



**PLANNING COMMISSION WORK SESSION AGENDA**

**Monday, January 28, 2019 - 6:00 PM**

**City Hall, Conference Room A, 169 SW Coast Hwy, Newport, OR 97365**

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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.

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1. CALL TO ORDER
2. UNFINISHED BUSINESS
3. NEW BUSINESS
  - 3.A Potential Amendments to NMC Chapter 14.21, Geologic Hazards Overlay.  
[Amendments to NMC Chapter 14.21.pdf](#)
  - 3.B Planning Commission 2019-2020 Goal Setting.  
[2019-2020 Goal Setting.pdf](#)
  - 3.C Framing Issues for Short-Term Rental Enforcement Memo.  
[Memo.pdf](#)
4. ADJOURNMENT

# Memorandum

To: Planning Commission/Commission Advisory Committee  
 From: Derrick I. Tokos, AICP, Community Development Director   
 Date: January 24, 2019  
 Re: Potential Amendments to NMC Chapter 14.21, Geologic Hazards Overlay

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I was contacted by Mona Linstromberg, who along with other interested parties, was actively involved in the appeal of the geologic permit issued to Bill Lund for property adjacent to NW Spring Street (File No. 1-GP-18). That permit application was later withdrawn. Ms. Linstromberg would like to know if the Commission would be willing to initiate amendments to the City's Geologic Hazards Code that would, at a minimum, require applicants have their geologic reports peer reviewed prior to submitting a geologic permit application involving development in active landslide hazard areas.

Land in the vicinity of Jump-off has been mapped as an active landslide area and, as demonstrated with recent photos provided by the Department of Geology and Mineral Industries (DOGAMI), is experiencing ongoing earth movement (see attached). A strong argument could be made that such areas warrant the additional scrutiny inherent to a peer review process.

The objective here is not to influence permitting involving Mr. Lund's property. This is something Ms. Linstromberg has been clear about, and she has acknowledged that Mr. Lund would likely submit a new geologic permit application, under existing rules, before any amendments are adopted. The concern she raised with staff is that persons who frequent or live in close proximity to these high risk areas should not have to incur the expense of paying for a peer review as part of an appeal.

Enclosed are maps showing the full extent of City's Geologic Hazards Overlay. They include bluff and dune erosion hazards and old landslide areas that are not mapped as active. A second set of maps shows only the active landslide hazard areas. If the Planning Commission is interested in initiating amendments then a motion to that effect will need to be made to start the process.

#### Attachments

- Email and photos from George Priest, DOGAMI, dated 1/23/19
- NMC Chapter 14.21, Geologic Hazards Overlay
- Natural Hazards Overlay Maps for North and South Newport
- Active Landslide Area Maps (North and South Newport)

**Derrick Tokos**

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**From:** PRIEST George \* DGMI <George.PRIEST@oregon.gov>  
**Sent:** Wednesday, January 23, 2019 4:36 PM  
**To:** Derrick Tokos  
**Cc:** ALLAN Jonathan \* DGMI; BURNS Bill \* DGMI  
**Subject:** JumpOff Joe pictures from lunch walk today  
**Attachments:** JumpOff Joe active slide new head scarp opening up 1-23-19.jpg; JumpOff Joe active slide incipient graben in old foundation 1-23-19.jpg

Hi, Derrick,

I am temporarily working again with DOGAMI and was out for a walk when I happened by the JumpOff Joe area at the end of 11<sup>th</sup> Street. I took the attached pictures showing a new down dropped block in the old foundation and a new slide scarp opening up landward of the old foundation but seaward of the guardrail. The scarp is quite fresh (not eroded), so it must be very recent.

Dr. Jonathan Allan here at the DOGAMI Field Office thought you might be interested.

Regards,  
George R. Priest, Ph.D, CEG  
Oregon Dept. of Geology and Mineral Industries  
Newport Coastal Field Office  
George.priest@oregon.gov



## CHAPTER 14.21 GEOLOGIC HAZARDS OVERLAY

### 14.21.010 Purpose

The purpose of this section is to promote the public health, safety, and general welfare by minimizing public and private losses due to earth movement hazards and limiting erosion and related environmental damage, consistent with Statewide Planning Goals 7 and 18, and the Natural Features Section of the Newport Comprehensive Plan.

### 14.21.020 Applicability of Geologic Hazards Regulations

A. The following are areas of known geologic hazards or are potentially hazardous and are therefore subject to the requirements of [Section 14.21](#):

1. Bluff or dune backed shoreline areas within high or active hazard zones identified in the Department of Geology and Mineral Industries (DOGAMI) Open File Report O-04-09 Evaluation of Coastal Erosion Hazard Zones along Dune and Bluff Backed Shorelines in Lincoln County, Oregon: Cascade Head to Seal Rock, Technical Report to Lincoln County, dated 2004.
2. Active or potential landslide areas, prehistoric landslides, or other landslide risk areas identified in the DOGAMI Open File Report O-04-09.
3. Any other documented geologic hazard area on file, at the time of inquiry, in the office of the City of Newport Community Development Department.

A “documented geologic hazard area” means a unit of land that is shown by reasonable written evidence to contain geological characteristics/conditions which are hazardous or potentially hazardous for the improvement thereof.

B. The DOGAMI Open File Report O-04-09 is not intended as a site specific analysis tool. The City will use DOGAMI Open File Report O-04-09 to identify when a Geologic Report is needed on property prior to development. A Geologic Report that applies to a specific property and that identifies a proposed development on the property as being in a different hazard zone than that identified in DOGAMI Open File Report O-04-09, shall control over DOGAMI Open File Report O-04-09 and shall establish the

bluff or dune-backed shoreline hazard zone or landslide risk area that applies to that specific property. The time restriction set forth in [subsection 14.21.030](#) shall not apply to such determinations.

- C. In circumstances where a property owner establishes or a Geologic Report identifies that development, construction, or site clearing (including tree removal) will occur outside of a bluff or dune-backed shoreline hazard zone or landslide risk areas, as defined above, no further review is required under this [Section 14.21](#).
- D. If the results of a Geologic Report are substantially different than the hazard designations contained in DOGAMI Open File Report O-04-09 then the city shall provide notice to the Department of Geology and Mineral Industries (DOGAMI) and Department of Land Conservation and Development (DLCD). The agencies will have 14 days to provide comments and the city shall consider agency comments and determine whether or not it is appropriate to issue a Geologic Permit.

*(\*Section amended by Ordinance No. 1601 (5-20-91) and then repealed and replaced in its entirety by Ordinance No. 2017 (8-17-2011).)*

#### 14.21.030 [Geologic Permit Required](#)

All persons proposing development, construction, or site clearing (including tree removal) within a geologic hazard area as defined in [14.21.010](#) shall obtain a Geologic Permit. The Geologic Permit may be applied for prior to or in conjunction with a building permit, grading permit, or any other permit required by the city.

Unless otherwise provided by city ordinance or other provision of law, any Geologic Permit so issued shall be valid for the same period of time as a building permit issued under the Uniform Building Code then in effect.

#### 14.21.040 [Exemptions](#)

The following activities are exempt from the provisions of this chapter:

- A. Maintenance, repair, or alterations to existing structures that do not alter the building footprint or foundation;

- B. An excavation which is less than two feet in depth, or which involves less than twenty-five cubic yards of volume;
- C. Fill which is less than two feet in depth, or which involves less than twenty-five cubic yards of volume;
- D. Exploratory excavations under the direction of a registered engineering geologist or geotechnical engineer;
- E. Construction of structures for which a building permit is not required;
- F. Removal of trees smaller than 8-inches dbh (diameter breast height);
- G. Removal of trees larger than 8-inches dbh (diameter breast height) provided the canopy area of the trees that are removed in any one year period is less than twenty-five percent of the lot or parcel area;
- H. Forest practices as defined by ORS 527 (the State Forest Practices Act) and approved by the state Department of Forestry;
- I. Maintenance and reconstruction of public and private roads, streets, parking lots, driveways, and utility lines, provided the work does not extend outside the area previously disturbed;
- J. Installation of utility lines not including electric substations; and
- K. Emergency response activities intended to reduce or eliminate an immediate danger to life, property, or flood or fire hazard.

#### 14.21.050 Application Submittal Requirements

In addition to a land use application form with the information required in [Section 14.52.020](#), an application for a Geologic Permit shall include the following:

- A. A site plan that illustrates areas of disturbance, ground topography (contours), roads and driveways, an outline of wooded or naturally vegetated areas, watercourses, erosion control measures, and trees with a diameter of at

least 8-inches dbh (diameter breast height) proposed for removal; and

- B. An estimate of depths and the extent of all proposed excavation and fill work; and
- C. Identification of the bluff or dune-backed hazard zone or landslide hazard zone for the parcel or lot upon which development is to occur. In cases where properties are mapped with more than one hazard zone, a certified engineering geologist shall identify the hazard zone(s) within which development is proposed; and
- D. A Geologic Report prepared by a certified engineering geologist, establishing that the site is suitable for the proposed development; and
- E. An engineering report, prepared by a licensed civil engineer, geotechnical engineer, or certified engineering geologist (to the extent qualified), must be provided if engineering remediation is anticipated to make the site suitable for the proposed development.

#### 14.21.060 Geologic Report Guidelines

Geologic Reports shall be prepared consistent with standard geologic practices employing generally accepted scientific and engineering principles and shall, at a minimum, contain the items outlined in the Oregon State Board of Geologist Examiners "Guidelines for Preparing Engineering Geologic Reports in Oregon," in use on the effective date of this section. Such reports shall address [subsections 14.21.070 to 14.21.090](#), as applicable. For oceanfront property, reports shall also address the "Geological Report Guidelines for New Development on Oceanfront Properties," prepared by the Oregon Coastal Management Program of the Department of Land Conservation and Development, in use as of the effective date of this section. All Geologic Reports are valid as prima facie evidence of the information therein contained for a period of five (5) years. They are only valid for the development plan addressed in the report. The city assumes no responsibility for the quality or accuracy of such reports.

#### 14.21.070 Construction Limitations within Geologic Hazard Areas

- A. New construction shall be limited to the recommendations, if any, contained in the Geologic Report; and



1. Property owners should consider use of construction techniques that will render new buildings readily moveable in the event they need to be relocated; and
2. Properties shall possess access of sufficient width and grade to permit new buildings to be relocated or dismantled and removed from the site.

#### 14.21.080 Prohibited Development on Beaches and Foredunes

Construction of residential, commercial, or industrial buildings is prohibited on beaches, active foredunes, other foredunes that are conditionally stable and subject to ocean undercutting or wave overtopping, and interdune areas (deflation plains) that are subject to ocean flooding. Other development in these areas shall be permitted only if a certified engineering geologist determines that the development is adequately protected from any geologic hazards, wind erosion, undercutting, ocean flooding and storm waves and is designed to minimize adverse environmental effects. Such a determination shall consider:

- A. The type of use proposed and the adverse effects it might have on the site and adjacent areas;
- B. Temporary and permanent stabilization programs and the planned maintenance of new and existing vegetation;
- C. Methods for protecting the surrounding area from any adverse effects of the development; and
- D. Hazards to life, public and private property, and the natural environment that may be caused by the proposed use.

#### 14.21.090 Erosion Control Measures

In addition to completing a Geologic Report, a certified engineering geologist shall address the following standards.

- A. Stripping of vegetation, grading, or other soil disturbance shall be done in a manner which will minimize soil erosion, stabilize the soil as quickly as practicable, and expose the smallest practical area at any one time during construction;
- B. Development plans shall minimize cut or fill operations so as to prevent off-site impacts;

- C. Temporary vegetation and/or mulching shall be used to protect exposed critical areas during development;
- D. Permanent plantings and any required structural erosion control and drainage measures shall be installed as soon as practical;
- E. Provisions shall be made to effectively accommodate increased runoff caused by altered soil and surface conditions during and after development. The rate of surface water runoff shall be structurally retarded where necessary;
- F. Provisions shall be made to prevent surface water from damaging the cut face of excavations or the sloping surface of fills by installation of temporary or permanent drainage across or above such areas, or by other suitable stabilization measures such as mulching, seeding, planting, or armoring with rolled erosion control products, stone, or other similar methods;
- G. All drainage provisions shall be designed to adequately carry existing and potential surface runoff from the twenty year frequency storm to suitable drainageways such as storm drains, natural watercourses, or drainage swales. In no case shall runoff be directed in such a way that it significantly decreases the stability of known landslides or areas identified as unstable slopes prone to earth movement, either by erosion or increase of groundwater pressure.
- H. Where drainage swales are used to divert surface waters, they shall be vegetated or protected as necessary to prevent offsite erosion and sediment transport;
- I. Erosion and sediment control devices shall be required where necessary to prevent polluting discharges from occurring. Control devices and measures which may be required include, but are not limited to:
  - 1. Energy absorbing devices to reduce runoff water velocity;
  - 2. Sedimentation controls such as sediment or debris basins. Any trapped materials shall be removed to an approved disposal site on an approved schedule;

- 3. Dispersal of water runoff from developed areas over large undisturbed areas;
- J. Disposed spoil material or stockpiled topsoil shall be prevented from eroding into streams or drainageways by applying mulch or other protective covering; or by location at a sufficient distance from streams or drainageways; or by other sediment reduction measures; and
- K. Such non-erosion pollution associated with construction such as pesticides, fertilizers, petrochemicals, solid wastes, construction chemicals, or wastewaters shall be prevented from leaving the construction site through proper handling, disposal, site monitoring and clean-up activities.

#### 14.21.100 Storm water Retention Facilities Required

For structures, driveways, parking areas, or other impervious surfaces in areas of 12% slope or greater, the release rate and sedimentation of storm water shall be controlled by the use of retention facilities as specified by the City Engineer. The retention facilities shall be designed for storms having a 20-year recurrence frequency. Storm waters shall be directed into a drainage with adequate capacity so as not to flood adjacent or downstream property.

#### 14.21.110 Approval Authority

An application shall be processed and authorized using a Type I decision making procedure.

#### 14.21.120 Appeals of Geologic Permits

Any appeal from the issuance or denial of a Geologic Permit shall be filed within 15 calendar days of the date the city issues a final order as provided by [Section 14.52.050](#). Appellants challenging substantive elements of a Geologic Report shall submit their own analysis prepared by a certified engineering geologist. Such report shall be provided within 30 days of the date the appeal is filed. A failure to submit a report within this timeframe is grounds for dismissal of the appeal.

#### 14.21.130 Certification of Compliance

No development requiring a Geologic Report shall receive final approval (e.g. certificate of occupancy, final inspection, etc.) until the city receives a written statement by a certified engineering geologist indicating that all performance, mitigation, and monitoring measures contained in the report have been satisfied. If mitigation measures involve engineering solutions prepared by a licensed professional engineer, then the city must also receive an additional written statement of compliance by the design engineer.

#### 14.21.140 Removal of Sedimentation

Whenever sedimentation is caused by stripping vegetation, grading, or other development, it shall be the responsibility of the person, corporation, or other entity causing such sedimentation to remove it from all adjoining surfaces and drainage systems and to return the affected areas to their original or equal condition prior to final approval of the project.







#### 14.21.150 Applicability of Nonconforming Use Provisions

- A. A building or structure that is nonconforming under [Section 14.32](#) of the Zoning Ordinance that is destroyed by fire, other casualty or natural disaster shall be subject to the casualty loss provisions contained in [Section 14.32](#) of the Zoning Ordinance. Application of the provisions of this section to a property shall not have the effect of rendering it nonconforming.
- B. A building or structure that conforms to the Zoning Ordinance that is destroyed by fire, other casualty or natural disaster may be replaced with a building or structure of up to the same size provided a Geologic Report is prepared by a certified engineering geologist. A Geologic Report prepared pursuant to this subsection shall adhere to the Geologic Report Guidelines outlined in [subsection 14.21.030](#). All recommendations contained in the report shall be followed, however the report need not establish that the site is suitable for development as required in [subsection 14.21.050\(D\)](#). An application filed under this subsection shall be processed and authorized as a ministerial action by the Community Development Department.

# North Newport Natural Hazard Overlay Zones

June 29, 2016

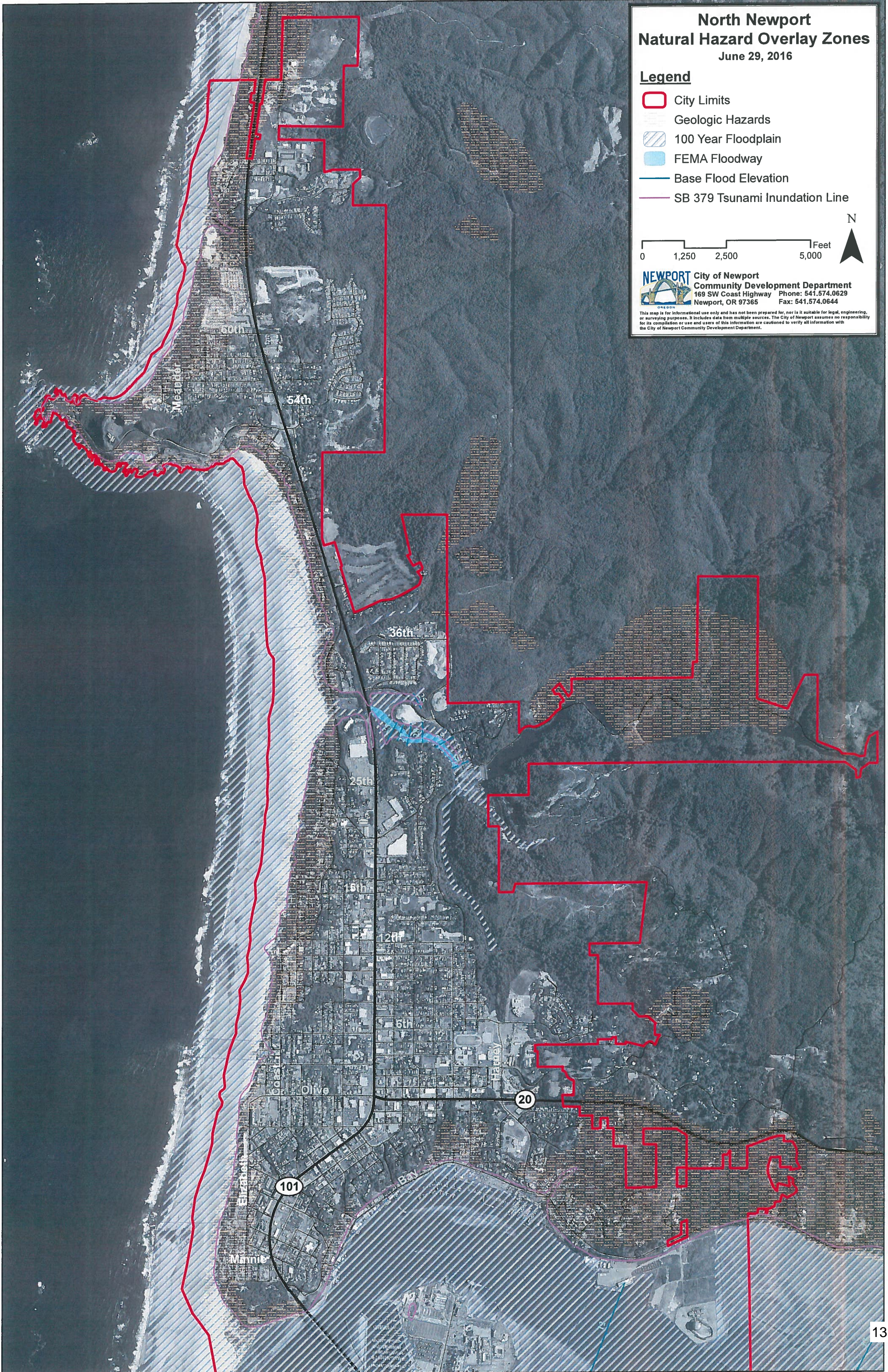
## Legend

-  City Limits
-  Geologic Hazards
-  100 Year Floodplain
-  FEMA Floodway
-  Base Flood Elevation
-  SB 379 Tsunami Inundation Line



 **City of Newport**  
**Community Development Department**  
169 SW Coast Highway Phone: 541.574.0629  
Newport, OR 97365 Fax: 541.574.0644






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# South Newport Natural Hazard Overlay Zones

June 29, 2016

## Legend

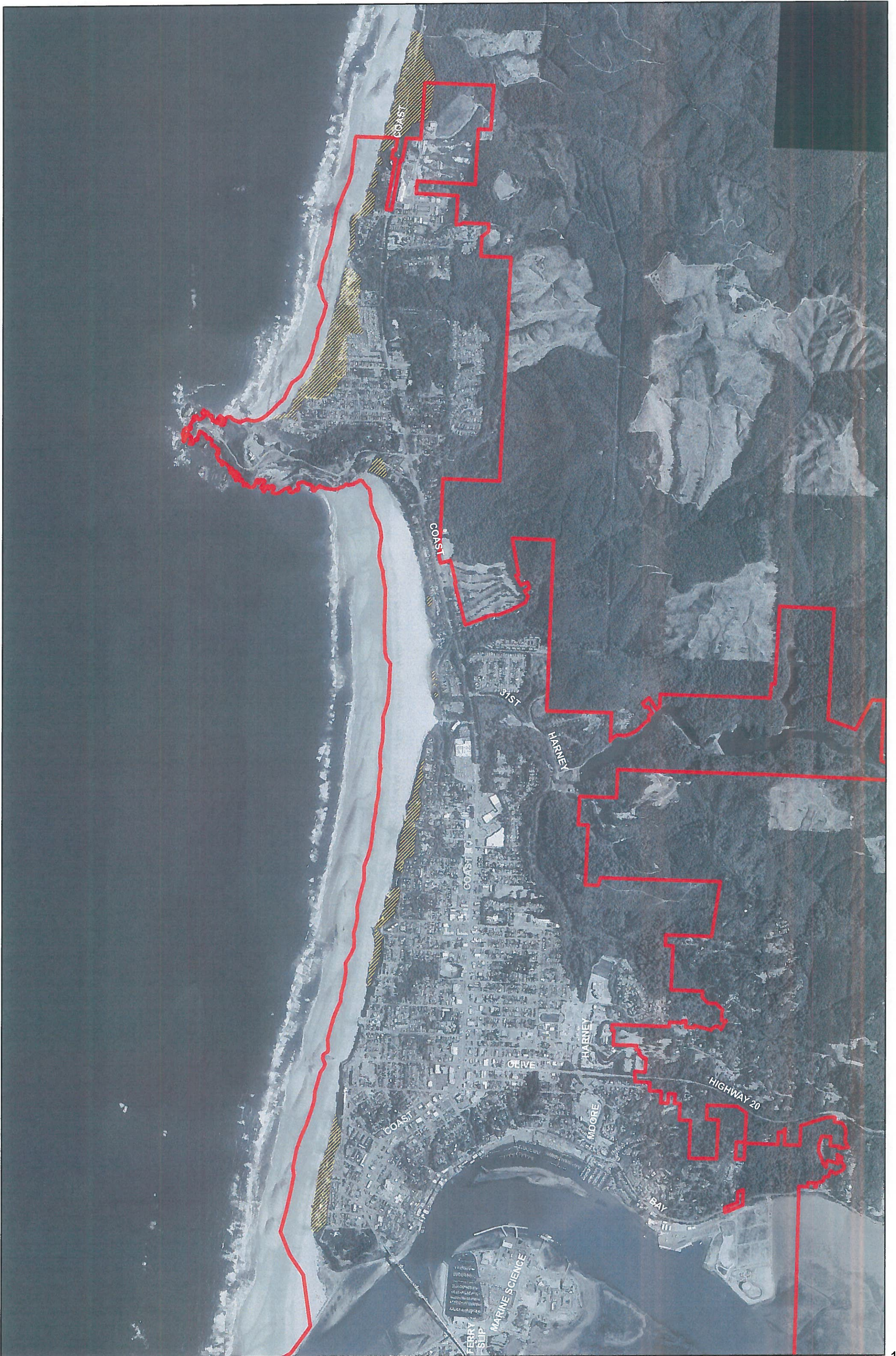
-  City Limits
-  Geologic Hazards
-  100 Year Floodplain
-  Base Flood Elevation
-  SB 379 Tsunami Inundation Line



**NEWPORT** City of Newport  
Community Development Department  
169 SW Coast Highway Phone: 541.574.0629  
Newport, OR 97365 Fax: 541.574.0644

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**North Newport Active Landslide Areas  
(Highlighted in Yellow)**

Image Taken July 2018  
 4-inch, 4-band Digital Orthophotos  
 Quantum Spatial, Inc. Corvallis, OR



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

**South Newport Active Landslide Areas  
 (Highlighted in Yellow)**

Image Taken July 2018  
 4-inch, 4-band Digital Orthophotos  
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# Memorandum

To: Planning Commission/Commission Advisory Committee

From: Derrick I. Tokos, AICP, Community Development Director 

Date: January 24, 2019

Re: Fiscal Year 2019-2020 Goal Setting

The City Manager has requested that City Departments and Committees discuss their goals for the coming year and correlate them to strategies outlined in the Greater Newport Vision 2040 report, Comprehensive Plan or other relevant city policy documents. That information will then be shared with the Vision 2040 Advisory Committee and City Council. As noted in the attached memo, the City Council will hold its annual goal setting session on March 1, 2019.

This work session is an opportunity for Commission members to discuss the goals it sees as a priority for the coming fiscal year. City staff will then put them into the format identified by the City Manager and bring them back for confirmation at the Commission's February 11, 2019 regular meeting.

I haven't had a chance to update the Commission's work program, but can provide this brief list of significant planning initiatives that are likely to influence this discussion.

Park System Master Plan Update. Development of the plan is ongoing, and a draft is likely to be complete prior to the beginning of FY 19/20. The plan will need to be adopted via amendments to the City's Comprehensive Plan. Corresponding changes to System Development Charge rates and fees may also be needed.

Homeless Taskforce. The group was just recently pulled together. It is likely that recommendations will be forthcoming next fiscal year, which could include changes to land use rules.

Affordable Housing. The city is playing a primary support role on this County led, and DLCD funded, Regional Housing Implementation Plan. That work must be completed by the beginning of FY 19/20, with adoption and implementation extending into the new fiscal year. Implementing land use changes from the legislative session, code updates related to tiny homes, and developing policies for the distribution of Affordable Housing CET funds would fit under this category.

Newport Transportation System Plan Update. This long anticipated, ODOT led project is fully funded and will begin before the end of the current fiscal year. It will be a 2-3 year project, the result of which will guide transportation related investments for the next 20 years.

Special Parking Districts. This project has not received the attention it deserves given other ongoing projects. Implementation will likely extend into FY 19/20.

Short-Term Rental Ordinance Implementation. It is likely that the new ordinance will become effective the beginning of FY 19/20, and the Commission may want to be kept informed as to how that is working and any adjustments that may need to be made to improve implementation.

Economic Development. It is likely that one or more amendments to urban renewal plans will occur in the coming fiscal year to guide infrastructure investments to facilitate economic development. This could include the McLean Point Urban Renewal Plan in the vicinity of the International Terminal, the Northside Plan as it relates to the County Commons, or the South Beach Plan. The Port of Newport is updating its strategic and capital facilities plans, which will necessitate amendments to the Capital Facilities element of the Comprehensive Plan. The as yet to be completed Wastewater and Storm Drainage master plan updates may fit under this category.

For those that receive hard copy packets, we have included a copy of the Vision 2040 strategy summary. I'll bring a few copies to the work session as well. The brochure can also be accessed via the city website at:

[https://newportoregon.gov/dept/cdd/documents/Vision2040/Vision2040\\_Brochure.pdf](https://newportoregon.gov/dept/cdd/documents/Vision2040/Vision2040_Brochure.pdf)

#### Attachments

- City Manager Goal Setting Memo with Attachments



Spencer R. Nebel  
 City Manager  
 CITY OF NEWPORT  
 169 S.W. Coast Hwy.  
 Newport, OR 97365  
[s.nebel@newportoregon.gov](mailto:s.nebel@newportoregon.gov)

DATE: January 14, 2019  
 TO: Advisory Committee and Staff Supporting Advisory Committees  
 FROM: Spencer Nebel  
 RE: 2019-2020 Goal Setting

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The City Council is currently scheduled to hold its Annual Goal Setting Session on Friday, March 1, 2019.

Please review the attached Greater Newport Vision 2040 summary and outline for any goals that your committee would like to present to City Council that relate to addressing strategies identified in the plan. Enclosed is a goal report form that can be used for each of the goals that your committee would like to propose to Council, for the fiscal year beginning July 1, 2019.

The Vision 2040 Advisory Committee will be focusing on developing a report on the status of the key strategies, for the goal setting process outlined in the report. Please review all of the key strategies, but in particular, focus on any efforts that are applicable to the Tier 1 Strategies in the report. To the extent practical, identify goals that will be important steps to address the community aspirations identified in these goals.

The new format will build on the strategies identified in the Vision 2040 Plan, where applicable. Please review the key strategies, and tie goals to one key strategy that best fits that particular goal. If a committee goal does not fall within any of the key strategies, then follow the instructions with the goal reporting form as to how to code this goal.

Staff should forward this information to Melanie by Friday, February 22, for inclusion in the goal setting materials for the March 1, 2019 Annual Goal Setting Session.

If you have any questions, please contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "S. Nebel", is written over the typed name.

Spencer Nebel  
 City Manager

## 2019-2020 Goal Setting Form Instructions

### Instructions

1. Committee: List the committee proposing the Goal.
2. Key Vision Strategies: List the Key Vision Strategies outlined in the Greater Newport Area Vision 2040 Plan that best encompasses the proposed goal. If the goal is unrelated to any key vision strategy, then indicate N.A. in this space.
3. Include the Vision Strategy name on the form.
4. Goal Number: Assign an individual number for code goal beginning with 19 (for 2019) and then a sequential number (i.e. 19-1, 19-2, 19-3, etc.)
5. Provide a concise description of the goal.
6. Select a time period for completion of the goal.
7. Provide the status of the goal at the time you submit this report.
8. Date status is given.
- 9-16. No information should be included in this section.

CITY OF NEWPORT  
GOAL REPORTING FORM 2019/2020

1. Committee/Department: \_\_\_\_\_

2. Key Vision Strategy: \_\_\_\_\_

3. Vision Strategy Name: \_\_\_\_\_

4. Goal Number: \_\_\_\_\_

5. Describe Goal: \_\_\_\_\_

6. Period in Which Goal will be Addressed:

FY 19/20 \_\_\_\_\_ 2 - 5 Years \_\_\_\_\_ 5+ Years \_\_\_\_\_

7. Goal Status: \_\_\_\_\_

8. Status Date: \_\_\_\_\_

9. Date: \_\_\_\_\_

10. Goal Update: \_\_\_\_\_

11. Date: \_\_\_\_\_

12. Goal Update: \_\_\_\_\_

13. Date: \_\_\_\_\_

14. Goal Update: \_\_\_\_\_

15. Date: \_\_\_\_\_

16. Goal Completed: \_\_\_\_\_



# GREATER NEWPORT AREA VISION 2040 OUR COMMUNITY VISION

**In 2040, Greater Newport is the heart of the Oregon Coast, an enterprising, livable community that feels like home to residents and visitors alike. We live in harmony with our coastal environment - the ocean, beaches and bay, natural areas, rivers, and forests that sustain and renew us with their exceptional beauty, bounty, and outdoor recreation. Our community collaborates to create economic opportunities and living-wage jobs that help keep the Greater Newport Area dynamic, diverse, and affordable. We take pride in our community's education, innovation, and creativity, helping all our residents learn, grow, and thrive. Our community is safe and healthy, equitable and inclusive, resilient and always prepared. We volunteer, help our neighbors, support those in need, and work together as true partners in our shared future.**

*Look Inside to Explore Our Vision Focus Areas and Strategies to Achieve Our Vision*

# CREATING NEW BUSINESSES & JOBS

In 2040, the Greater Newport Area collaborates to create economic opportunities and living-wage jobs that help keep Newport dynamic, diverse, and affordable. Our economy is balanced and sustainable, producing living wage jobs in the trades and professions, while supporting new start-up companies and small businesses based on local talent, entrepreneurship, ideas, and resources.



## KEY STRATEGIES

### TIER I

- C1. Expanded Working Waterfront.\***  
Leverage our maritime industries and marine-related assets to expand and diversify the capacity of marine businesses, including full utilization of the International Terminal.
- C2. Science Economy Expansion.**  
Expand Newport's science and marine economy, promoting it nationally and internationally as a hub for scientific research, ocean observation, education, and utilization and conservation activities.
- C3. Living Wage Jobs.\***  
Partner with new and existing businesses to retain, expand, and create jobs that pay living wages, providing at least a minimum income necessary so that workers can meet their basic needs.

- C5. Marine Economy and Economic Development.** Link OSU's Marine Science Initiative and the area's marine economic development planning.
- C6. Tourism Diversification.** Diversify Newport's tourist industry by promote expansion of ecotourism as well as interpretive programs based on New maritime industries.
- C7. Arts and Cultural Destination.** Promote the Greater Newport Area as a major cultural destination.
- C8. Local Businesses Support.** Support and retain existing local businesses.
- C9. Small Business Development.** Expand training and education for small business development and entrepreneurship skills, including resources for artists, craftspeople, trades, and technology.

### TIER II

- C4. Airport Improvements.** Maintain and enhance the Newport Municipal Airport as a viable community asset that can support business growth and development and improve access to and from the community.
- C10. Green and Sustainable Business.** Promote and support businesses in Greater Newport Area that use and green and sustainable technologies, materials, and products.



# PRESERVING & ENJOYING OUR ENVIRONMENT

In 2040, the Greater Newport Area lives in harmony with its coastal environment. Our ocean, beaches and bay, natural areas, rivers, and forests sustain and renew us with their exceptional beauty, bounty, and outdoor recreation. We retain our connection to nature, protecting our land, air, water, natural habitats, and biodiversity, and promoting more sustainable ways of living.



### TIER I

- B1. Sewer and Stormwater Management.**  
Maintain, upgrade, and modernize stormwater and sewer infrastructure to reduce overflows, keep our waterways and beaches clean, and minimize flooding in a manner that is both fiscally responsible and environmentally friendly.
- B2. Integrated Shared-Use Trail System.\*†**  
Develop an integrated trail system, accommodating multiple uses, that connects neighborhoods, visitor destinations, open spaces, and natural areas.

- B5. Green Building and Development.**  
Promote and incentivize environmentally responsible, resource-efficient building and development techniques, including onsite stormwater management, permeable pavement, energy-efficient buildings, ecological landscaping, and native plantings.

- B8. Renewable Energy.**  
Increase the use of renewable energy to achieve energy independence in the Greater Newport Area, harnessing a combination of renewable energy sources and technologies.

### TIER II

- B3. Parks and Recreation Needs and Upgrades.\***  
Engage the community in identifying priorities and future needs related to open space, trail, and park and recreation assets. Make recommendations for future park upgrades, planning, and development, paying particular attention to funding maintenance.
- B4. Trail-Building Program.**  
Establish a City trail-building program that provides opportunities for volunteer involvement.

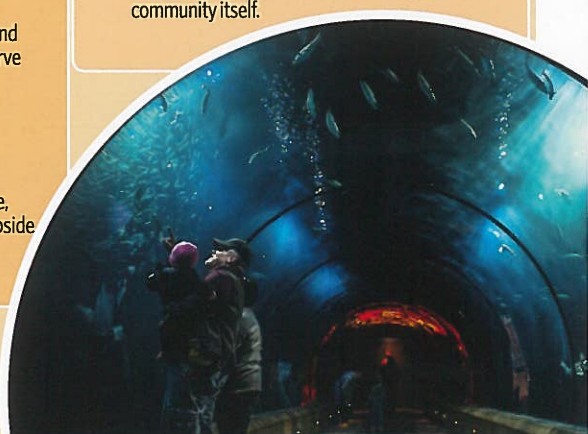
- B6. Environmental Conservation Partnerships.**  
Prioritize conservation of significant open spaces and natural resource areas, including beaches and headlands, midcoast watersheds, the Yaquina Bay Estuary, rivers, streams, forests, and fish and wildlife habitat. Partner with local environmental organizations and agencies to expand and strengthen programs to protect and restore natural areas and resources and preserve environmental quality.

### TIER III

- B9. Climate Action Plan.**  
Develop a comprehensive public-private climate action plan to lessen the Greater Newport Area's contribution to climate change, as well as to mitigate the impacts of climate change on the community itself.

- B7. Comprehensive Recycling and Reduced Waste.** Target the Greater Newport Area to achieve the highest rate of recycling of any city in Oregon through source reduction, reuse, recycling, composting of food waste, and curbside glass recycling.

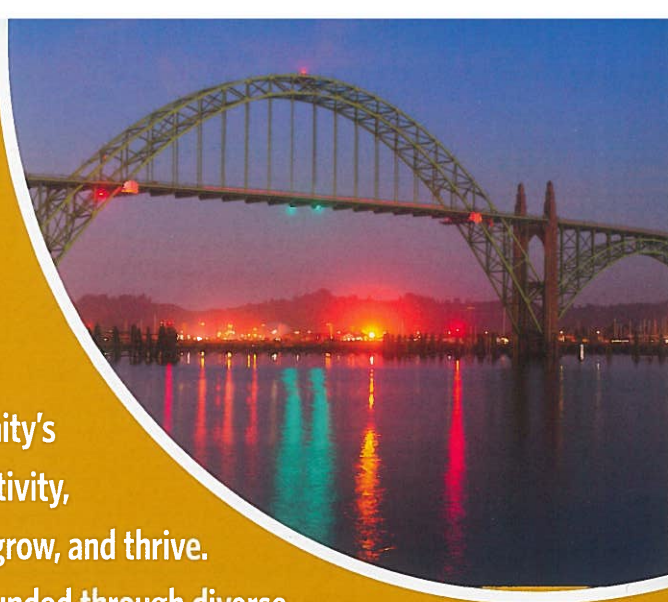
KEY STRATEGIES



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# LEARNING, EXPLORING, & CREATING NEW HORIZONS



In 2040, the Greater Newport Area takes pride in our community's education, innovation, and creativity, helping all our residents learn, grow, and thrive.

Our schools are appropriately funded through diverse means of support to meet the highest standards of educational achievement. Our college and university prepare students for rewarding lives and productive careers. The arts and opportunities for creative expression and learning are high quality, diverse, and available and accessible to everyone.

### C11. Sustainable Fisheries.

Support innovation and new markets in sustainable fisheries by leveraging new technologies and partnering with the science community.

### C12. Diversified Agricultural Economy.

Promote the production, marketing, and direct sales of seafood, value added wood products, and local agricultural products.

### C13. "Shoulder Season" Attractions and Festivals.

Develop new attractions, festivals, and marketing to sustain tourism through the shoulder season.

### TIER III

**C14. Viable and Sustainable Commercial Air Service.** Work with local, state, and federal partners to develop a model for sustainable commercial air service.

### C15. Permanent Farmers Market.\*

Create a permanent home for a year-round farmers market with expanded hours and business acceleration opportunities for food, beverage, and agriculture related start-ups.



### TIER I

#### F1. Transparency and Communication.

Encourage and support continued open communication, transparency, and accountability on the part of City leaders and staff.

#### F2. Vision as Foundational Document.

Ensure Greater Newport's 2040 Vision serves as the foundation for ongoing public processes, planning, and decision-making.

### TIER II

#### F3. Vision-Focused Council and Community.

Promote key elements of Greater Newport's 2040 Vision through the Newport City Council, City staff, Greater Newport Area partners, and Vision advocates who engage with community partners.

#### F4. Community Engagement.\*†

Develop new avenues for Greater Newport Area residents and businesses to engage and participate in the development of plans and policies, and to contribute to the decision-making process.

#### F5. Culturally Competent and Inclusive Outreach.\*

Develop new forms of culturally competent outreach, such as Spanish-language publications and public service announcements, to reach out to and involve the entire community.

#### F6. Model Communities.

Research the best practices of other communities that have been successful in implementing vision plans and strategic community objectives, and learn from their successes.

#### F7. Collaboration and Partnerships.

Sustain positive relationships and high levels of civic collaboration between public, private, faith-based, civic, neighborhood, and community-based organizations and the community at large.



#### F8. Community Forums.\*

Develop community forums that bring people of different backgrounds and cultures together to discuss issues and share solutions.

Youth Involvement. Work through the schools, Oregon Coast Community College, and Oregon State University to increase involvement of younger generations in current affairs and community issues, local government, volunteerism, long-range planning, and decision-making.

#### F9. Retiree Involvement.†

Encourage area retirees to become more active in civic life, contributing their skills, time, energy, and resources to address community needs, mentor young people, and promote their own health and engagement.

#### F10. Volunteerism.†

Cultivate the community's spirit of collaboration and engagement to create meaningful opportunities for public involvement and volunteerism for all ages.

KEY STRATEGIES

## ENCOURAGING COLLABORATION & ENGAGEMENT

In the Greater Newport Area's local governments and public agencies, schools and higher educational institutions, businesses, local employers, nonprofits, community groups, faith based institutions, and residents work together as true partners in our shared future. Governments reach out to engage and listen to residents, involve them in important plans and decisions, and collaborate for a better community in a rapidly changing world.

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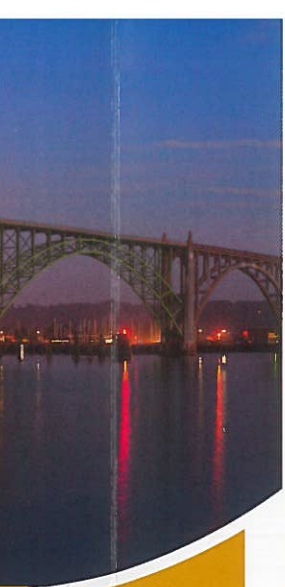
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**KEY STRATEGIES**

**TIER I**

- D1. Funding for Schools.**  
Develop creative, diverse, and alternative sources of funding for educational facilities, classes, programs, and extracurricular activities in the Greater Newport Area schools, including consideration for pre-K and early childhood education.
- D2. Vocational Technology and STEM Programs.**  
Expand vocational tech and Science, Technology, Engineering and Mathematics (STEM) education, including K-12, OCCC, and OSU, and offer classes, training, and certification for marine sector and other jobs.

**TIER II**

- D3. Art in Public Spaces.**  
Integrate the arts as a key element of the city's identity, including expanding the presence of public art throughout the community.

- D4. Expanded and Upgraded Arts Footprint.**  
Invest in improvements to performing and visual arts venues, including the Performing Arts Center and Visual Arts Center, to increase their capacity to accommodate arts and cultural events.
- D5. Summer Arts Offerings.**  
Expand outdoor summer arts events and offerings, such as music and theater.
- D6. Schools and Local Talent.**  
Promote increased partnerships between schools and local talent, including scientists, artists, craftspeople, and tradespeople who share their knowledge with area classes and students.

- D7. Teacher and Administrator Diversity.\***  
Increase the diversity of teachers and administrators to be more representative of student demographics.

- D8. Bilingual and Cross-Cultural Education.\***  
Establish comprehensive bilingual and cross-cultural educational programs throughout the community, including English for Speakers of Other Languages (ESOL) instruction, to promote better integration and improved achievement of residents of all ages.
- D9. Expanded and Integrated Higher Education.†**  
Support Oregon Coast Community College (OCCC) in gaining accreditation and expanding its offerings, including workforce education and the trades.

- D10. Education Partnerships.†**  
Encourage K-12, community college, professional, and noncredit education partnerships that promote pathways to marine educational programs at Oregon State University (OSU)'s Newport campus.

- D11. School-to-Work Programs.\***  
Work with local schools, OCCC, OSU, and employers to develop a school-to-work program for students, training and certifying them to fill the needs of local employers and the job market.

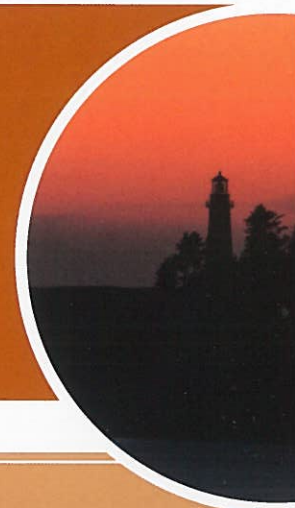
**TIER III**

- D12. Access to the Arts.\*\*†**  
Increase the availability of, and access to, lower cost arts venues and performances while supporting new, innovative opportunities, including workshops, film, and student work.



**IMPROVING COMMUNITY HEALTH & SAFETY**

In 2040, the Greater Newport Area is safe and healthy, equitable and inclusive, resilient and always prepared. We volunteer, help our neighbors, and support those in need. Our community's physical, environmental, social, and economic assets allow all of our residents, including families and children, young people, and seniors, to live healthy lives and find the support and services they require, including excellent, affordable, and accessible healthcare and childcare.



**KEY STRATEGIES**

**TIER I**

- E1. Affordable and Accessible Healthcare.\*†**  
Work to improve access to and affordability of healthcare for all in the community through improved healthcare facilities, education, and preventive services.
- E2. Medical Professionals and Specialists.\*†**  
Recruit and retain more healthcare providers and medical professionals in the community, including medical specialists in pediatrics, geriatrics, mental health, chronic diseases, services for veterans, and the prevention and treatment of addiction.
- E3. Expanded Mental Healthcare.\*†**  
Expand mental health services in the area, including improved community education, prevention, and counseling services, as well as trauma-informed care that diagnoses and treats the mental health impacts of adverse life experiences.
- E4. Improved Service Coordination.**  
Enhance coordination among social services, non-profits, and faith-based institutions to provide integrated, comprehensive support to residents of our community experiencing poverty, hunger, social isolation, homelessness, addiction, domestic violence, and related issues.

**TIER II**

- E5. Disaster Preparedness.**  
Expand disaster preparedness and self-reliance programs and activities, focusing on neighborhood level organizing, and including multilingual information, training, and assistance.
- E6. Proactive Police and Fire Services.\***  
Support police and fire services in meeting and addressing growth and changing community needs. Support improved community policing practices that promote positive interactions between public safety officers and the public.
- E7. Homelessness Solutions.**  
Implement proactive solutions to expand services and resources for people who are homeless, including homelessness prevention and other programs and partnerships to help the area's homeless population obtain stable housing.
- E8. Translation and Multilingual Services.\***  
Increase and support existing local capacity to provide translation and multilingual services, including assistance with employment, physical health, mental health, rehabilitation, education, nutrition, legal, immigration, and financial education needs.
- E9. Accessible and Affordable Childcare.**  
Increase the number and capacity of quality accredited childcare facilities and staff in the region and make childcare more accessible and affordable for all families.
- E10. Accessible and Affordable Eldercare.†**  
Work toward meeting the need for quality and affordable housing, independent living, and care facilities for elders in the Greater Newport Area.

- E11. Foster Care Improvements.**  
Study and make recommendations to address the area's child foster care challenges, including causes, solutions, and prevention. Increase the number and quality of foster homes, while implementing preventive approaches that will help keep more children from entering the foster care system.
- E12. Access to Healthy Food.**  
Improve community "food security" by addressing issues of availability, accessibility, and affordability of healthy food.

**TIER III**

- E13. All-Weather Facilities and Activities.\***  
Improve affordable access to recreational and community facilities, including indoor spaces for sports, family and cultural celebrations, classes, youth programs, and other recreational and social activities that are accessible during evenings and the rainy season.



In 2040, the Greater Newport Area is an enterprising, livable community that feels like home to residents and visitors alike. We have carefully planned for growth with well-maintained infrastructure, affordable housing for all income levels, robust public transportation, diverse shopping opportunities, and distinct, walkable districts and neighborhoods.

ENHANCING A LIVABLE REGION



**KEY STRATEGIES** - Indicates priority for ★ Latino Communities † Senior Communities

**TIER I**

- A1. Infrastructure Investments.**  
Maintain and upgrade local infrastructure within available funding.
- A2. Housing Supply.\*†**  
Increase supplies of affordable and workforce housing, including rentals and for sale units at prices that are accessible to a broad range of the general public.
- A3. Transportation Corridors.**  
Revitalize Highway 101 and Highway 20 in and around Newport to serve as attractive gateways to the community.

**TIER II**

- A4. City-Wide Beautification.\***  
Promote city-wide beautification, generating a fresh yet familiar look for Newport through streetscaping, improvements to building façades, and ocean-friendly landscaping.
- A5. City Center Revitalization.†**  
Develop a City Center improvement strategy that expands options for living, shopping, working, and dining in the area by promoting walkability, mixed-use development, and refurbishment of historic buildings.
- A6. Mixed-Use Development.**  
Promote mixed-use neighborhoods in appropriate areas of the city, incorporating a blend of commercial uses, employment, and residential development that creates a distinct sense of place.
- A7. Housing Development Incentives.\*†**  
Implement incentives to lower development costs and encourage construction and renovation of an array of housing types to augment the supply of affordable, quality, energy-efficient units.

- A8. Vacation Rentals.**  
Assess the growth and distribution of vacation rentals and take longer-term actions that may be required to address impacts on neighborhoods and the community.
- A9. Understanding Impacts of Seasonal Housing.**  
Gain a better understanding of the impacts that seasonal housing, including second homes and vacation rentals, has on the availability and affordability of housing and the provision of public services within the community.
- A10. Street, Highway and Bridge Improvements.**  
Engage the State of Oregon and community partners to identify bridge alternatives and future street and highway improvements that meet local needs while mitigating congestion and accommodating future growth and increased traffic.
- A11. Bicycle and Pedestrian Safety and Amenities.\*†**  
Work to improve the safety of bicyclists and pedestrians throughout Newport. Plan, fund, and develop improvements to bicycle and pedestrian amenities in strategic areas of the city, including sidewalks, crosswalks, overpasses, "traffic calming," bike racks, and planned bicycle and pedestrian routes.
- A12. Multiuse Paths and Trails.**  
Maintain and expand the multiuse path and trail system.
- A13. Strategic Investments and Partnerships.**  
Pursue strategic investments and partnerships to adequately meet the needs of the community as it grows and develops.

- A14. Developable Land.**  
Ensure an adequate supply of buildable land by first encouraging redevelopment of underutilized and redevelopable properties. Extend infrastructure to undeveloped land that is zoned for development-related uses.
- A15. Complete Streets.\*†**  
Design neighborhoods around streets that are well integrated with local transit, are ADA accessible, and accommodate "active transportation" such as cycling, walking, and wheelchair moving.
- A16. Public Transit Improvements and Expansion.\*†**  
Develop targeted improvements to the local transit system, including better scheduling, signage, and plans for system expansion. Work with Lincoln County to upgrade bus service in Newport and surrounding areas, with improved routes and more frequent service.
- A17. Transit Reliability and Promotion.\*†**  
Develop and promote transit as a robust and reliable alternative to driving within the Greater Newport Area.

**TIER III**

- A18. Telecommunication Technology.**  
Promote universal, high-speed internet access throughout the city. Expand community and business access to new telecommunication technologies.



# ACKNOWLEDGEMENTS

The Greater Newport Area Vision 2040 was developed with the guidance and collaboration of The Greater Newport Area Vision 2040 Advisory Committee, the Newport City Council, and City of Newport staff, based on thousands of comments and suggestions received from Greater Newport Area community members and visitors.

A special thank you to the entire community, but especially to all those who helped guide the process.

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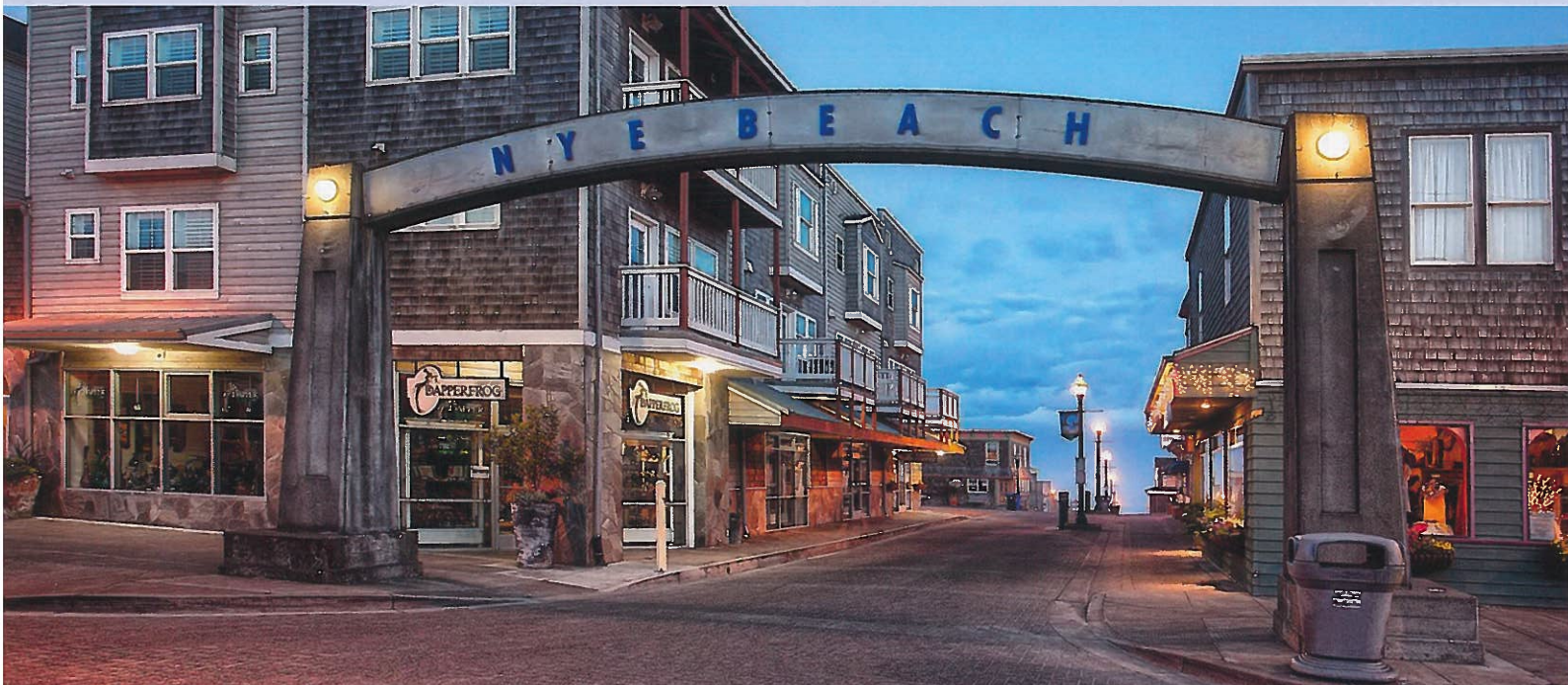
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LEARN MORE



[www.newportoregon.gov/vision2040](http://www.newportoregon.gov/vision2040)



541-574-0603

# Memorandum

To: Planning Commission/Commission Advisory Committee

From: Derrick I. Tokos, AICP, Community Development Director 

Date: January 24, 2019

Re: Framing Issues for Short-Term Rental Enforcement Memo

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The Planning Commission, at its January 14, 2019 meeting, expressed an interest in providing a memo to City Council outlining its thoughts regarding enforcement of short-term rentals. This work session is an opportunity for Commission members to discuss concepts they want to see captured in the document. Staff will then take the concepts and mold them into a formal letter for the Commission to consider at its February 11, 2019 meeting. The City Council will hold its first hearing on proposed amendments to the City's short-term rental code on February 19, 2019 and they anticipate that a memo from the Commission addressing enforcement of that code will be included with their meeting materials. This agenda item also offers the Commission an opportunity to discuss how it wants to participate in the City Council hearings process.