

MINUTES
City of Newport Planning Commission
Regular Session
Newport City Hall Council Chambers
Monday, September 25, 2017

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

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

1. **Call to Order & Roll Call.** Chair Patrick called the meeting to order in the City Hall Council Chambers at 7:05 p.m. On roll call, Commissioners Hardy, Berman, Croteau, Patrick, Hanselman, Franklin, and Branigan were present.

2. **Approval of Minutes.**

A. Approval of the Planning Commission work session meeting minutes of August 28, 2017.

MOTION was made by Commissioner Berman, seconded by Commissioner Franklin to approve the Planning Commission meeting minutes as presented. The motion carried unanimously in a voice vote.

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

4. **Action Items.** No action items.

5. **Public Notices.** At 7:02 p.m. Chair Patrick opened the public hearing portion of the meeting by reading the statement of rights and relevance. He asked the Commissioners for declarations of conflicts of interest, ex parte contacts, bias, or site visits. None were heard. Patrick called for objections to any member of the Planning Commission or the Commission as a whole hearing this matter; and none were heard.

A. **File No. 3-Z-17.** Patrick called for the staff report for File No. 3-Z-17. Tokos presented the staff report. Branigan asked if the assembly area included the cafeteria. Yes.

PROPOSERS: Robert Cowen, Director at the Hatfield Marine Science Center, and Lori Fulton, Design and Construction Team from Oregon State University. Cowen and Fulton presented a PowerPoint presentation to the PC. They reviewed the guiding principles. Fulton explained that the primary evacuation was horizontal. She said OSU desired to have a place for people with disabilities to evacuate.

Fulton reviewed the site plan and building configuration with the PC. She said the rooftop of the building could accommodate 900 people. She showed a rendering of the construction which would have a ramp to walk up to the top floor. Cowen said the area would be open 24 hours a day, 7 days a week for public and tenants to use. Fulton said it was comparable to Safe Haven. The elevator and stairs would go to the roof in an emergency and would have a generator. The elevator had the capability to take up to 200 people to the roof in 20 minutes. Patrick asked if the elevator only went to the roof. Fulton said in emergency situations, it would only go to the roof. Branigan asked what magnitude the elevator and stairwells would be built for. Fulton said it would be built to a 9.0. Berman asked if the numbers included visitors, employees and staff of other facilities. Cowen said there were 350 OSU staff employees, 300 State employees and visitor numbers varied, but it could be up to 200. He said the goal was to supersede building occupancy requirements.

Franklin asked if the ramp would be facing east. Yes, and there would be two separate entrances for the north and south elevator and stairwell. The top of the building was 47 feet. The first floor windows would break so the building wouldn't become a boat. It would be anchored 100 feet down. Fulton explained the structure would be built 2 feet above the current elevation. Hardy asked if they had an engineer that had done this before that had tested it successfully. Fulton said yes. Hardy asked if the generator would start when there was a power outage. Cowen said it

would be started with the emergency. It was not manual and was run by diesel. Hanselman asked if the ramp would be open at all times. Yes. Hanselman asked if it was for evacuation use only. Fulton said not everybody could use it but would be open for access in an emergency. Cowen said the intent was for people to know the route and become familiar with the area. He said it was the same as Safe Haven. Hanselman was concerned the assembly area would be used for events and fundraising. He thought it sounded like a multi-purpose area and not what was originally presented. Cowen said the goal was to have it be an evacuation area and not a fundraising area. Hanselman thought a lot of people would go to this evacuation area first for local populations. Cowen said they would stress to drill to Safe Haven Hill first with the backup being OSU as a second option. He said they couldn't guarantee people wouldn't utilize the evacuation area at OSU. Berman asked if there were any plans for events in the assembly area. Cowen explained the plan was to have a covered area and triage area. There would be research instruments on the roof that would be off limits to people. There might also be benches on the roof to sit and eat lunches. Hanselman asked how much equipment would be on the roof. Cowen said it would be at the top of the stairwell, such as repeaters and radio antennas, and not restrict the footprint.

Branigan asked if anyone had done vertical evacuations where there had been an earthquake. Cowen thought some buildings in Japan were designed that way to go to a 9.0 magnitude. He didn't believe there have been any buildings subjected to a tsunami. Branigan said he would be interested in what happened in Japan. Cowen said he would try to find an answer to this.

Croteau asked if there were any plans to secure the campus with fencing. Cowen said there weren't any current plans but stressed that there would always be access to the ramp. Croteau asked if there was a freight elevator at the location. Fulton said the evacuation elevator was sized to be a freight elevator. Franklin asked if the ramp could accommodate a vehicle. Fulton said it was not designed for a vehicle. Cowen said the building would be designed so that people couldn't access the crumple zones, which were areas on the building that if they were hit by a large boat, they would crumple. This was the reason for the restriction around the building. Franklin asked if there was anything to keep vehicles from driving on the ramp. Fulton said the existing road didn't go there and it had limited vehicle access. Cowen thought they could consider putting in bollards that would be strong enough to stop vehicles.

Hardy asked if the designing engineer ever built a building to withstand an 9.0 earthquake successfully. Cowen said that the engineers have helped design the code they would be building to. They have built buildings in crumple zones that have survived bombs. Hardy felt the project was an experiment. Cowen said yes but the design team was agreeing that the calculations were right. Hanselman asked if there would be a storehouse of supplies on the roof for emergencies. Fulton said yes, they were working through this at that time. Cowen said that Hatfield was working closely with the County and the City to get supplies. He said it was not the intent for it to be long term. Patrick asked if the roof would be waterproof. Fulton said it would have a cement covering and were working on the details.

OPPONENTS: There were no opponents present wishing to testify; so rebuttal was waived.

Deliberations started at 7:49 p.m.

Branigan thought the vertical evacuation plan was well thought through and was in support. Hanselman said he hoped the building would be built as well as they could. Franklin said the meeting in the past with OSU said that the area wouldn't be used for storage and take away from evacuation. He liked the design but noted that the code was changed. He asked Tokos what could come back to the PC on it. Tokos said for occupancy purposes, he didn't see a lot of risks. He said they couldn't put obstacles on the roof and it would need access at all time. He thought that classrooms on the roof wouldn't be a problem. The purpose was to have somewhere for people to go in a catastrophic event. Franklin asked if it would apply to residential or just water zones. Tokos would go back and take a look at the code because they were targeted on where it would apply.

Croteau said it was a good plan and the proponents did a good job of answering questions. He thought that if the roof could be used for purposes consistent with education mission, he would accept the space being used for other purposes if they aligned. Berman agreed and thought it looked well done. He urged proponents to look at the perimeter and the access to get to the building. He thought there wasn't too many ways to gain access. Cowen said there would be passages for people to get through. Berman supported and pointed out on the 2nd sentence on paragraph 4 the last word should be performed. Tokos to change. Hardy thought it was a great experiment and wished them luck. Patrick liked the way it looked and wasn't concerned about getting resources. He had a problem with events on the roof and thought it shouldn't be done. He thought gates were useful for pedestrian access. He said that vertical evacuations have been done in Asia.

MOTION was made by Commissioner Croteau, seconded by Commissioner Berman, to approve File No. 3-Z-17 with conditions. Franklin was a nay. Hardy abstained. The motion carried in a voice vote.

6. **New Business.** No new business.
7. **Unfinished Business.** No unfinished business.
8. **Director Comments.** No Director's comments.
9. **Adjournment.** Having no further business, the meeting adjourned at 8 p.m.

Respectfully submitted,



Sherri Marineau
Executive Assistant