TOWNSEND KATHRYN N
11-11-32-D0-00400-00	ZACHARY MARGARET E

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NEWS

Hidden toll of homeless crisis: Portland's prized natural areas

Updated: Jul. 30, 2023, 4:30 p.m. | Published: Jul. 30, 2023, 7:00 a.m.



A shopping cart and other debris rest in an overflow channel that connects to Johnson Creek at the West Lents Floodplain in outer Southeast Portland. More than 50 people have camped in the floodplain over the past two years. This photo was taken on Wednesday, July 5, 2023. Dave Killen / The Oregonian

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By [Gosia Wozniacka | The Oregonian/OregonLive](#)

On a scorching July morning, Keith Moen checked the steel barrier gate at the West Lents Floodplain, a natural area just off the Springwater Corridor Trail in outer Southeast Portland.

It was intact, not like the last time when the security manager for Portland's Bureau of Environmental Services found someone had cut through a part of the locking mechanism with an angle grinder.

Still, Moen noted a steel bollard missing at the entrance to the Springwater trail, meaning cars could again illegally drive onto the paved path and into the natural area.

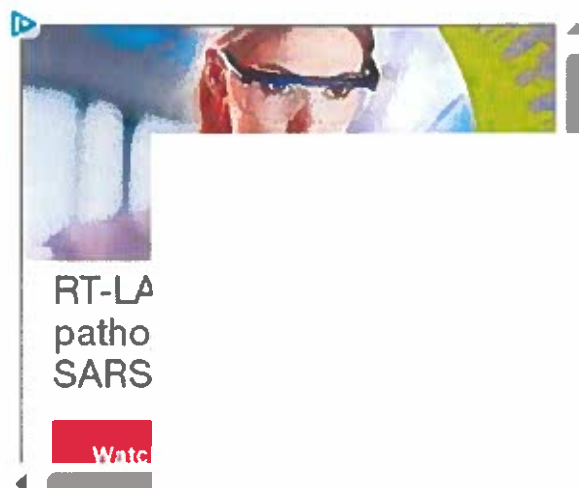


As he inspected the floodplain, Moen walked past a shopping cart brimming with garbage and over a metal bridge spanning trash-strewn Johnson Creek. He veered into the brush to speak with people camping under trees and tarps. The city had removed multiple encampments, cars and RVs from the property's meadows and woods over the past year, but the campers persistently returned.

Moen's job didn't exist two years ago.

But since the advent of the pandemic, the bureau's land managers and environmental advocates have sounded an alarm about the escalating human-caused degradation of the city's wildlife habitat zones, floodplains, rivers and streams, wetlands and wildfire hazard zones and are seeking ways to protect them.

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Bureau of Environmental Services security manager Keith Moen walks away from an encampment near Johnson Creek at the West Lents Floodplain site. Moen patrolled the site on Wednesday, July 5, 2023, as part of the rounds he makes of the bureau's properties, many of which have seen significant damage from homeless encampments. Dave Killen / The Oregonian

The sites include places Portlanders walk, bike and paddle, such as the Foster Floodplain Natural Area, Oaks Bottom Wildlife Refuge, the Columbia Slough and the Springwater Corridor, the scenic paved path that runs from Southeast Portland to Boring. Among them are lesser-known spots key to improving climate resilience and livability across the city, such as the Brookside Wetland in Southeast Portland.

READ: [East Portland sites hardest hit by homeless camps](#)

Portland has long been considered a national leader in innovative environmental restoration. Before the pandemic, it had invested millions of dollars to develop, rehabilitate and maintain natural areas, cementing its reputation as a city of green spaces with extensive access to nature.

In parts of Portland, those ambitions have stalled as leaders try to get a handle on the mounting homeless crisis.

Policies meant to address homelessness have exacerbated the damage in natural areas. Those include prioritizing the city core for cleanup while paying far less heed to deterioration at more remote locations and conducting thousands of sweeps that – in tandem with a dearth of shelter beds, transitional and affordable housing – push people into out-of-sight places.

The city has offered few viable ways for those living outdoors to regularly dispose of their trash and human waste.

In turn, the encampments and their detritus have kept people away from nature, especially in neighborhoods that are home to large numbers of low-income residents, people of color, immigrants and refugees, whose use of natural areas already tends to be limited.

“The ecological damage from the camping is tremendous – decades of work, millions and millions of public dollars wasted,” said Bob Sallinger, the former executive director of Portland Audubon and now urban conservation director for the nonprofit Willamette Riverkeeper.

“Trees have been cut down, vegetation has been trampled, water quality has been degraded,” Sallinger said. “The amount of garbage, including hazardous waste, on these natural sites is remarkable.”



Trash litters the ground at the Brookside Wetland, the site of a major flood mitigation project in outer Southeast Portland. Dozens of people in tents, RVs and makeshift structures camped throughout the site, leaving denuded soil, damaged trees and undergrowth and trash. Bureau of Environmental Services

CRITICAL ECOSYSTEM

People experiencing homelessness have camped in Portland's natural areas for decades. But from the onset of COVID-19 in 2020, city land managers said they have seen a sharp increase in the number and size of encampments in protected wooded properties and along waterways.

Most of the damaged sites are in north and outer east Portland, the land managers said.

Many of the spots fall under special city zoning and are considered "critical green infrastructure," said Ken Finney, a supervisor with the Bureau of Environmental Services who oversees the natural areas restoration program. The bureau also operates and maintains the city's wastewater and stormwater systems.

"We don't see them as just empty open spaces, but as fully functioning, complex systems," Finney said. "They provide specific ecosystem services to our city, including reducing flooding, managing stormwater and improving water quality. They also improve the air we breathe, protect us from extreme heat and sequester carbon. They help us fulfill our climate goals."

The Bureau of Environmental Services manages more than 100 undeveloped natural areas covering 800 acres and Portland Parks & Recreation manages 3,000 acres of undeveloped land at around 95 sites (not including Forest Park).

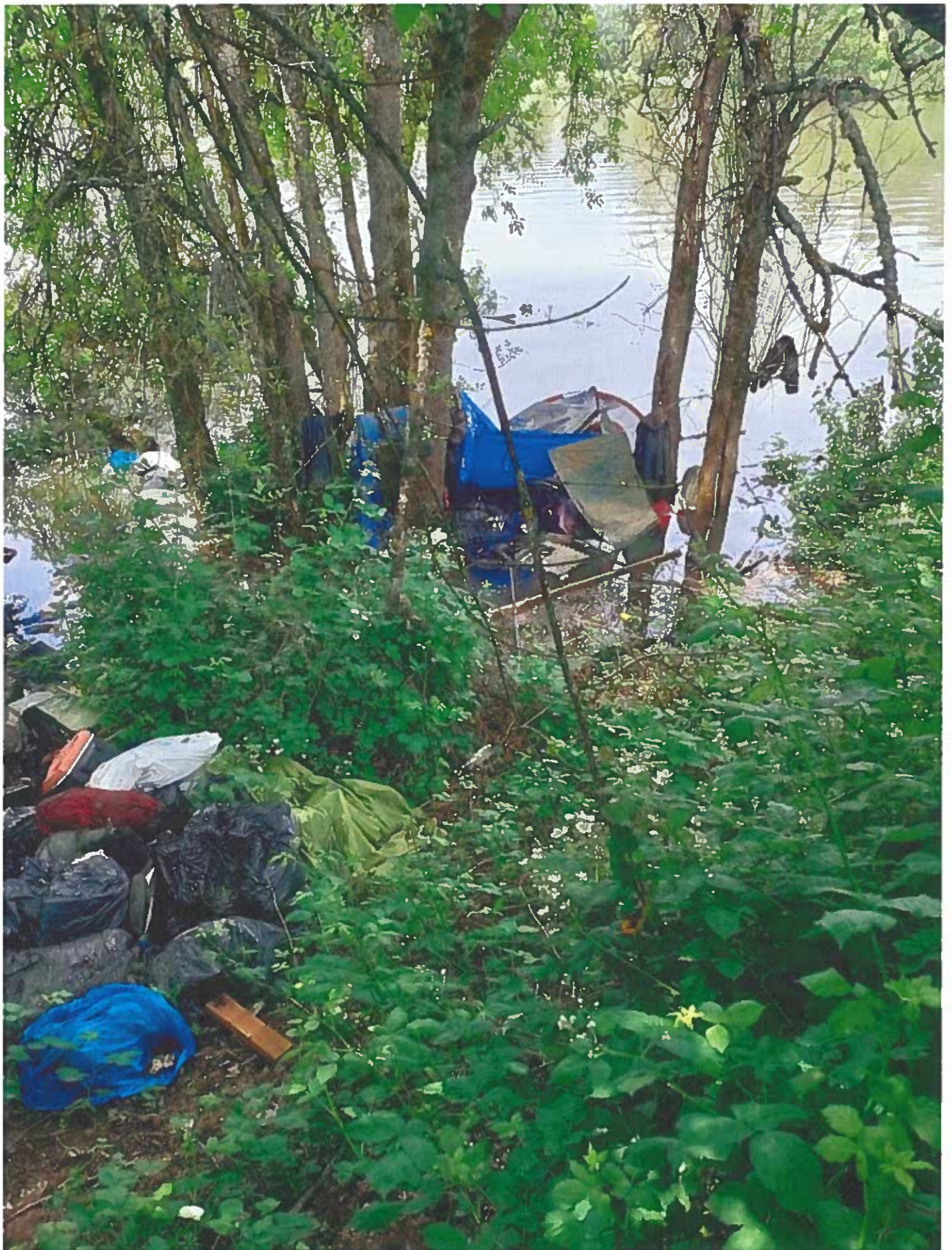


On Monday, July 10, 2023, Sharon Hutchison sits in the garden she's built on the Columbia Slough in Northeast Portland as her dogs Max (center) and Ms. Charlie wait nearby. For Hutchison, whose home is a van, living in a more isolated area by the slough offers relative safety and a reprieve from constant city sweeps and allows her contact with nature. "There's so much ugly out there, it's so nice to come down here and just sit," Hutchison said of her garden oasis. Dave Killen / The Oregonian

Finney said the city's ecologists feel deeply for the campers who have to survive in the wild and have nowhere to go. More than 6,000 people are experiencing homelessness in Multnomah County, according to [this year's count](#), but there are only about 2,000 shelter beds and on average, [about 90% are typically filled](#). While some homeless people may refuse shelter, many have said [the city hasn't offered them a safe place to stay](#) though they desperately want one.

"We understand camping in natural areas is a symptom of a larger issue. They need a place to live and there just aren't enough housing options for everyone," Finney said.

But widespread camping damages natural sites and can be outright dangerous, he said. During the wet season, when water levels rise rapidly on Johnson Creek or the Willamette River, for instance, tents can flood in a matter of hours.



Rising water on the Willamette River this spring submerged the tent, personal items and trash belonging to people living on the river bank in east Portland. Until recently, there have been few attempts from local and state governments to protect and clean up the river.

Last year, Moen, the security manager, found a woman and her adult son camping in the stone-lined channel that splits from Johnson Creek on the West Lents Floodplain. The channel was dry, but would soon fill with rushing water.

Similarly, campers have had to be rescued from an island at the Brookside Wetland and evacuated from the banks of the Willamette River after their tents and belongings became inundated overnight.

During the dry season, many of the sites turn into fire hazard zones, where a catastrophic blaze could spread swiftly and trap campers. City staff and park rangers must visit the natural areas year-round to warn people of impending rising waters or urge them not to light fires.

UNSAFE CONDITIONS

On many of the properties, restoration projects have ground to a near-halt as the encampments have made it unsafe for crews to work.

Staffers have been threatened and told to leave by some campers, have heard gunshots and have run into people high on fentanyl and other drugs, said Finney and Rachel Felice, city nature manager with Portland Parks & Recreation.

At the West Lents site, where city ecologists have worked for over four years to design a floodplain restoration project, about 50 campers have left denuded, compacted soil; piles of trash, needles and human waste; deep tracks carved by cars and RVs driving into the meadows; and a patchwork of informal “social trails.”



Left: An encampment is visible behind a sign prohibiting camping at the West Lents Floodplain, a natural area near Johnson Creek in Southeast Portland, on Wednesday, July 5, 2023. Right: Bureau of Environmental Services security manager Keith Moen speaks to residents of an encampment at the West Lents site. Dave Killen / The Oregonian

The project is part of a two-decade strategy to restore the Johnson Creek watershed and reduce the inundation of homes and businesses on Foster Road and elsewhere along the creek. It also will create habitat for imperiled trout and steelhead.

Similar damage – which, in many cases, will take decades to repair – has marred countless other natural areas in the city. Neither Environmental Services nor Parks & Recreation have analyzed the percentage of affected acres, land managers said, because the task would be challenging given the array of protected properties and because the damage is recurring.

It has been heart-breaking to watch for the restoration ecologists, some of whom have dedicated their entire careers to rehabilitating the sites and have seen their work undone in a matter of months or even days, Felice said.

“When somebody cuts a 30-year-old tree down, you can plant it tomorrow, but you’ll have to wait 30 years to get the same benefits that you were getting before it was cut,” she said.



Dozens of people in tents, RVs and makeshift structures camped throughout the Brookside Wetland, a natural area in outer Southeast Portland, leaving denuded soil, broken trees and damaged undergrowth. On right: Campers who drove into the site in cars and RVs left deep rutted tracks where plants and trees once grew. The city removed the encampments in March, but ecologists with the Bureau of Environmental Services say undoing the damage will take years. Bureau of Environmental Services

PATROLLING NATURE

The Bureau of Environmental Services in 2021 hired Moen and other contract security staff to patrol natural areas.

In addition to Moen’s \$103,397 salary, the bureau spent more than \$1 million this past fiscal year and has budgeted \$2.3 million for security contracts for the current year. Before the pandemic, the bureau typically spent \$100,000 on security costs.

The contractors protect bureau employees as well as the natural areas, wastewater treatment plants and pump stations. The figures don't include money spent on gates, rails or boulders because the bureau hasn't analyzed those costs.

Portland Parks & Recreation also has a security manager and has installed gates, boulders and other barriers on its natural areas, but the bureau didn't provide a breakdown of those costs.



Bureau of Environmental Services security manager Keith Moen waves to residents of a camp on Wednesday, July 5, 2023 at the West Lents Floodplain, a natural area near Johnson Creek in Southeast Portland. The bureau hired Moen two years ago due to increased damage to natural areas, essential infrastructure and security risks to city restoration staff. Dave Killen / The Oregonian

Security workers now inspect the natural areas before staff go out to do restoration work. Both bureaus also have instituted a buddy system, requiring staff to work in groups or be accompanied by security guards.

Land managers have scrambled to restrict access to the natural areas to prevent further damage – particularly to thwart vehicle access, typically the cause of the worst environmental damage.

Moen has reported the most troublesome encampments to the city's Impact Reduction Program, which cleans and removes encampments citywide, but he said response time has lagged significantly on many of the sites. The bureaus don't conduct sweeps, but do pay into the Impact Reduction Program out of their budgets.

At the West Lents site, the Bureau of Environmental Services paid \$33,000 to manufacture and install three metal gates and dropped about 20 tons of boulders and rocks around the site's perimeter – gathered from excavation work on other restoration sites – as additional barriers.



Concrete blocks create a barrier to prevent vehicles from being driven into the West Lents Floodplain, a natural area near Johnson Creek in Southeast Portland. The Bureau of Environmental Services paid \$33,000 to manufacture and install three metal gates and dropped about 20 tons of boulders and blocks around the site's perimeter. Similar security measures are being taken at countless natural areas across the city. Dave Killen / The Oregonian

The security measures have, for the most part, kept cars out of the West Lents site and other areas, said Moen, but campers keep coming back.

Sandy Black, a 65-year-old neighbor walking her pug Stormy, ran into Moen on the day he was patrolling the West Lents Floodplain. The retiree, whose home backs into the Springwater Trail just steps from the natural area, gushed about the geese, baby ducks, deer and skunks she loves to observe on her walks.

She also lamented that some of the campers deal drugs, leave behind mounds of garbage, steal from her shed and threaten her and other neighbors with knives and guns. In June, she said, someone set seven grocery carts on fire on the Springwater next to the floodplain, igniting a tree a few hundred feet from her porch.

"It's just so frustrating because my dog has to go for a walk every day. I usually have pepper spray on me because I've been threatened. And it's like, come on, I just walk on this damn trail for my dog and my health," she said. "To see what it is now, it just breaks my heart."

Land managers feel the same frustration, said Finney with the Bureau of Environmental Services. While most of the campers appear to be merely trying to survive and are not involved in chop shops, violence or theft, he said, criminals take advantage of the crisis, concealing their activities on some of the wooded sites.

PANDEMIC PROTOCOL

Officials in the mayor's office acknowledge the city has done little since the pandemic to safeguard natural areas – a policy decision they said was driven by the public COVID-19 social distancing guidelines and a focus on reinvigorating downtown Portland.

The city followed guidance from the U.S. Centers for Disease Control and Prevention to stop removing homeless encampments to allow people experiencing homelessness to "shelter in place," said Skyler Bocker-Knapp, a senior policy adviser in the mayor's office.

The policy had the opposite effect: Within months, existing encampments ballooned and at least three dozen large new camps sprung up. Many of the campers didn't adhere to social distancing guidelines, officials conceded.

But the city continued to rely on the policy at least for another year.

Initially, city leaders tried to assist the growing numbers in a humane way, offering portable toilets and dumpsters. But as the squalor of encampments became increasingly visible and intense, drawing the ire of business owners and residents, Portland did a turnabout, adopting aggressive camp removal measures.

READ: Why not supply dumpsters and toilets?

The city resumed sweeps in 2021, albeit on a smaller scale, focusing on clearing homeless campers from sidewalks in Old Town and the Central Eastside.

Portland also contracted with SOLVE, the volunteer organization best known for cleaning up Oregon's beaches, and with the [Ground Score Association](#), an initiative of the nonprofit Trash for Peace, to do cleanups not linked to sweeps. Those efforts were limited in scope and mostly focused on downtown and city neighborhoods.

Encampments in forested natural areas, which garnered few angry calls from the public, were allowed to carry on as they had during the height of the pandemic – including in many areas the city had previously identified for protection.

The mayor's office was aware encampments were ballooning out of control – land managers had kept the Impact Reduction team up-to-date – but the city needed to address more pressing problems, Bocker-Knapp said.



City contractors removed a makeshift structure and multiple tent encampments from the Brookside Wetland, the site of a major flood mitigation project, at the end of March 2023. Environmentalists and land managers say the homeless crisis is causing unprecedented damage to floodplains, wildlife habitat zones, rivers, streams and other natural areas. Bureau of Environmental Services

Early last year, Portland Mayor Ted Wheeler banned camping in locations along high crash corridors and a few months later along safe routes to schools, prioritizing those areas for camp removals.

The natural areas' size and topography also made cleaning them challenging, even once the city put them on the priority list, Bocker-Knapp said. Crews and tow trucks could enter only during the dry season so as not to tear up soggy ground and further damage sensitive habitats. The sheer size of the encampments meant they tied up most of the cleaning crews for several weeks, reducing response to other camps.

Another challenge: Sometimes the city lacked jurisdiction to remove encampments in natural areas because the land belongs to TriMet, Union Pacific Railroad, BNSF Railway, the Port of Portland, the Metro regional government, the Department of State Lands or a private commercial or residential owner.

That's especially the case for natural sites bordering the Springwater Corridor and the banks along the Columbia Slough, the channels in north and northeast Portland abutted by wetlands, floodplains and forests interspersed with developed industrial properties.





SOLVE cleanup along NE 33rd Avenue

It wasn't until last summer and fall that Portland increased the size of its contract crews and dramatically ramped up sweeps citywide. The strategy included a new contract with COR (formerly City of Roses Disposal and Recycling), a private waste company, to clean up and remove encampments in natural areas.

On a morning in May, several COR crews in pickups worked their way down the Springwater Corridor between the Ross Island Bridge and Oaks Amusement Park, cleaning up after camps that had been recently removed or abandoned on the Willamette River's east bank. Each crew of two included a crisis intervention worker who could offer resources to the campers.

None were in sight. Most of the encampments were under water and the cleaning crews donned waders. Tarps, trash bags, bottles, bike wheels, crates and pieces of plastic large and small floated half-submerged at the shore.

DAMAGING SWEEPS

Homeless advocates have repeatedly urged City Hall and the public not to demonize people living outdoors for the environmental damage they cause.

Many have nowhere else to go, said Amanda Perrault, a social worker and program coordinator with SOLVE, the volunteer organization that now has cleanup contracts with the city.

"Yes, there are undeniable, obvious and tangible environmental impacts of encampments," Perrault said. "But I don't blame people for doing what they need to do to survive. I don't think we can expect them to be able to manage their trash disposal when they're struggling to find a place to live."

Perrault and others said the sweeps are leading to further damage to natural areas.

Because they constantly force people from one place to another, they effectively drive weary campers into wilder sites where they hope to avoid the sweeps. There, they not only trample sensitive habitats, but also have no access to public restrooms, social services, outreach workers or cleanup crews.



Debris is entangled with logs and branches in Johnson Creek in southeast Portland on Wednesday, July 5, 2023. Dave Killen / The Oregonian

Sweeps also create an incredible amount of trash and lead to people losing valuable possessions and documents, Perrault said. Most campers, who get a 72-hour notice of a camp removal, have nowhere to store their belongings.

What's more, she said, constantly removing campers breaks up homeless communities and upends rules that many have set to keep their areas tidy. It traumatizes campers, she said, making them despondent and less motivated to keep their encampments clean – since it's just a matter of time until they're forced to move again.

FUTURE OF RESTORATION

For now, people continue to return to natural areas soon after their camps are removed, even if in somewhat smaller numbers, so restoration crews still cannot do their work.

"I'm afraid we're in a holding pattern," Finney said. "We don't feel comfortable making an investment and trying to mitigate some of the impacts because they're recurring again and again. It makes no sense for us to start reducing the soil compaction or putting plants in the ground knowing that the site is going to get impacted again."

Brocker-Knapp said the city is working as fast as possible on making various housing options available to people who are camping outdoors, including a series of city-regulated tiny home sites. But their opening has been delayed. The first mega site, with 140 tiny homes and spaces for tents, is slated to open at the end of this month, but it's unclear when others may open.

Homeless advocates also worry about the effects of Portland's daytime camping ordinance, which went into effect this month. It prohibits people from camping on public land during daytime hours. While it allows those who lack access to shelter to camp at night, it requires them to dismantle their campsites during the day.

The ban could shift even more people to remote natural areas as they try to hide and avoid the cumbersome rules, said Barbra "Barbie" Weber, who moved into a tiny home village after camping in natural areas. Weber co-founded Ground Score Association to pay people experiencing homelessness to provide tent-side garbage pickup.



Barbra 'Barbie' Weber co-founded the Ground Score Association, which is an initiative of the nonprofit Trash for Peace. Dave Killen / The Oregonian

"When the city banned camping in the past, we moved out to the woods. We were like, we can't be here so we're going to go there," she said of her own past experience.

The new ban also prohibits camping at all times within 250 feet of natural areas that have a variety of environmental zoning protections, including flood hazard areas. It's unclear how the city will enforce that, given the thousands of natural acres across Portland. City officials said they won't enforce the ban until later this fall and will spend the summer educating those living outdoors about the new rules.

In the meantime, the city's ecologists are trying to figure out how to best restore the damaged areas, including hardened soil with syringes and feces baked into it and damaged trees that may die a slow death.

This past fiscal year, Portland Parks & Recreation spent \$150,000 on micro-trash removal to extract innumerable small pieces of trash embedded in the ground left behind by encampments.

"When we're charged with restoring an impacted area, we can't start where we would if we had just acquired an acre of upland forest or woodland," said Felice, the bureau's city nature manager. "Because obviously, we don't want our staff digging in this."



Debris from a homeless encampment litters the soil at the Oaks Crossing Natural Area. Gosia Wozniacka/The Oregonian/OregonLive

In most cases, that restoration will take years and will need significant community involvement to thrive – but the city shouldn't give up on its green legacy, said Sallinger, the Willamette Riverkeeper official.

"We need to have a holistic vision that includes affordable housing, sustainable transportation, climate strategies, racial justice and environmental protection," he said. "That's what a complete community looks like."

– Gosia Wozniacka; gwozniacka@oregonian.com; @gosiawozniacka

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