



PLANNING COMMISSION REGULAR SESSION AGENDA
Monday, August 12, 2019 - 7:00 PM
City Hall, Council Chambers, 169 SW Coast Hwy, Newport, OR 97365

The meeting location is accessible to persons with disabilities. A request for an interpreter for the DEAF AND HARD OF HEARING, or for other accommodations for persons with disabilities, should be made at least 48 hours in advance of the meeting to Peggy Hawker, City Recorder at 541.574.0613.

The agenda may be amended during the meeting to add or delete items, change the order of agenda items, or discuss any other business deemed necessary at the time of the meeting.

1. CALL TO ORDER AND ROLL CALL

2. APPROVAL OF MINUTES

2.A Approval of the Planning Commission Work Session Meeting Minutes of July 22, 2019.

[Draft PC Work Session 07-22-19.pdf](#)

2.B Approval of the Planning Commission Regular Session Meeting Minutes of July 22, 2019.

[Draft PC Minutes 07-22-19.pdf](#)

3. CITIZENS/PUBLIC COMMENT

A Public Comment Roster is available immediately inside the Council Chambers. Anyone who would like to address the Planning Commission on any matter not on the agenda will be given the opportunity after signing the Roster. Each speaker should limit comments to three minutes. The normal disposition of these items will be at the next scheduled Planning Commission meeting.

4. ACTION ITEMS

- 4.A Motion to Initiate the Legislative Process for the Accessory Dwelling Unit Provisions.**

5. PUBLIC HEARINGS

- 5.A File 3-CP-17: Amendment to the Parks and Recreation Section of the Public, Cultural and Education Services Element of the Newport Comprehensive Plan to Adopt a New Park System Master Plan.**

[Staff Memorandum.pdf](#)

[Attachment A.pdf](#)

[Attachment B.pdf](#)

[Attachment C.pdf](#)

6. NEW BUSINESS

7. UNFINISHED BUSINESS

- 7.A Upcoming FEMA Community Assistance Visit and Flood Insurance Workshops.**

[Staff Memo.pdf](#)

[Aug 27 Flood Insurance Workshops.pdf](#)

[Draft Flood Insurance FAQ.pdf](#)

8. DIRECTOR COMMENTS

9. ADJOURNMENT

Draft MINUTES
City of Newport Planning Commission
Work Session
Newport City Hall Conference Room A
July 22, 2019
6:00 p.m.

Planning Commissioners Present: Jim Patrick, Lee Hardy, and Bob Berman.

Planning Commissioners Present by Phone: Bill Branigan

Planning Commissioners Absent: Jim Hanselman, and Mike Franklin (*all excused*)

PC Citizens Advisory Committee Members Present: Dustin Capri

Public Members Present: Mona Linstromberg

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

1. **Call to Order.** Chair Patrick called the Planning Commission work session to order at 6:01 p.m.
2. **Unfinished Business.** No unfinished business.
3. **New Business.**
- A. **Review Final Draft of the Lincoln County Regional Housing Strategy.** Tokos reviewed his staff memo concerning the Lincoln County Housing Strategy Plan. Patrick asked why the plan said to address Short-Term Rentals (STR) when the City already had. Tokos explained the City had been addressing STRS the last few years but there wasn't a section in the Comprehensive Plan where STRs were addressed and was what they were getting at here. Patrick asked how many second homes in Newport there were that didn't have full time residences and weren't being rented out as STRs. Cotton didn't have the numbers but said it could be provided. Tokos reported that the housing needs analysis would be revisited soon and they could talk about the numbers at that time.

Tokos explained that the City Council accepted the report and sent it to the Planning Commission for review. The Commission would be deciding how best to implement the plan and would be reviewing House Bill (HB) 2001. They would also review code provisions on considerations for allowing triplexes in R-2 zones, and courtyard apartments in R-3 zones. Patrick asked what a courtyard apartment was. Tokos would report back on what they were. Patrick noted that R-3 and R-4 zones had almost identical density standards and was something they might want to review.

Tokos said under HB 2001 Accessory Dwelling Units (ADU) would have to be reviewed. Patrick asked how much the HB would increase the max floor area of ADUs. Tokos said up to 800 square feet. Cotton explained the HB was more about the lot percentage coverage for an ADU on a lot, rather than square footage. Hardy asked if the City would have to rewrite setback requirements. Tokos didn't think it was necessary but they could take a look at it. He thought that if the Commission looked at setbacks, they would also need to look at lot coverage as well. Tokos explained that cottage cluster housing would also be a potential amendment. A discussion ensued regarding building height requirements in R-3 & R-4 zones.

Tokos reviewed the Home Rehabilitation Loan/Grant Program next, discussing incentives, regulatory barriers, potential property tax exemptions, and the regional buildable land bundle. Carpi asked if the CET percentage for funding was flexible. Tokos said this was in the law. The only thing that was flexible was the 35 percent. The 50 percent was set for developer incentives. Berman asked if the City had seen any funds

from the Construction Excise Taxes (CET) yet. Tokos reported there hadn't been much yet. The Samaritan Hospital and the OSU MSI new build projects were exempt from CETs. There had been about \$50,000 collected last year and Tokos thought there might be around \$100,000 collected the next year. Berman asked if they were collecting CETs for the Surf View Village apartment complex build. Cotton explained this project was exempt from CETs because it was an affordable housing project.

Tokos noted that the thought was to package the Regional Housing Plan with HB 2001 and move forward with Comprehensive Plan changes, zoning changes, and a vertical housing decision if the Commission wanted to implement it. Patrick asked if the Commission would be talking about tiny houses when dealing with ADUs. Tokos said he would touch on this later in the meeting along with a discussion on Urban Growth Boundary agreements. Patrick asked if they could do a 10 year ramp up for taxes when doing annexations. Tokos explained that was for residential and residential use properties, not commercial.

Tokos reminded the Commission that a lot of the things in the report were already being done. Patrick asked if there had been any concerns raised over System Development Charges (SDC) being determined by home sizes. Tokos reported there hadn't been any concerns raised and other jurisdictions had been talking to Newport about doing SDCs this way.

B. 2019 State of Oregon Legislative Session Update. Tokos reviewed his staff memo on the House Bills that were adopted. He noted that HB 2001 required that duplexes could be built in residential zones. Hardy asked if they could require parking for duplexes. Tokos explained there was the ability to require off-street parking as long as it wasn't an ADU. There were development standards that could be put in place that would preclude certain options on certain lots based on size and configuration of the lot. Hardy asked if they could require street widths. Tokos explained the State set aside the TPR findings as part of the process and asked if the transportation system was sufficient to support all of the potential additions to density. Branigan asked if setbacks would still apply. Tokos explained they would, and the Commission could do sighting and design standards as long as they were not unduly purposeful. There had to be a clear and objective path to approval. Tokos continued to review the additional requirements of HB 2001. He said the HB would not be effective immediately. The DLCDC was charged with putting together an ordinance by the end of 2020. Local governments that didn't adopt by June 30, 2021 would then be mandated to apply a model ordinance.

Tokos reviewed HB 2003 concerning housing production strategies. He then covered HB 2174 next that said when adding public buildings or changing funding to go toward public buildings, a jurisdiction would have to have concurrence with three of the four taxing districts, with the most taxes tied up in their taxing district. Tokos explained that the HB was meant to help jurisdictions be careful with using urban renewal funding when working with public buildings.

Tokos reviewed the remaining HBs starting with HB 2206 that required jurisdictions to post evaluations of the conditions of buildings after an emergency to determine which buildings were safe to occupy. HB 2306 concerned the issuing of residential building permits upon substantial completion of construction of public improvements in residential subdivisions. HB 2312 required a statement that flood insurance may be required for homes in a 100-year floodplain on the seller real estate disclosure forms. HB 2333 changed the definition of "recreational vehicles" and "park model recreational vehicles" in the Oregon Vehicle Code saying that recreational vehicles having a title by ODOT wouldn't qualify as a structure. HB 2423 made changes to Oregon's small home construction standards. The HB prohibited the State from making any changes to the code until 2026. HB 2436 started the process for the Department of State Lands (DSL) to develop a proposal for a partial assumption of the authority to administer Federal Water Pollution Control Act section 404 permits. HB 2574 gave better estuary information on shellfish inventories. HB 2577 was an annexation bill to deal with island annexations. It clarified what the definition of residential use was and the circumstances when someone could get annexed under the island annexation provisions. HB 2812 amended some of the rules to make some funds available through the Oregon Housing Community Services to support households below median area income levels. HB 2916 dealt with transitional housing. HB 3309 changed rules to essential facilities in tsunami inundation areas. HB 5027 increased funding for the technical assistance grant program.

Tokos reviewed Senate Bill (SB) 8 and explained that it directed the Land Use Board of Appeals to award reasonable attorney fees and expenses to a prevailing respondent. SB 92 was an island annexation bill for up to a 20-year ramp up of property in an annexed territory. SB 256 extended the prohibition for the Feds to explore, develop, or produce oil, gas, or sulfur within the territorial seas. SB 262 permitted cities and counties to grant a property tax exemption for multiple unit rental housing. SB 410 exempted the RV code from state building code, plan review, and licensure requirements. SB 1045 stated that if an owner was willing the home share and had a income at or below 60 percent of median area income, they would get a 5 year term of property taxes. This program excluded family members from being considered home shares.

Capri asked if there could be a review of how the City used CET funds when reviewing these bills. Tokos explained the City Council asked to put a committee together. This committee included some of the members who helped with CETs who had already provided recommendations on how to utilize funds. A discussion ensued regarding grants and loans and the difference between finance based incentives and grants. Capri didn't think having a small amount of money spread over a number of projects was advantageous. Tokos disagreed and noted that the City had talked to a lot of nonprofits and mapped out how they were engaged in housing. They determined that smaller grants were something the nonprofits needed because the groups had limited resources.

Adjourned at 6:58 p.m.

Respectfully submitted,

Sherri Marineau,
Executive Assistant

Draft MINUTES
City of Newport Planning Commission
Regular Session
Newport City Hall Council Chambers
July 22, 2019

Planning Commissioners Present: Lee Hardy, Bob Berman, and Jim Patrick.

Planning Commissioners Present by Phone: Mike Franklin, and Bill Branigan.

Planning Commissioners Absent: Jim Hanselman (*excused*).

City Staff Present: Community Development Director (CDD), Derrick Tokos; Associate Planner, Rachel Cotton; 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 7:02 p.m. On roll call, Commissioners Hardy, Berman, Franklin, Branigan, and Patrick were present.

2. **Approval of Minutes.**

A. Approval of the Planning Commission Work and Regular Session Meeting Minutes of July 8, 2019.

MOTION was made by Commissioner Berman, seconded by Commissioner Hardy to approve the Planning Commission work and regular session meeting minutes of July 8, 2019 with minor corrections. The motion carried unanimously in a voice vote.

3. **Citizen/Public Comment.** None were heard.

4. **Action Items.**

A. **Deliberations and Possible Recommendation on File No. 1-Z-19: NZO Amendments to NMC Chapter 14.21 Geologic Hazards Overlay.**

Berman asked if there was any additional testimony during the open record period. Tokos reported he received one public comment. This was an email submitted by Mona Linstromberg that was included in the meeting packet.

Hardy strongly felt that a site visit should be required as part of a peer review. She felt without the consideration of the actual data, a peer review was worthless. Berman said he tended to support all of the changes, including a site visit, because he felt it was critical that the site visits happen. Patrick supported all of the recommendations except requiring a site visit. He thought the peer reviewer would take the engineer's word for it and felt a site visit was asking them to do another inspection. Hardy rebutted that what they were asking for was two things, a review and a site visit. Patrick felt it was asking the peer reviewer to create their own data. Hardy argued that it would be observing the area with another pair of eyes, not creating any data. Patrick didn't agree. Franklin agreed with all the recommendations and with what Hardy said about being in favor of a site visit. Branigan agreed with Hardy and Linstromberg's observations.

MOTION was made by Commissioner Berman, seconded by Commissioner Hardy to modify File No. 1-Z-19 to include a requirement for a site visit by the peer reviewer. The motion carried in a voice vote. Patrick as a nay.

MOTION was made by Commissioner Hardy, seconded by Commissioner Berman to approve a recommendation to the City Council for File No. 1-Z-19 with recommended amendments. The motion carried unanimously in a voice vote.

5. Public Hearings. At 7:09 p.m. Chair Patrick opened the public hearing portion of the meeting.

Chair Patrick read 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. 2-Z-19 (Continuation).

Tokos gave his staff report. He introduced Associate Planner, Rachel Cotton to the Commission to provide an overview of the permitting process.

Cotton reviewed the materials that established the permitting process through the right-of-way permit intake process and allowed for another category for trees. She highlighted staff received a suggestion that a removal of a tree to enhance a view should be one of the reasons someone could provide when applying. Cotton explained the two categories used to determine it permits would go through the Public Works Department as a staff review or through Parks and Rec Committee for a decision. The two new additions to the plan were that a tree being removed for a driveway would be a staff review and a tree being removed to enhance a view was a Parks and Rec Committee review. There was also some nuisance language added saying if the City determined it would like to take out a tree on public property that is proposed as a safety hazard, they could exercise this decision.

Berman asked what "growth habit" meant under Section 9.10.035, Item A.4. Cotton said it meant the way the tree was growing and was stock language. Berman asked why B.1, A and B wasn't something that should be the discretion of the Public Works department when it came to water and sewer lines. Cotton explained that sidewalks were the responsibility of adjacent property owners. If the tree was encroaching on the sewer or water lines on private property, the public would apply for a permit for removal. If it was public lines, Public Works would take care of it. Berman was concerned that Public Works couldn't just take down a tree if there was a tree encroaching. Cotton explained this was a larger decision that could be made outside of the permitting process. Public Works could take out any trees that have to do with public improvements. Berman was concerned Public Works would be limited. Cotton noted that Section 9.10.130, Item C covered this and she thought it might be redundant to also say it in the other sections. Patrick asked about power drops of lines that ran through trees. He questioned if it was the public's responsibility to take care of electrical lines dropped from the CLPUD pole. Cotton said Item B said it covered utilities separately and this was more about the property owner addressing things on their own.

She asked if the Commission had any changes they wanted to recommend. Berman was concerned that Section 9.10.035 "Tree Removal Requests and Authority" started out saying a private property owner may request permission and it talked about the city going ahead and doing it. Cotton explained that he was reading it wrong. City staff would make the decision on anything under Item A and the Parks and Rec Committee would make the decisions on anything under Item B. Tokos suggested that Item B.1 be changed to say that what was being referenced was private water and sewer laterals. Branigan asked if under Item B would the whole Parks and Rec Committee served as the Tree Board or could there be a subset. Cotton said the Parks and Rec Committee and Tree Board were the same group. Branigan asked if they would need to have a formal meeting as a Tree Board. Cotton explained they would, and the Parks and Rec Committee would be determining the process to address Tree Board items.

Berman was concerned that Section 9.10.035, Item C said the decision would be final in 10 business days and Section 9.10.037, Item A said 10 calendar days for appeals. Cotton said that was done on purpose to

make sure that the decision period wasn't longer than the appeal deadline. It provided a buffer and couldn't be the same time period as the decision. Berman didn't think the two time periods should be different. Tokos explained that they wouldn't want to be in a position that an appeal came in at 5 p.m. on a Friday, and the person took down a tree without being noticed that there had been an appeal over the weekend.

Hardy felt that Section 9.10.035, Items B.2, A and B, were meaningless, subjective criteria as written. She thought they needed to be clarified. Cotton explained the intent of the language was to say it was a tree that was noticeable within a neighborhood. She didn't know how to make that clear apart from having a certain size the tree had to be larger than and what size it would be limited to. Cotton reminded that it wasn't saying it "will" warrant denial, it was saying it "may" warrant denial by the Tree Board. Hardy was concerned they were giving the Tree Board an opportunity to exercise their subjective value judgements when making a public opinion. Cotton explained this was just one criteria for the Tree Board to look at and it was not binding.

Patrick asked what a "forb" was on Section 9.10.130, Item A.3. Cotton explained it was a classification of plant like a shrub.

Proponents: Mona Linstromberg addressed the Commission. She referenced Geological Permit File 8-GP-18 for three tax lots on north Spring Street. Linstromberg asked how the clear cuts that were happening on these properties would be dealt with differently under this new ordinance. Tokos explained that only the undeveloped portions of the road right-of-way of Spring Street would be relevant to this ordinance. Street widening, parking areas installations, and driveways improvements would all be under the permissible activities under the road right-of-way. If a tree removal was necessary so those improvements could happen they would expect to see a right-of-way approval under these rules. If it was an area that was planned and they wanted to take out trees, some of the other questions would come up. Linstromberg said what she was hearing that under the new ordinance they would be given more consideration under the terms of a review of the trees that were coming down not being integral with the property. Tokos thought this was a fair way to frame it. Cotton reminded that anything that staff reviewed had a requirement for a replacement of a certain amount of trees for the ones that were removed.

Hearing closed at 7:38 pm.

Branigan commended Cotton on a job well done. There were a couple of modifications that needed to be made that were noted by Berman and Hardy, but Branigan felt this was acceptable to pass on the the City Council. Franklin supported the changes discussed at the meeting and thought it should go forth. Berman was in general support. He wanted the definition for Public Trees to not say "DBH" because this was a number representing a diameter. He thought it should be BH for the breast height, not DBH. Berman commended Cotton on doing a great job. Hardy had no comment. Patrick didn't have any concerns and thought the plan did a good job of nailing down what they wanted to do. He thought the Tree Plan may have to be reviewed again in a couple of years.

MOTION was made by Commissioner Berman, seconded by Commissioner Branigan to approve File No. 2-Z-19 and forward a favorable recommendation to the City Council. The motion carried in a voice vote. Hardy abstained.

6. **New Business.** None were heard.
7. **Unfinished Business.** None were heard.
8. **Director Comments.** None were heard.
9. **Adjournment.** Having no further business, the meeting adjourned at 7:40 p.m.

Respectfully submitted,

Sherri Marineau
Executive Assistant

PLANNING STAFF MEMORANDUM
FILE No. 3-CP-17

I. Applicant: City of Newport. (Initiated pursuant to authorization of the Newport Planning Commission on June 10, 2019).

II. Request: Rewrite of the Parks and Recreation Chapter of the Public, Cultural, and Educational Services Section of the Newport Comprehensive Plan to incorporate the facility inventories, capital project priorities, funding, policy and related recommendations set forth in the 2019 Park System Master Plan.

III. Planning Commission Review and Recommendation: The Planning Commission reviews proposed amendments to the Comprehensive Plan and provides a recommendation to the City Council. At a later date, the City Council will hold an additional public hearing prior to any decision on the amendments.

IV. Findings Required: The Newport Comprehensive Plan Chapter entitled “Administration of the Plan” (p. 288-289) allows amendments of this nature if findings can be made that there is (a) a significant change in one or more conclusions; or (b) a public need for the change; or (c) a significant change in community attitudes or priorities; or (d) a demonstrated conflict with another plan goal or policy that has a higher priority; or (e) a change in a statute or statewide agency plan. Revisions must comply with applicable Statewide Planning Goals.

V. Planning Staff Memorandum Attachments:

- | | |
|----------------|--|
| Attachment "A" | New Parks and Recreation Chapter of the Newport Comprehensive Plan |
| Attachment "B" | Notice of public hearing |
| Attachment "C" | Minutes from the June 10, 2019 Planning Commission meeting |

VI. Notification: Notification for the proposed amendments included notification to the Department of Land Conservation & Development (DLCD) in accordance with the DLCD requirements on June 11, 2019. Notice of the Planning Commission hearing was published in the Newport News-Times on August 2, 2019 (Attachment "B").

VII. Comments: As of August 7, 2019, no written comments have been submitted on the proposed amendments.

VIII. Discussion of Request: In June of 2018, the City hired a team of consultants to assist its staff in developing a new Park System Master Plan to guide investment and development of the park system over the next 20-years. The City had last prepared a Parks System Master Plan in 1993. The new plan was informed by a substantial amount of public input over a 12-month period, including:

- 5 meetings with the Citizens Advisory Committee
- 10 meetings with over 20 different stakeholder groups and individuals
- 3 in-person community open houses
- 3 online surveys
- 4 press releases
- 7 Facebook advertisements

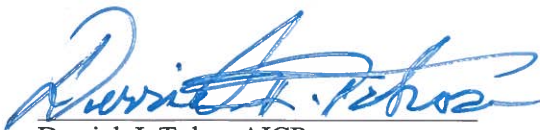
- 3 joint Planning Commission and City Council work sessions
- 5 local radio show interviews
- 3 elementary and high school outreach activities
- 5 pop-up dot board exercises
- 1 information table at the Newport Farmer’s Market
- 1 Spanish language focus group

The finished document includes (a) an updated inventory of the City’s existing parks, trails, and recreation facilities; (b) project recommendations for how the park system can be enhanced over the short (1-5 year), medium (6-10 year), and long (11-20 year) term; (c) fee and funding recommendations; and (d) a set of goals, policies and implementation measures intended to guide investment and development of the park system in a manner that will meet the current and future needs of the community. Specifically, the Park System Master Plan provides:

- An introduction and background on park planning in Newport
- A community vision and goals for the future parks and open space system
- An inventory and level of service analysis of existing facilities
- Recommendations for new parks and improvements to existing facilities, including improvement priorities and park design guidelines
- A plan implementation component, including a project timeline, implementation strategies, project costs, and funding strategies
- A Capital Improvement Component that summarizes information and recommendations related to costs and funding associated with existing and future facilities
- Detailed design guidelines
- A climate appropriate planting palette
- Recommendations related to maintenance, staffing, and partnerships
- A complete list of community engagement activities conducted throughout the project

The 2019 Parks System Master Plan can be viewed in its entirety on the City of Newport website: <https://newportoregon.gov/dept/cdd/ParkSystemMasterPlan.asp>. As the City of Newport is the principal entity responsible for maintaining and enhancing the parks system, it is important that the Comprehensive Plan be updated to reflect the City’s role in implementing the goals, strategies, and objectives contained in the plan. It had been 25 years since the City last adopted a park system master plan, which in of itself is sufficient grounds for the Commission to find that there is a “public need for the change” and that the City amend its Comprehensive Plan in the manner recommended.

IX. Conclusion and Recommendation: The Planning Commission should review the proposed goals, policies and implementation strategies and make a recommendation to the City Council. As this is a legislative process, the Commission may recommend changes to the amendments if the Commission chooses to do so. If the Commission provides a favorable recommendation, then an ordinance will be prepared with the requisite goal findings for the City Council’s consideration. The Council may also make changes to the proposal prior to, or concurrent with, the adoption of an implementing ordinance.



Derrick I. Tokos AICP
 Community Development Director
 City of Newport

August 8, 2019

PARKS AND RECREATION

In June 2018, the City of Newport commissioned an update of its Park System Master Plan. The process included evaluating community priorities, future needs, and sustainable funding sources for the network of open space, trail, park, and recreation assets within the City's UGB. It helped develop and refine the community's vision for parks and recreation through an interactive community-driven process. The planning process considered current conditions and future needs related to demographics, recreational trends, land availability, funding capacity, and partnership opportunities.

The Park System Master Plan for the City of Newport, Oregon, hereby included in this document by reference, outlines a plan for providing parks, open space, and trail systems for the City of Newport. It recommends the steps and strategies needed to implement the community's vision for its park system and establishes clear goals and strategies for enhancing the community's parks and recreation facilities through investment and development over the next 20 years. The Park System Master Plan builds on the community's unique assets to meet the needs of current and future residents and visitors of the city.

Specifically, the Park System Master Plan provides:

- An introduction and background on park planning in Newport
- A community vision and goals for the future parks and open space system
- An inventory and level of service analysis of existing facilities
- Recommendations for new parks and improvements to existing facilities, including improvement priorities and park design guidelines
- A plan implementation component, including a project timeline, implementation strategies, project costs, and funding strategies
- A Capital Improvement Component that summarizes information and recommendations related to costs and funding associated with existing and future facilities
- Detailed design guidelines
- A climate appropriate planting palette
- Recommendations related to maintenance, staffing, and partnerships
- A complete list of community engagement activities conducted throughout the project

Existing Assets

The City of Newport has a robust system of existing parks, trails, and recreation facilities and a rich natural environment that provide excellent opportunities for recreational activities for residents and visitors. Among its unique assets are:

- The Pacific Ocean, including numerous beach access points, stretches of sandy beaches, and picturesque rocky cliffs.
- Four state and federal parks and recreation areas totaling over six hundred acres that serve as regional and statewide destinations, including Agate Beach State Recreation Site, South Beach State Park, Yaquina Bay State Recreation Site, and Yaquina Head Outstanding Natural Area and lighthouse.
- A variety of neighborhood parks, mini parks, and pocket parks providing opportunities for many residents to access recreation opportunities close to home, and a network of paved and soft-surface trails connecting parks and neighborhoods throughout the city.
- Over seven hundred acres of undeveloped open space at 18 different locations, including wetlands, forests, walking trails, and other opportunities for passive recreation.
- A 45,000 square foot state-of-the-art Recreation Center, including two gyms, a cardio fitness area, indoor running track, classrooms, multipurpose rooms, and a dance studio.
- A new year-round indoor Aquatic Center with recreational swimming, swim lessons, lap swims, water fitness, special event swims, swim meets, and pool rentals.
- A robust 60+ Activity Center, where residents age 60 or older can gather, participate in a variety

of drop-in activities, and partake in classes, lectures, field trips, health and wellness opportunities, socializing, and more.

- City, School District, and other facilities that offer opportunities for people of all ages to participate in a wide variety of sporting activities, including basketball, wrestling, track and field, indoor and outdoor soccer, and more.
- Partnerships with local community groups and organizations that help the City leverage additional resources to provide, support, and maintain park and recreational facilities and programming.

The City's existing park and recreation facilities are an excellent foundation upon which to build and develop a more robust system of parks, trails, and other facilities to serve the City's residents and visitors. The existing park system includes the following types and numbers of facilities:

Parks

- Mini-Parks (3)
- Pocket Parks (4)
- Neighborhood Parks (11, including four facilities owned by the Lincoln County School District)
- Destination Parks (4, all owned by state or federal agencies)

Special Use Facilities

- Dog parks (2 total, 1 owned by the City of Newport, 1 owned privately)
- Skate park
- Piers and docks (4 total, 2 owned by the City of Newport, 2 owned by the Port of Newport)
- Other special use facilities, such as the 60+ Center, Recreation and Aquatic Center, waysides, etc. (13 total; 8 owned jointly or completely by the City of Newport)
- Beach Access Points (5)
- Open Space Areas (12)
- Undeveloped Sites (6)
- Trails and trail corridors (6)

These facilities are mapped in Figures 1 and 2.

FIGURE 1. PARK INVENTORY MAP - NORTH

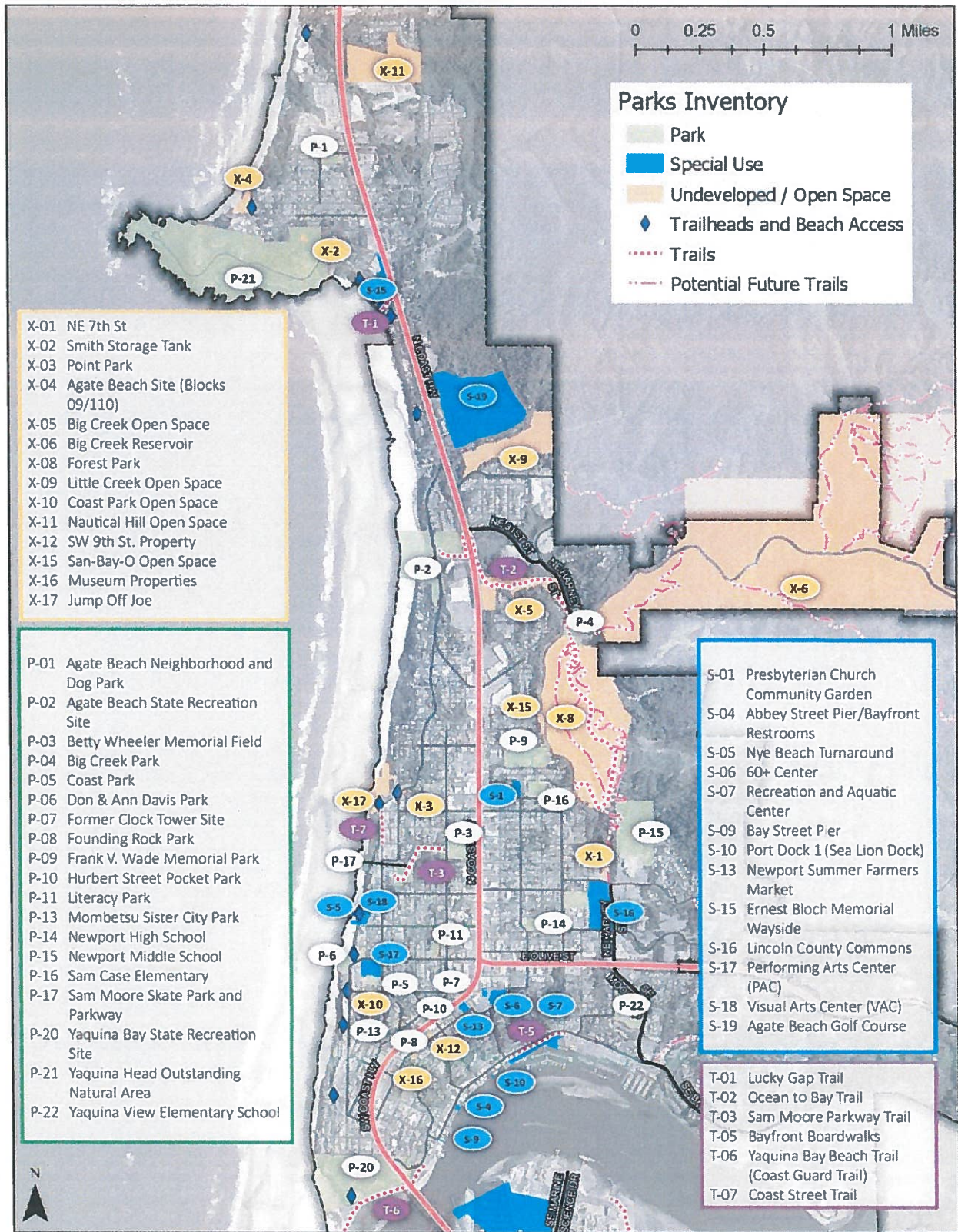
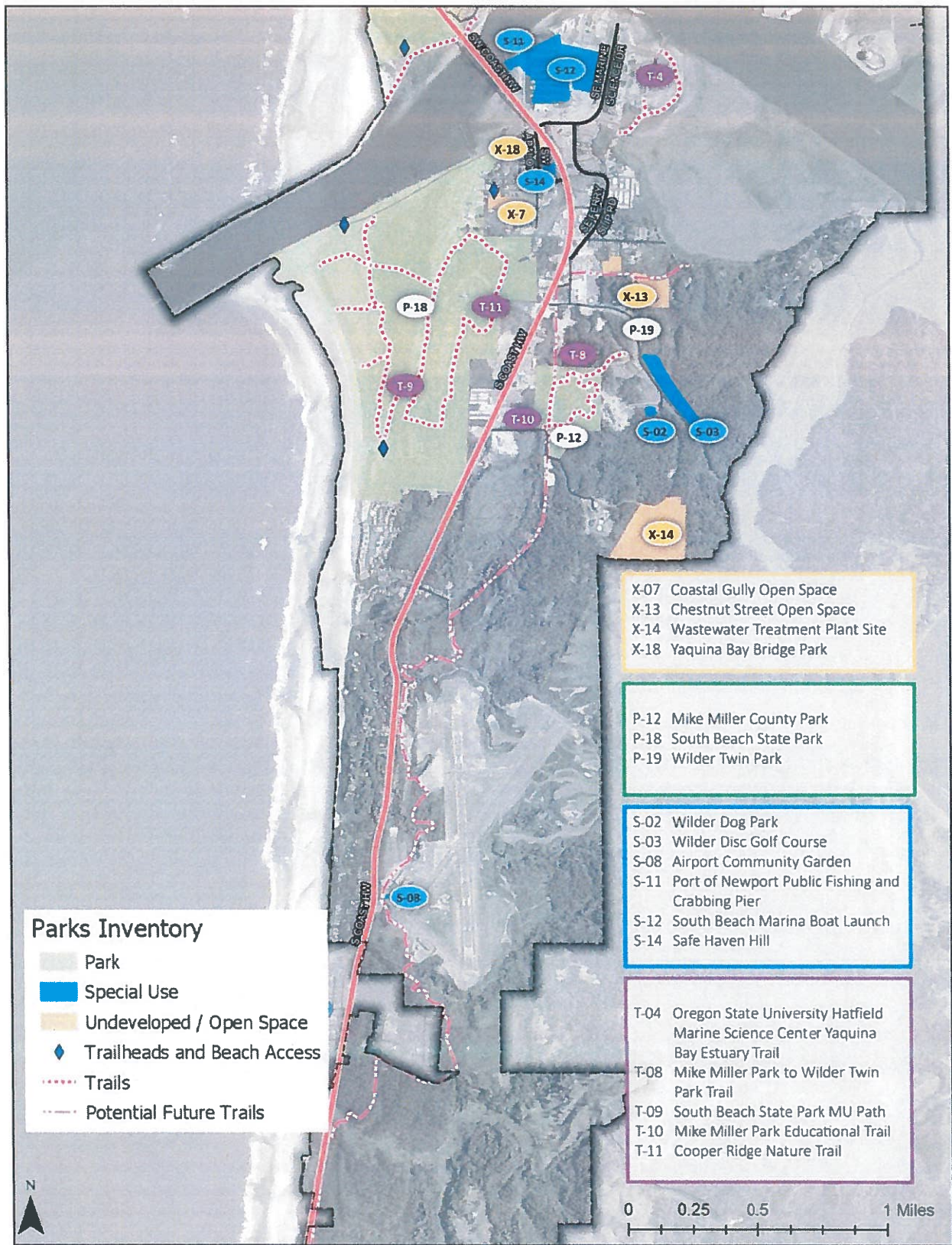


FIGURE 2. PARK INVENTORY MAP - SOUTH



Community Engagement

To ensure that the Park System Master Plan accurately reflects the needs and values of the Newport community, the project team utilized a combination of traditional outreach tools and innovative approaches to reach a broad range of the population, including minority groups and populations that are traditionally underserved by park and recreation amenities. Specific groups targeted for outreach included Newport's growing Latinx community, high school and elementary school children, and aging populations.

Hundreds of Newport community members participated in the Master Plan update process through a multi-faceted community engagement program. People of diverse demographics, of all ages, from different neighborhoods, and with a range of experiences, perspectives, and needs contributed their insights and ideas for enhancing Newport's parks. In-person and online events and activities created convenient opportunities for people to share their insights. Outreach forums included Project Advisory Committee (AC) meetings, community open houses, online surveys, stakeholder meetings, Facebook advertisements, radio show interviews, pop-up dot board exercises, and outreach to local schools.

Park System Master Plan Objectives

The City of Newport continues to experience growth and is also undergoing shifts in its demographics. Residents age 65 years and older now make up approximately one fourth of the City's population, and the number of residents who identify as Hispanic or Latino has nearly doubled in the last two decades. Today, over half of the City's residents are renters. Given these changes to the City's population, it will be important to consider the needs of future residents and visitors when thinking about how to further develop and improve upon the City's park system.

Some objectives of the Park System Master Plan include:

- Further development of an integrated multi-use trail system that connects neighborhoods, visitor destinations, open spaces, and natural areas.
- Increasing the recreational value of existing parks, including creating conceptual designs for underdeveloped spaces.
- Identifying areas underserved by parks and recreation facilities and proposing new parks and recreation facilities for serving them.
- Redesign and expansion of the Sam Moore Skate Park and associated neighborhood park and trail.
- Siting of a bicycle pump track.
- Recommendations related to siting and management of new community gardens.
- Assessing how future development of the Wolf Tree Destination Resort can be integrated into the City's park system.
- Identifying ways to increase energy and natural resource efficiency for park and recreation maintenance and operations.
- Identifying sustainable funding streams and ways to reduce ongoing maintenance requirements and costs for the City's parks, open spaces, and recreational facilities.
- Collaborating with community partners to create a park and recreation system that is attractive, sustainable, and well-maintained.

Prioritized Capital Project Recommendations

The Park System Master Plan provides near- and long-term strategies for the development, maintenance, and operation of the City's park system. It is expected to be implemented over the next 10-20 years. Improvements identified in the Plan have been prioritized as short-term (1-5 years), medium-term (6-10 years), and long-term (11-20 years). Priorities are based on the following factors:

- Direction from Advisory Committee members, City staff, and community members
- Ability to leverage or use existing City or partner-owned sites, as opposed to needing to acquire

- new property
- Presence of community partner(s) with the ability and commitment to assist in making improvements in the short-term
- Level or frequency of facility use
- Level-of-service analysis and projected timing of future growth and development in areas where new parks may be needed

Table 1: Prioritized Capital Project Recommendations and Cost Estimates (2019 \$)

<i>Tier I Projects (Near Term)</i>			
<i>Project ID</i>	<i>Project</i>	<i>Park Type</i>	<i>Cost Estimate</i>
P-01	Agate Beach Neighborhood and Dog Park Improvements	Existing Park	\$ 548,853
P-02	Agate Beach Wayside Multi-Use Field	Existing Park	*
P-03	Betty Wheeler Memorial Field Improvements	Existing Park	\$ 901,091
P-04	Big Creek Park Improvements	Existing Park	\$ 760,892
P-09	Frank Wade Park Improvements	Existing Park	\$ 650,286
P-17/T-J	Sam More Park and Trail Improvements	Existing Park and Trail	\$ 1,394,688
P-06	Don and Ann Davis Park (Grassy Area)	Existing Park	\$ 556,502
S-A	South Beach Marina Non-Motorized Boat Launch and Access Improvements	New Special Use	*
P-D	Lincoln County Commons Multi-Use Fields	New Special Use	\$10,000 - \$20,000
S-05	Nye Beach Turnaround - Universal Beach Access	Beach Access	\$ 50,000 - \$ 500,000
T-B	13th Street and Spring Street - Restored Beach Access on Public Land	Beach Access	\$ 50,000 - \$ 500,000
T-H / T-I	Ocean to Bay Trail Improvements	Existing Trail	\$ 223,587
T-L / T-M	Yaquina Bay Beach (Coast Guard) Trail	Existing Trail	*
X-08	Forest Park Trail Improvements	Existing Trail	\$ 113,022
T-G	Big Creek Reservoir Trail System	New Trails	\$ 3,157,048
<i>Tier II Projects (Medium Term)</i>			
X-01	Pocket Park on NE 7th Street	New Park	\$ 50,000 - \$ 150,000
P-J	Mini Park at South End of Yaquina Bay Bridge	New Park	\$ 486,277
S-08	Community Gardens at the Newport Municipal Airport	New Special Use	\$ 8,000 - \$ 15,000
S-B	Marine Science Drive Non Motorized Boat Launch	New Special Use	\$ 20,000 - \$ 50,000
P-06	Don and Ann Davis Park - Beach Access Improvements	Beach Access	\$ 50,000 - \$ 500,000
P-C	Improved Beach Access at Jump-Off Joe	Beach Access	\$ 50,000 - \$ 500,000
T-K	Ocean to Bay Trail Completion	New Trail	*
T-O	Chestnut Street Open Space and Trail	New Trail	\$ 200,000 - \$ 400,000
T-N	Coastal Gully Open Space Trail	New Trail	\$ 713,427
T-P/S-08	Trail Connections from Mike Miller Park to Newport Municipal Airport and Areas to the South	New Trails & Connections	*

X-15	San-Bay-O Trail Connection	New Trail	*
T-C	Agate Beach Neighborhood & Ernest Bloch Wayside Trail Connection	New Trail	*
T-F	Pollinator Habitat Restoration on 101	New Habitat	\$ 10,000 - \$ 1,000,000
<i>Tier III Projects (Long Term)</i>			
P-05	Coast Park Improvements	Existing Park	\$ 114,660
P-13	Mombetsu Park Improvements	Existing Park	\$ 37,674
P-20	Yaquina Bay State Park Improvements	Existing Park	\$ 131,040
P-A	North Newport Neighborhood Park	New Park	\$ 400,000 - \$750,000
P-E	Mini Park South of Highway 20	New Park	\$ 50,000 - \$150,000
P-K	Additional Wilder Neighborhood Park	New Park	\$ 400,000 - \$750,000
P-M	Wolf Tree Destination Resort Recreational Amenities	New Park	\$ 400,000 - \$750,000
S-02	Wilder Dog Park Improvements	Special Use	\$ 124,488
T-08	Wilder Trail Improvements	Existing Trail	*
T-R	Nautical Hill Open Space Trail	New Trail	*
T-S	Oregon Coast Trail - Restored Access on Public Land	Beach Access	\$ 50,000 - \$500,000

* Detailed cost estimates are provided for improvements to existing facilities and for new facilities in cases where an estimate was previously prepared for the City. General cost estimates are provided for new park facilities based on unit costs per acre and are presented as a cost range. The costs of trail projects are detailed in Table 3. Cost estimates were not generated for certain non-City owned projects.

Cost Estimates

As part of the process of developing the Park System Master Plan, the project team estimated costs for each improvement project. The level of detail of the cost estimates varies as follows:

- General cost estimates are provided for new park facilities based on unit costs per acre and are presented as a cost range. Costs for these facilities do not include soft costs or land acquisition costs.
- Unit costs per lineal feet are provided for new trails.
- For most improvements to existing facilities, costs are provided for specific improvements based on typical costs of such improvements in other municipalities. These estimates include soft costs.
- For selected facilities where conceptual diagrams of improvements were created, more detailed costs have been provided. These estimates also include soft costs.

All costs represent planning-level costs. "Planning-level" costs are general in nature and are based on the approximate number and size of components of a facility or on a conceptual plan, coupled with estimated unit costs for typical materials or amenities anticipated for the facility. They are in contrast to more accurate cost estimates that are based on detailed facility designs and quotes or bids from manufacturers, vendors, or contractors. In some cases, general cost estimates for new facilities represent a very wide variation from the low to the high end of the estimate. Trail costs have not been estimated although costs per lineal foot of different types of trails are included in Table 3. More accurate costs will need to be developed as part of detailed master plans prepared for individual facilities. Table 2 summarizes total costs by type of improvement.

Table 2: Estimated Cost Ranges for New Facilities (2019 \$)

<i>Park Type</i>	<i>Total Construction Cost</i>	
	<i>Low</i>	<i>High</i>
Mini-Park, Pocket Park	\$50,000	\$150,000
Neighborhood Park	\$400,000	\$750,000
Special Use	\$8,000	\$50,000
Open Space	\$200,000	\$400,000
Beach Access	\$50,000	\$500,000
Total All New Projects*	\$5,603,000	\$9,350,000

* Does not include Highway 101 Pollinator Project, given extreme cost range

Table 3: General Cost Estimates for Proposed New Trails (2019 \$)*

<i>Project ID</i>	<i>Site</i>	<i>Tier</i>	<i>12' Asphalt (LF)</i>	<i>8' Asphalt (LF)</i>	<i>8' Soft Surface (LF)</i>	<i>6' Asphalt (LF)</i>
T-L/T-M	Yaquina Bay (Coast Guard) Trail	I	\$48.00	\$32.00	\$24.00	\$24.00
S-08/T-P	101 Alternate Trails South of Mike Miller Park	II	\$48.00	\$32.00	\$24.00	\$24.00
T-C	Agate Beach Neighborhood to Ernest Bloch Wayside	II	\$48.00	\$32.00	\$24.00	\$24.00
T-K	Ocean to Bay Trail Completion	II	\$48.00	\$32.00	\$24.00	\$24.00
S-15	San-Bay-O Trail Connection	II	\$48.00	\$32.00	\$24.00	\$24.00
T-R	Nautical Hill Open Space Trail	III	\$48.00	\$32.00	\$24.00	\$24.00
T-08	Wilder Trail Improvements	III	\$48.00	\$32.00	\$24.00	\$24.00

* Cost includes subbase. Cost could vary 2-4 times linear foot based on impacts, terrain, location (urban verse rural), and other amenities

The estimated cost of improvements identified in the Park System Master Plan, equating to an average expenditure of around \$550,000-\$750,000 per year, is significantly higher than the estimated available revenue from existing sources. It will be critical for the City to explore adoption of additional funding sources to achieve the goals and implement the improvements identified in the Plan.

Funding Strategies

Current sources of parks and recreation funding include fees, fines and forfeitures (including user fees for specific park and recreation facilities), transfers from the city's General Fund, transfers from the City transient lodging tax, and a small amount of revenue from investments. The City of Newport already uses several common funding sources to fund park and recreation projects, but could revisit, modify, or streamline these sources based on further analysis to improve their efficiency. There are also several

potential funding sources not currently used by the City of Newport that may be worth consideration. Existing and potential funding sources for parks and recreation are detailed in Table 4.

Table 4: Park and Recreation Funding Sources

<i>Funding Mechanism</i>	<i>Source</i>	<i>Capital Projects</i>	<i>Repair & Maintenance</i>	<i>Programs, Events</i>	<i>Used in Newport?</i>
System Development Charges (SDCs)	City	x			✓
General Fund	City	x	x		✓
General Obligation, Revenue or Other Bonds	City	x			✓
Ticket Sales, Admissions (User Fees)	City		x	x	✓
Membership and Season Pass Sales	City		x	x	✓
Transient Room Tax	City	x	x		✓
Food and Beverage Tax	City	x	x	x	
Friends Associations (Parks Foundations)	Private	x	x		
Volunteer Programs	Private	x	x	x	✓
Stormwater Utility Fee	City	x	x		
Parks Maintenance Fee	City		x		
Grants <i>General Purpose or Operating Grants</i> <i>Planning Grants</i> <i>Facilities and Equipment Grants</i> <i>Matching Grants</i> <i>Management or Technical Assistance Grants</i>	State, Foundations	x	x	x	✓
Program-Related Investments (PRIs)	Foundations	x			
Corporate Sponsorships	Private	x	x	x	
Parks District	Public	x	x		
Gifts	Public	x	x	x	✓

Adoption or revision of any of these funding mechanisms will require a significant amount of analysis, including extensive community discussion and an assessment of the potential political and public support or acceptance of the funding mechanisms.

GOALS AND POLICIES PARK AND RECREATION ELEMENT

Goal 1: Provide a Park System that is visually attractive and well-maintained and that can continue to be maintained and improved in a financially and environmentally sustainable manner over time.

Policy 1.1: Promote beautification and enhanced stormwater management through the use of climate-appropriate, ocean friendly design and landscaping.

Implementation Measure 1.1.1: Utilize low impact development practices when making park improvements, including retaining native vegetation, minimizing impervious surfaces, selecting pervious materials for paved parking areas, walkways, and hardscaping, and creating rain gardens and bioretention facilities.

Policy 1.2: Ensure that vegetation used in the City's parks and open spaces be able to withstand local weather and climatic conditions and be as inexpensive and resource-efficient as possible to maintain.

Implementation Measure 1.2.1: Develop and periodically update a written manual for the care, preservation, pruning, planting, replanting, removal, and disposition of trees and plantings in parks, along public streets, and in other public places.

Implementation Measure 1.2.2: Train parks maintenance personnel in fundamentals of landscape and grounds maintenance.

Policy 1.3: Consider materials, durability, accessibility, maintenance needs, and life-cycle costs when making decisions about, and budgeting for, proposed improvements and expansions to park and recreation facilities, including restrooms.

Implementation Measure 1.3.1: Use durable, weather-resistant, environmentally friendly materials for park facility furnishing and amenities to reduce repair and replacement frequency and costs.

Implementation Measure 1.3.2: Develop City standards for site furniture and wayfinding to ensure signage is consistent throughout the city and furnishings are durable, consistent, and attractive. Coordinate with City committees as part of these efforts.

Implementation Measure 1.3.3: Develop a City policy for memorial items that includes considerations for long-term maintenance.

Policy 1.4: Explore options for how to most efficiently allocate, organize, and budget for adequate staffing to meet desired service levels.

Implementation Measure 1.4.1: Identify and develop metrics to track quality of service as relates to Park and Recreation Department staffing levels and to assess productivity and quality of parks maintenance.

Implementation Measure 1.4.2: Use established metrics to assess and make informed decisions about adequacy of current Parks Maintenance and Park and Recreation staffing levels and to determine how to most efficiently allocate Parks Maintenance staffing resources.

Implementation Measure 1.4.3: Leverage temporary employees as a cost-effective way to meet peak season needs.

Implementation Measure 1.4.4: Consider implementing an online form or hotline for parks maintenance requests.

Policy 1.5: Secure funding for capital improvement projects and maintenance needs identified in the Park System Master Plan.

Implementation Measure 1.5.1: Include Park System Master Plan capital projects on the list of capital improvement projects eligible to be funded with SDC revenues, where such projects are needed to accommodate future community growth. Assess viability of increasing Parks SDC collections to provide additional funding for capital projects.

Implementation Measure 1.5.2: Initiate a process to define and prioritize objectives for park and recreation fee pricing to arrive at a set of cost recovery targets. Consider conducting a concurrent market assessment to identify going market rents for comparable facilities in the City's market area.

Implementation Measure 1.5.3: Be proactive about negotiating development agreements within Urban Renewal Areas in the interest of leveraging partnerships with private developers to create new park spaces.

Implementation Measure 1.5.4: Utilize visitor revenues to help fund development and maintenance of park and recreation facilities.

Implementation Measure 1.5.5: Leverage matching grants and community partnerships to supplement City funding.

Implementation Measure 1.5.6: Conduct a cost-benefit analysis of hiring a part-time grant writer.

Implementation Measure 1.5.7: Explore the creation of a Parks District funded by local property taxes and/or service fees to provide parks, open spaces, trails, and community programs within the district.

Policy 1.6: Maintain capital reserves to replace or make major repairs to City-owned park and recreational facilities.

Implementation Measure 1.6.1: Establish the total value of parks and recreational assets, including park equipment and improvements, and conduct analyses to estimate each asset's full life cycle costs. Set replacement reserve targets at an annualized level commensurate with cost estimates, using ten percent of each asset's operating revenue as a recommended benchmark.

Policy 1.7: Work with community stakeholders, including neighbors, the Chamber of Commerce, and service organizations, to encourage volunteer maintenance of City parks

and trails, including regular litter pickup and quarterly or annual invasive vegetation removal.

Implementation Measure 1.7.1: Evaluate the potential benefits and required resources needed to implement an organized volunteer program, and determine whether the City has the capacity to implement the program.

Implementation Measure 1.7.2: Develop formal agreements regarding maintenance commitments and duration from partners and volunteers, including a liability waiver component.

Goal 2: Incorporate and develop a system of multi-use trails offering opportunities for a full range of activities and ability levels.

Policy 2.1: Maintain and expand the multi-use path and trail system.

Implementation Measure 2.1.1: Identify opportunities within the city for creating non-motorized connections to existing and planned trails.

Implementation Measure 2.1.2: Identify the need for trailhead facilities (e.g., parking areas, wayfinding signage, trash receptacles, etc.) and ongoing maintenance in connection with planning for future trails.

Implementation Measure 2.1.3: Prepare a more detailed plan for the City's trail system, including classes of trails, trailheads, wayfinding and signage, parking areas, and other amenities.

Implementation Measure 2.1.4: Establish a City trail-building and maintenance program that provides opportunities for volunteer involvement.

Implementation Measure 2.1.5: Develop connector trails that provide direct bicycle and pedestrian access from neighborhoods, visitor destinations, schools, and parks onto the City's major trail networks.

Implementation Measure 2.1.6: Develop a maintenance program for the Bayfront boardwalks.

Policy 2.2: Work with airport staff to identify, map, and further describe opportunities for community use of trails and other facilities on airport property in a manner consistent with the Airport Master Plan.

Implementation Measure 2.2.1: Develop a formal agreement regarding scope of permissible community use of, and future improvements to, trails on airport property.

Implementation Measure 2.2.2: Partner in securing easements across intervening properties between the airport and existing or planned trails and other recreational facilities.

Implementation Measure 2.2.3: Coordinate tree clearing and brushing outside the runway protection zone with potential trail expansion opportunities.

Policy 2.3: Coordinate with community groups on proposed plans for development and maintenance of trails.

Implementation Measure 2.3.1: Encourage trail advocates to create a formal organization such as a 501(c)(3) non-profit which could enter into an agreement with the City to commit to initial trail-building and future maintenance activities.

Goal 3: Meet a full range of indoor and outdoor recreational needs for all ages by including opportunities and facilities for active and passive recreation, sports, socializing, environmental and cultural education, and enjoyment of nature.

Policy 3.1: Serve all areas of the city in an equitable and effective manner.

Implementation Measure 3.1.1: Work with private developers to identify, dedicate, and improve park areas as part of future development projects, with a focus on providing additional park and recreational facilities that meet residents' needs and are consistent with the Vision and Goals of the Park System Master Plan.

Policy 3.2: Focus City and other local resources on meeting the needs of residents while also appealing to visitors.

Implementation Measure 3.2.1: Identify potential sites, acquisition and operating costs for future development of City owned multi-purpose fields.

Implementation Measure 3.2.2: Develop new informational materials for residents and visitors about City parks and trails.

Policy 3.3: Provide amenities within facilities to meet users' basic needs such as drinking fountains, restrooms, benches, shelters, and flexible open lawn areas.

Policy 3.4: Develop and maintain accessible, all-weather facilities to accommodate small and large group gatherings throughout the year, including picnic shelters, plazas, and other public gathering spaces.

Policy 3.5: Ensure that facilities are planned, designed, and constructed to be safe, easy to maintain, inclusive, and accessible to individuals of all ages, abilities, backgrounds, and income levels.

Implementation Measure 3.5.1: Periodically evaluate community perceptions of, and any gaps in, safety, accessibility, and maintenance of facilities through surveys, evaluation forms, and community outreach.

Implementation Measure 3.5.2: Develop recommendations related to siting, design, implementation, and management of new community gardens with a focus on providing accessibility to individuals of all ages, abilities, backgrounds, and income levels.

Policy 3.6: Take an active role in coordinating with field users to help develop and implement a coordinated approach to scheduling, use, and improvement of local playing fields.

Goal 4: Maintain and improve public access to the beach and improve recreational access to the Bay, including enhancements for people with limited mobility.

Policy 4.1: Acquire land or easements to create beach access points in areas where there are currently gaps, and to improve existing access that is in poor condition.

Implementation Measure 4.1.1: Seek opportunities to acquire property through the County's tax foreclosure process, depending on the location, cost of access, and physical conditions or constraints of the subject property.

Policy 4.2: Pursue opportunities to make accessibility improvements and provide informational signage around beaches and the Bay through strategic partnerships.

Goal 5: Sustain and enhance partnerships with local community groups and other public agencies, including Lincoln County, the Lincoln County School District, Oregon Parks and Recreation Department (OPRD), the Port of Newport, and others to integrate and manage recreational resources in a collaborative and cost-effective manner.

Policy 5.1: Cooperate and coordinate in long-range planning for enhancements to park and trail facilities that are jointly used by residents and visitors, including proposed improvements at Yaquina Bay State Park, the County Commons, the Port of Newport, the Agate Beach State Recreation Site, and South Beach State Park.

Implementation Measure 5.1.1: Partner in acquiring land for or constructing facilities intended for community use within or adjacent to OPRD facilities.

Implementation Measure 5.1.2: Partner in pursuing grants and funding opportunities for improvements to jointly used park, trail, and recreation facilities.

Policy 5.2: Support plans for development of multi-purpose playing fields and a play area at the County Commons site.

Implementation Measure 5.2.1: Engage community members and neighboring residents, including families with children, to identify priority needs for the proposed multi-purpose playing fields and play area at the County Commons.

Policy 5.3: Support local organizations in their commitment of labor and resources to help improve and maintain playing fields.

Implementation Measure 5.3.1: Provide technical support in determining the most cost-effective design for future improvements to existing and new fields.

Policy 5.4: Partner with School District on use of expertise, labor, and equipment in making improvements to City fields.

Policy 5.5: Work together with local partners to schedule joint use of playing fields and facilities in an equitable, efficient manner.

Implementation Measure 5.5.1: Regularly review and update joint use agreements with community partners approximately every three to five years.

Implementation Measure 5.5.2: Establish a set of procedures for allocating and scheduling use of fields by local sports teams and/or other community members concurrent with development of the proposed multi-purpose open space at the Agate Beach State Recreation Site and the proposed multi-purpose playing fields at the County Commons.

Goal 6: Preserve and maintain large contiguous natural areas for use as open space, wildlife habitat, and passive recreation areas.

Policy 6.1: 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.

Implementation Measure 6.1.1: Develop a management plan for open space and passive recreational areas, emphasizing that any development in these areas be done in an environmentally friendly and sustainable manner.

Implementation Measure 6.1.2: Assess whether or not the City should establish open space provisions tied to large scale development in code.

Goal 7: The City shall work with the Oregon Parks and Recreation Department (OPRD) in adopting master plans for state parks that are consistent with the goals and policies of the Comprehensive Plan.

Policy 1: The City will adopt plan designations and zoning districts for state park properties that are consistent with the intended recreational and resource management objectives for these properties.

Policy 2: Uses within state parks that have master plans that have been adopted by the City shall be limited to those uses that are consistent with the adopted master plans.

Policy 3: The Oregon Parks and Recreation Department's "South Beach and Beverly Beach Management Units Plan, January 2018", is adopted by the City Council.

NOTICE OF A PUBLIC HEARING

The City of Newport Planning Commission will hold a public hearing on Monday, August 12, 2019, at 7:00 p.m. in the City Hall Council Chambers to review and make a recommendation to the Newport City Council on a Comprehensive Plan text amendment (File No. 3-CP-17). A public hearing before the City Council will be held at a later date, and notice of that hearing will also be provided. The proposed legislative amendment is to the "Parks and Recreation" section of the "Public, Cultural and Education Services" element of the Newport Comprehensive Plan to adopt a new Park System Master Plan (PSMP). The PSMP establishes clear goals and strategies for enhancing the community's parks and recreation facilities through investment and development over the next 20 years; makes recommendations for future park upgrades, planning, and development, while paying particular attention to funding parks maintenance; and prioritizes further development of an integrated multi-use trail system that connects neighborhoods, visitor destinations, open spaces, and natural areas. The Newport Comprehensive Plan Section entitled "Administration of the Plan" (pp. 434-435) requires findings regarding the following for such amendments: A. Data, Text, Inventories or Graphics Amendment: 1) New or updated information. B. Conclusions Amendment: 1) Change or addition to the data, text, inventories, or graphics which significantly affects a conclusion that is drawn for that information. C. Goal and Policy Amendments: 1) A significant change in one or more conclusions; or 2) A public need for the change; or 3) A significant change in community attitudes or priorities; or 4) A demonstrated conflict with another plan goal or policy that has a higher priority; or 5) A change in a statute or statewide agency plan; and 6) All the Statewide Planning Goals. D. Implementation Strategies Amendments: 1) A change in one or more goal or policy; or 2) A new or better strategy that will result in better accomplishment of the goal or policy; or 3) A demonstrated ineffectiveness of the existing implementation strategy; or 4) A change in the statute or state agency plan; or 5) A fiscal reason that prohibits implementation of the strategy. Testimony and evidence must be directed toward the request above or other criteria, including criteria within the Comprehensive Plan and its implementing ordinances, which the person believes to apply to the decision. Testimony may be submitted in written or oral form. Oral testimony and written testimony will be taken during the course of the public hearing. The hearing may include a report by staff, testimony from proponents, testimony from opponents, and questions and deliberation by the Planning Commission. Written testimony sent to the Community Development (Planning) Department, City Hall, 169 SW Coast Hwy, Newport, OR 97365, must be received by 5:00 p.m. the day of the hearing to be included as part of the hearing or must be personally presented during testimony at the public hearing. Material related to the proposed amendment may be reviewed or a copy purchased at the Newport Community Development (Planning) Department (address above). Please note that this is a legislative public hearing process and changes to the proposed amendment may be recommended and made through the public hearing process and those changes may also be viewed or a copy purchased. Contact Derrick Tokos, AICP, Newport Community Development Director, (541) 574-0626, email address d.tokos@newportoregon.gov (mailing address above).

(For Publication Once on Friday, August 2, 2019)

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e an old seal, worked

Negotiating the breakers like an old seal, Forse steered the Zodiac back into Siletz Bay o **8** wave shared by a surfer.

8/2/19

PUBLIC NOTICES

LEGAL DEADLINES:
WEDNESDAY EDITION:
5:00pm Thursday
FRIDAY EDITION:
5:00pm Tuesday

NOTICE TO INTERESTED PERSONS

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF LINCOLN PROBATE DEPARTMENT In the Matter of the Estate of KAREN FUSAE LAZZERONI, Deceased. Case No. 19PB04672 NOTICE IS HEREBY GIVEN THAT Amanda Lazzeroni has been appointed personal representative. All persons having claims against the estate are required to present them, with vouchers attached, to the personal representative in c/o Henzel Law Offices, 0224 SW Hamilton St, Ste 301, Portland, OR 97239, within four months after the date of first publication of this notice, or such claims may be barred. All persons whose rights may be affected by the proceedings in this estate may obtain additional information from the records of the court, the personal representative, or the attorney for the personal representative. Dated and first published on July 19, 2019. **PERSONAL REPRESENTATIVE:** Amanda Lazzeroni; 1035 Halsey St, BSMT Brooklyn, NY 11207 Telephone: (503) 888-7049. Attorney for Personal Representative: D. Ben Henzel, OSB #951737 Henzel Law Offices, 0224 SW Hamilton St, Ste 301, Portland, OR 97239; Telephone: (503) 546-1588 Fax: (503) 546-1589 Email: dbh@henzelpc.com. Jy19 Jy26 A02 (04-02)

NOTICE OF INTERESTED PERSONS

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF LINCOLN PROBATE DEPARTMENT IN THE MATTER OF THE ESTATE OF MARK EDWARD FERGUSON/DECEASED.

CASE NO. 19PB05043 NOTICE TO INTERESTED PERSONS. NOTICE IS HEREBY GIVEN that the undersigned has been appointed personal representative. All persons having claims against the estate are required to present them, with vouchers attached, to the undersigned personal representative at the office of Braulio Escobar, Attorney at Law, PO Box 747, Newport, Oregon 97365, within four months after the date of first publication of this notice, or the claims may be barred. All persons whose rights may be affected by the proceedings may obtain additional information from the records of the Court, the personal representative, or the lawyer for the personal representative, Braulio Escobar. Dated and first published on July 19, 2019. Attorney for Personal Rep: /s/Braulio Escobar, OSB#781920. PO Box 747 Newport, Oregon 97365 541-265-7717 Personal Representative: Brandon Ferguson 10619 Rustic Road S., Seattle, WA 98178. Jy19 JY26 A02 (07-02)

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development over the next 20 years; makes recommendations for future park upgrades, planning, and development, while paying particular attention to funding parks maintenance; and prioritizes further development of an integrated multi-use trail system that connects neighborhoods, visitor destinations, and natural areas. The Newport Comprehensive Plan Section entitled "Administration of the Plan" (pp. 434-435) requires findings regarding the following for such amendments: A. Data, Text, Inventories or Graphics Amendment: 1) New or updated information. B. Conclusions Amendment: 1) Change or addition to the data, text, inventories, or graphics which significantly affects a conclusion that is drawn for that information. C. Goal and Policy Amendments: 1) A significant change in one or more conclusions; or 2) A public need for the change; or 3) A significant change in community attitudes or priorities; or 4) A demonstrated conflict with another plan goal or policy that has a higher priority; or 5) A change in a statute or statewide agency plan; and 6) All the Statewide Planning Goals. D. Implementation Strategies Amendments: 1) A change in one or more goal or policy; or 2) A new or better strategy that will result in better accomplishment of the goal or policy; or 3) A demonstrated ineffectiveness of the existing implementation strategy; or 4) A change in the statute or state agency plan; or 5) A fiscal reason that prohibits its implementation of the strategy. Testimony and evidence must be directed toward the request above or other criteria, including criteria within the Comprehensive Plan and its implementing ordinances, which the person believes to apply to the decision. Testimony may be submitted in written or oral form. Oral testimony and written testimony will be taken during the

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PUBLIC NOTICE

The U.S. Department of Commerce, Economic Development Administration (EDA) is considering a request for Federal assistance from the Port of Newport to construct a new Port Dock 5 Pier Access in Newport, Lincoln County, Oregon. Pursuant to the National Environmental Policy Act (NEPA) and the National Historic Preservation Act (NHPA), EDA is conducting an assessment of the potential of the proposed project to affect the environment and/or historic properties. The project will replace the aging 4,200 square foot pier built on creosote treated pilings with a modern 3,400 square foot pier supported by steel pilings. The project will be located at 334 SW Bay BLVD, Newport OR. Project informa-

tion is available for review at the Port of Newport administration office, 600 SE Bay Blvd, Newport, OR 97365. If you have any information regarding potential impacts environmental resources or historic properties associated with this proposed project, please provide it in writing to: U.S. Department of Commerce Economic Development Administration; Attn: Regional Environmental Officer ; 915 Second Avenue, Room 1890; Seattle, Washington 98174-1012 E-mail: RDefato@eda.gov. Comments received in the EDA Seattle Regional Office by 5:00 p.m. Pacific Time on August 17, 2019, will be considered. A copy of the NEPA/NHPA decisional document will be available upon request at the above EDA Regional Office. JY26 JY31 A02 (17-02)

NOTICE TO INTERESTED PERSONS

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF LINCOLN In the Matter of the Estate of Karel Anne Richards Laufenberg, Deceased. Case No. 19PB03378 NOTICE IS HEREBY GIVEN that Kristin Karns has been appointed personal representative of the above estate. All persons having claims against the estate are required to present them, with vouchers attached, to the personal representative at P.O. Box; 1144, Newport, OR 97365, within four months after the date of first publication of this notice, or the claims may be barred. All persons whose rights may be affected by the proceedings may obtain additional information from the records of the court, the personal representative, or the attorney for the personal representative; Jeff Waarvick, P.O. Box 1144, Newport, OR 97365. Dated and first published August 02, 2019. A02 A09 A16 (22-16)

PUBLIC SALE

Safe-Lock Storage

located at 3639 SE Ash St, South Beach, OR 97366 will hold a public foreclosure sale on Saturday, August 24 at 10:00 AM. Personal property of the following people will be sold: B16 - Scott Hamrick; D16 - Tonya Ross; G03 - Rick Weeks; K11 - Larry Speck; K14 - Ethan Lorimor; G17 - Bradley Martin; The persons mentioned above may contact us prior to the sale at (541) 867-4607. A02 A07 A09 A14 (23-14)

PUBLIC SALE ANNOUNCEMENT

On August 21, 2019 AT 2:00PM, a public sale will be held at Ideal Storage located at 5441 W HWY 20 TOLEDO, OR 97391 541-336-9611. Contents of UNIT#T094 RICHARD BARNHART; T062 DANIEL SHAW; T027 CASEY HOLLAND; T0913 AISLIN KING; T0186 RONALD KEENEY; T079 JASON LUCKINI; T080 JASON LUCKINI. The aforementioned party can contact us prior to the sale. We reserve the right to reject any or all bids/sales. A02 A07 (24-07)

PUBLIC SALE ANNOUNCEMENT:

On August 21, 2019 AT 11:00AM, a public sale will be held at Ideal Storage located at 134 NE METCALF SILETZ, OR 97380 541-336-9611. Contents of UNIT#S205 FRANK FABUNAN; S080 SHANNON CASE. The aforementioned party can contact us prior to the sale. We reserve the right to reject any or all bids/sales. A02 A07 (25-07)

PUBLIC SALE ANNOUNCEMENT

On August 22, 2019 AT 2:00PM, a public sale will be held at Ideal Storage located at 235 SW DAHL AVE WALDPOR, OR 97394. Contents of UNIT#WE106 TOM O'CONNELL; WF125 MIKYLAH ANDERSON; WF148 JENNIFER MANNILA; WF132 VERONICA SEARS. The aforementioned party can contact us prior to the sale. We reserve the right to reject any or all bids/sales. A02 A07 (27-07)

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RECREATION

Rick Beasley, rbeasley@newportnewstimes.com

MINUTES
City of Newport Planning Commission
Regular Session
Newport City Hall Council Chambers
June 10, 2019

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

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

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, Franklin, Hanselman, Patrick and Branigan (by phone) were present.

2. **Approval of Minutes.**

A. Approval of the Planning Commission Regular Session Meeting Minutes of May 28, 2019.

MOTION was made by Commissioner Franklin, seconded by Commissioner Hanselman to approve the Planning Commission regular session meeting minutes of May 28, 2019 as written. The motion carried unanimously in a voice vote.

3. **Citizen/Public Comment.** Mona Linstromberg and Carly Perry addressed the Commission. Linstromberg presented a proposal to request a five year phase out for vacation rentals outside of the permitted overlay zone and stated she would be presenting this to the City Council. She said the group wanted to keep the Commission in the loop on the short-term rental issue and thanked them for all the work they did. Carla Perry handed out copies of the report to the Commission.

4. **Action Items.**

A. **Recommendation for the Short-Term Rental Ordinance Implementation Work Group Planning Commission Member.**

Tokos gave his staff report and reviewed the email that Commissioner Branigan submitted saying he was interested in serving as the Planning Commission representative on the work group. Hardy thought Branigan was an appropriate non-conflicted participant for the work group. She wanted to see this committee get past the third party liability issues and into the analysis of the operation of the management companies in terms of the three strikes you are out rule. She wanted them to also consider all human beings as part of the public, to be treated equally.

MOTION was made by Commissioner Berman, seconded by Commissioner Hardy to appoint Bill Branigan as the Short-Term Rental Ordinance Implementation Work Group Planning Commission member. The motion carried unanimously in a voice vote.

B. **Motion to Initiate the Legislative Process for the Parks System Master Plan Component of the Comprehensive Plan.**

MOTION was made by Commissioner Berman, seconded by Commissioner Hardy to initiate the legislative process for the Parks System Master Plan component of the Comprehensive Plan. The motion carried unanimously in a voice vote.

5. Public Hearings. At 7:12 p.m. Chair Patrick opened the public hearing portion of the meeting.

Chair Patrick read the statement of rights and relevance. He asked the Commissioners for declarations of conflicts of interest, ex parte contacts, bias, or site visits. Berman and Hanselman reported site visits for the conditional use hearing. 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. 4-CUP-19.

Tokos gave his staff report. He noted that the unit under consideration for this public hearing was the second unit in the complex that wanted to be a vacation rentals. The other unit had been granted a conditional use approval for parking. This was the only other unit allowed as a vacation rental in the complex.

Berman asked about the timing of the application and if it was submitted before the new ordinance went into effect. He noted he hadn't seen a vacation rental application included in the packet. Tokos reported that the applicant has submitted a vacation rental application before the new ordinance went into effect. It was in process and was considered an incomplete application. Berman wanted it noted that the application wasn't in the report.

Proponent: None were heard.

Opponents: None were heard.

Hearing closed at 7:20pm.

Hardy noted the application was asking for two parking spaces. Tokos reported they would only be granted one parking space, even though they were asking for two. Franklin didn't see a one bedroom vacation rental having an impact and thought there was plenty of parking. He thought it should be approved. Berman agreed and felt the conditions had been met. He noted that if they had applied for the conditional use after the new ordinance went into effect, it wouldn't be allowed. Hanselman said all the criteria had been met and since the other vacation rental at the building had a conditional use approval, the Commission didn't have a reason to deny the request. Branigan noted the Commission permitted the other unit in the building to have relief of one parking space and felt they met all the requirements. Patrick agreed that it met the criteria.

MOTION was made by Commissioner Franklin, seconded by Commissioner Hardy to approve File No. 4-CUP-19 as written. The motion carried unanimously in a voice vote.

Tokos noted that he prepared and shared with the Commission the final order and findings for the land use decision since they wouldn't be holding a meeting for another month. He said they could vote to approve it if they wished.

MOTION was made by Commissioner Berman, seconded by Commissioner Hanselman to approve File No. 4-CUP-19 Final Order and Findings. The motion carried unanimously in a voice vote.

B. File No. 1 & 2-PD-19 / 1-SUB-19 / 1-MRP-19.

Tokos gave his staff report. He noted that if the Commission approved the decision, this wouldn't change any prior conditions unless they were revised in this proposal. The previous conditions would be carried forward.

Berman asked why the waiver of minimum street width was proposed to 30 feet. Tokos reported that a planned development process provided for changes to the standard requirements. Street width was one change that could be modified through planned developments. Southshore had a private existing street network of between 26-30 feet width already. He noted that the City required a 36 foot width for public streets, but this was a private street so they would not have to meet that width in this instance. Berman asked if the Public Works and Fire Departments had signed off on the plans. Tokos said the Assistant City Engineer in Public Works signed off on the plans. There were no comments from the Fire Department. The emergency access was one of their concerns and the applicant had addressed this. Franklin asked if this was private water and sewer. Tokos said it was public. Franklin asked if they allowed residential would it mean more of an impact on the system. Tokos didn't think so and thought that a hotel/retail use would have a heavier impact on the system.

Hanselman asked if this was zoned R-4 currently. Tokos confirmed it was. Hanselman asked if it was okay to develop as a R-2 zone. Tokos said the R-4 zoning allowed a wide range of single to multi-family dwellings. Hanselman asked when the planned development was originally approved was there any higher density at the time. Tokos said they were going to do condos on Cupola Drive at that time but they had changed them to single family lots. The original subdivision had been to add a hotel. Hanselman asked if there were any obligations to stick to their master plan. Tokos explained any applicant could come back and ask for changes to their plan.

Proponents: Chuck McClain addressed the Commission. He noted he had been the project manager for Southshore for 25 years. What they were presenting was their thoughts on the best way to finish the project. McClain explained that the idea was to create less traffic and he asked the Commission for approval. He noted that Trisha Clark from Emerio Design was present to answer technical questions.

Patrick asked why they switched from condos to single family homes. McClain said when the economy tanked they chose not to build any more condos. This land use action was the solution for this.

Opponents: None were heard.

Hearing closed at 7:42pm.

Hanselman suggested that all street lighting be downward to limit impact of light at night. Patrick thought this was in their standards already. Tokos wasn't certain of this or if the Central Lincoln PUD lights were this way. Franklin thought it all made sense. Berman and Hardy had no problems. Branigan was fine with the request and thought it was the right thing to do. He felt they met the requirements and would approve it. Patrick thought it was fine and noted that most planned developments came back to the Commission with modifications. Hanselman noted he wanted the staff recommendations to be included in the motion.

MOTION was made by Commissioner Franklin, seconded by Commissioner Berman to approve File No. 1 & 2-PD-19/1-SUB-19/1-MRP-19 with the staff recommendations included in the approval. The motion carried unanimously in a voice vote.

MOTION was made by Commissioner Hardy, seconded by Commissioner Franklin to approve File No. 1 & 2-PD-19/1-SUB-19/1-MRP-19 Final Order and Findings. The motion carried unanimously in a voice vote.

6. **New Business.** None were heard.

7. **Unfinished Business.**

A. **Rogue Beer and Brew Compliance Issues (File No. 2-CUP-19).**

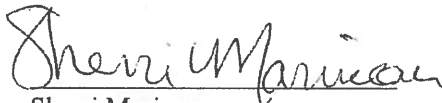
Tokos reviewed the staff memo and the email that Commissioner Croteau sent to the City Council pertaining to Rogue operating without a license and not paying room taxes. He noted that the City Council asked the City Manager to bring back a report to them. Tokos explained he could draft a letter from the Commission to the City Council, but given where things stood at that point, the most reasonable thing to do was wait and see how it played out. Patrick wanted a copy of the report that was brought to the City Council given to the Commission. Berman agreed with Croteau's concerns and thought it was important to address the issues of noncompliant vacation rentals and collecting a fair compensation for the City when businesses didn't participate according to the rules. Franklin asked if there was an accounting of what was owed. Tokos said the amount due with taxes and penalties included had been reported to the City. Public records laws wouldn't allow him to share the exact amounts.

Hanselman still wanted to see a letter brought forward to the City Council even though this was being taken care of. He felt it had more weight if came from Commission. Franklin asked if a statement that the Commission was behind Croteau's letter should be done. Tokos suggested waiting to see what the City Manager reported to the City Council and then provide a response at that time. The Commission could then weigh in and either agree or provide a suggestion at that time. Patrick suggested that Tokos verbally convey to the City Council that the Commission was concerned about this and was tracking the issue. Franklin agreed with this. Hanselman thought they should revisit this.

Berman requested that Tokos prepare a work program for the Commission. Tokos said he would work on getting this to the Commission.


8. **Director Comments.** None were heard.
9. **Adjournment.** Having no further business, the meeting adjourned at 7:51 p.m.

Respectfully submitted,



Sherri Marineau
Executive Assistant

Memorandum

To: Planning Commission
From: Derrick I. Tokos, AICP, Community Development Director 
Date: August 8, 2019
Re: Upcoming FEMA Community Assistance Visit & Flood Insurance Workshops

On May 27, 2019, you were informed that FEMA Region X has identified Newport for a Community Assistance Visit (CAV), and that FEMA staff would be coordinating with City staff directly on any updates the City needs to make to its flood development ordinance.

The CAV is scheduled for August 27th at 9:00 a.m. FEMA will also be holding flood insurance informational workshops that day for insurance agents and other interested persons (flyer attached). **Please share with anyone you think might be interested in attending.** FEMA also put together a draft flood insurance FAQ, which I have also enclosed.

The Planning Commission public hearing to consider the new Flood Insurance Rate (FIRM) maps will occur on September 23, 2019. That will be followed by a City Council hearing on October 7, 2019. This will allow us to meet the October 18, 2019 deadline set by FEMA.

These hearing dates are later than I had hoped, but the delay is necessary because FEMA is reviewing our flood hazard ordinance and I will not know the scope of required changes until the CAV process is finished.

Attachments

- Notice of August 27, 2019 FEMA Flood Insurance Workshops
- Draft Flood Insurance FAQ

FEMA NATIONAL FLOOD INSURANCE PROGRAM - INSURANCE AGENT TRAINING WORKSHOPS

Offered In collaboration with DLCD and the City of Newport

Lincoln County, Waldport, Yachats, Toledo, Newport, Depoe Bay, Siletz, and Lincoln City have new FEMA Flood Insurance Rate Maps that will take effect on October 18, 2019. As this may affect flood insurance rates and need, DLCD and FEMA Region X are holding flood insurance workshops for local insurance agents and other interested parties on August 27, 2019, in Newport Oregon, to assist local agents by providing NFIP training.

Scott Van Hoff, Senior Flood Insurance Specialist for FEMA Region X, will be presenting information on the National Flood Insurance Program via two separate insurance workshops, one in the morning and one in the afternoon. Each workshop will last for two hours and the same information will be covered at both (agents only need to attend one of the two workshops). For more details see the schedule below. There will also be an opportunity for agents to drop-in and ask questions or discuss matters informally between the two sessions.

The following topics will be covered at each of the two (2) hour flood insurance workshops:

- What changes in FEMA Flood Insurance Rate Maps (FIRMs) means for insurance agents
- Writing Flood Insurance Policies
 - Identifying the most beneficial premium/coverage
 - Grandfathering policies
 - Newly mapped policies
 - Determining the lowest floor
 - Type of rating with an Elevation Certificate and without an Elevation Certificate

All of these topics will be covered during each of the two sessions. Pick the session that works best for you and come learn more.

DATE, LOCATION, SCHEDULE & CONTACT

Date: August 27, 2019

Location: City of Newport Council Chambers, Newport City Hall, 169 SW Coast Hwy, Newport, OR 97365

Schedule:

Flood Insurance Workshop A*: 9:00 AM – 11:00 AM

Drop-in Informal Question/Answer time: 11:00 AM – 12:00 PM (Noon)

Flood Insurance Workshop B*: 1:00 PM – 3:00 PM

**Please note, the same information will be covered at each of the two workshops, so each participant need only attend one workshop.*

For more information, contact Celinda Adair, NFIP Coordinator, OR DLCD, celinda.adair@state.or.us, 503-934-0069 or Lisa Phipps, North Coast Regional Representative, OR DLCD, lisa.phipps@state.or.us, 503-812-5448

Draft Press Release

Lincoln County, Lincoln City, Depoe Bay, Siletz, Newport, Toledo, Yachats, and Waldport are updating their Flood Insurance Rate Maps or FIRMs. Federal law requires mortgage lenders to ensure that buildings located in special flood hazard areas have flood insurance.

Call your lender to ensure that you are getting the best flood insurance rate possible!

Below is a list of Frequently Asked Questions:

I've had my mortgage for years and have no flood insurance. Can the bank force me to purchase flood insurance?

If, as a result of the map change, your lender finds that your building is located in a special flood hazard area, your lender has the right to demand that you purchase flood insurance within 45 days. If you do not purchase flood insurance during the 45-day demand period noted in a letter from a lender, the bank may force-place it. Force-placed flood insurance is always more expensive than insurance purchased by the structure's owner. **Do not ignore a 45-day notice letter if you receive one from your lender.**

Can I get a "grandfathered" flood insurance rate?

When flood map changes occur, the National Flood Insurance Program (NFIP) provides a lower-cost flood insurance rating option known as "grandfathering." It is available for property owners who already have flood insurance policies in effect when the new flood maps become effective and then maintain continuous coverage; OR have built in compliance with the FIRM in effect at the time of construction. Grandfathered flood insurance rates are typically cheaper than standard rates. **The easiest way to take advantage of "grandfathering" rules is to purchase a policy before the new maps take effect.**

I was not in the flood zone before, but the new maps show my structure is now located in a special flood hazard area. How do I save money on flood insurance?

Buildings constructed **before** the date of the initial FIRM for your community have only one opportunity to lock in the current flood zone for future rating: **at least 30 days before the new FIRMs take effect.** If the policy is then renewed each year, the benefits of the grandfathered zone can be transferred to the new owner if the building is sold.

Buildings constructed **after** the date of the initial FIRM for your community have two chances to lock in the current flood zone or base flood elevation for future rating: before the maps become effective or after the effective date, but with the proper documentation.

To determine which option is available to you, contact your lender or the jurisdiction that your property is located in to establish the date of the initial FIRM.

How do I prove my structure was built in compliance with an earlier map?

If you do not purchase a flood insurance policy before **September 17, 2019 (or 30 days before maps take effect)**, and your structure was constructed on or after **your community's initial FIRM**, the National Flood Insurance Program will honor a grandfather rule, if the structure was built in compliance with the flood hazard map in effect at the time of construction. You will need an Elevation Certificate prepared by a surveyor and a copy of the FIRM in effect at the time the building was constructed.

In some cases, simple retrofits, such as installing flood vents, can dramatically reduce flood insurance premiums. Please consult with your local planning or building official for more information.

Contact your lender today to learn more!