

# Lincoln County Commons Master Plan Refinement

Update to Newport Urban Renewal Agency and City Council  
April 2, 2018

Work continues with a Master Plan Visioning Committee through our consultants to assist the County in the continued phases of planning for the redevelopment of the Lincoln County Commons, home of the Lincoln County Fair.

The second meeting of the Committee was held on March 22, 2018. It started with an introduction by staff and Commissioner Hall on the focus of the planning effort. Included with this update are copies of statements of the Fair Board and Board of Commissioners identifying the recommendations that these bodies are seeking in this process. Also included are a copy of the 2016 ballot measure approved by 60% of the voters and a brief overview of the history of planning efforts on the site.

The consultants took the feedback they have been receiving on possible development alternatives and created three options for the Committee to consider. The key elements of all three options were not only an exhibition building (for planning purposes sized and costed out at 33,000 square feet) and a multi-use covered outdoor space. This outdoor space would be an open-aired gabled roof pavilion with an earthen floor. It would be in addition to the outdoor arena. There are other outdoor spaces (some open and grass, others pervious spacing [such as compacted gravel] to allow tents and temporary structures. A complete copy of the report and options can be found on the County's Commons website:

<http://www.co.lincoln.or.us/commons/page/2018-commons-master-plan-vision-committee-meeting-32218>

The total cost for all the improvements with the amenities and sizes suggested for the facilities was estimated at \$16 million. As we have previously indicated the County believes that there is no more than \$11.5 million at the very upper end available for redevelopment (but that does not include the \$3 million in Urban Renewal funding). We therefore have additional work to do to right-size the project and prioritize what can be done initially.

In addition to input from the Committee and public on what should be done with the property (all that input is on line at the link listed above), there was discussion about the amount of parking that will be required with the amenities proposed. That also includes how much of that space must be impervious (asphalt) v. pervious material (compacted gravel for instance) that can serve multiple uses. Councilor Allen suggested we have more detailed discussions with the City's Planning Department. We will do so. The parking options, though, really also entail discussion with the Urban Renewal Agency about your participation since property purchases and parking are detailed in the Northside Urban Renewal Plan as allowable expenditures.

We continue to look forward to working with the City on the timing and availability of Urban Renewal Funding. That is a key element of the overall planning process.

Wayne Belmont



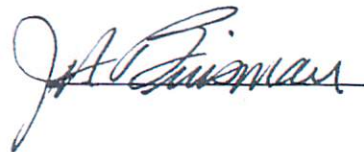
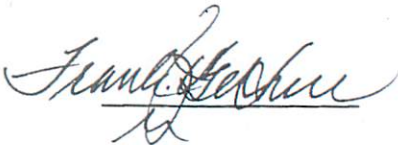
**Lincoln County Fair Board**  
**Commons Master Plan Refinement Process**  
**March 8, 2018**

The Lincoln County Commons (Home of the Lincoln County Fair) Master Plan Refinement Plan process is well underway. Our consultants have met with over 35 stakeholders and an initial meeting of the Refinement Plan Visioning Committee has been held. Plans are underway for outreach to all geographic areas of the County and continuation of the process of public input into the plans for the area.

We, the Lincoln County Fair Board, feel it is necessary to reinforce the focus of this planning process. While we have received some input asking for consideration of alternative locations for the facilities (including the fair) and alternative use of the current property, those issues have already been previously researched and evaluated on a number of occasions and raised with the public in both previous planning efforts by the County and Fair Board and in voter approved funding measures for these projects. In fact the last ballot measure in 2016 both specifically identified the Commons and the multipurpose building as the location and the anchor building of the redevelopment project. It passed by a countywide vote of 60%.

Therefore, the purpose of this Refinement Process is to bring the voters' expressed desires to fruition by determining the best plan for the redevelopment of the Commons, including the multipurpose building and the ancillary facilities and uses that will complement and enhance the Commons purpose: To serve as an important gathering place for Lincoln County, that is a preferred destination of residents and visitors, and that respects the traditions of the past and casts new directions for the future, with a focus on youth.

**Lincoln County Fair Board**



**Lincoln County Board of Commissioners**  
**Commons Master Plan Refinement Process**  
**March 14, 2018**

The Lincoln County Fair Board adopted a statement on March 8, 2018 concerning the Lincoln County Commons (Home of the Lincoln County Fair) Master Plan Refinement process. We concur with that statement and reinforce its directive and message.

While we have received some input asking for consideration of alternative locations for the facilities (including the fair) and alternative use of the current property, those issues have already been previously researched and evaluated on a number of occasions and raised with the public in both previous planning efforts by the County and Fair Board and in voter approved funding measures for these projects. The last ballot measure in 2016 both specifically identified the Commons and the multipurpose building as the location and the anchor building of the redevelopment project. It passed by a countywide vote of 60%.

Therefore, the purpose of this Refinement Process is to bring the voters' expressed desires to fruition by determining the best plan for the redevelopment of the Commons, including the multipurpose building and the ancillary facilities and uses that will complement and enhance the Commons purpose: To serve as an important gathering place for Lincoln County, that is a preferred destination of residents and visitors, and that respects the traditions of the past and casts new directions for the future, with a focus on youth.

We thank you for your participation in this process.

**Lincoln County Board of Commissioners**

  
The image shows three handwritten signatures in blue ink, each positioned above a horizontal line. From left to right, the signatures are: 'Ly N. Ly', 'Fay K. K.', and 'Bill Hill'.

# Measure 21-165 Lincoln County

## Ballot Title

# 21-165

Increases Lincoln County transient lodging tax from 9% to 10%

**QUESTION:** Shall County lodging tax be increased 1%, with revenues for fairgrounds redevelopment and operations or similar projects?

**SUMMARY:** Since 2007, Lincoln County has levied a voter approved 9% tax on transient lodging. It is paid by tourists, business travelers and other visitors. Currently, a portion of the tax revenues are dedicated to tourism promotion, economic development, support for the Oregon Coast Aquarium and a Fairgrounds Facilities Improvement Fund. This measure would enact Ordinance # 485 to increase the transient room tax by 1%, from 9% to 10%. It is estimated the increase would raise \$176,000 annually. The additional revenue would be available for future fairgrounds redevelopment and operations, or similar facilities and operations throughout the County. A "Yes" vote enacts Ordinance # 485 and increases the County transient lodging tax to 10%. A "No" vote keeps it at 9%.

## Explanatory Statement

Lincoln County collects a voter approved transient lodging tax of 9%. It is paid by tourists, business travelers and other visitors. It was last changed in 2007.

A portion of the tax is currently dedicated to a Fairgrounds Facilities Improvement Fund. That funding is intended to support the redevelopment of the fairgrounds, recently renamed the County Commons, including the addition of a new exhibition hall of about 25,000 square feet.

This measure would enact Ordinance # 485 to increase the County transient room tax an additional 1%, from 9% to 10%, effective July 1, 2016. The new tax revenue would be dedicated to increase support for the redevelopment of the fairgrounds (County Commons), and also be available for operations of the facilities at that location. It could also be used to support similar facilities throughout the County.

It is estimated that this tax increase would generate approximately \$176,000 in revenue per year.

A "Yes" vote enacts Ordinance # 485 and increases the County transient lodging tax to 10%. A "No" vote keeps it at 9%.

*(This information submitted by Wayne Belmont, County Counsel, Lincoln County Board of Commissioners.)*

## Measure 21-165 Argument in Favor

IT'S MORE THAN FAIR! VOTE YES ON 21-165 TO IMPROVE THE LINCOLN COUNTY COMMONS -- the home of the Lincoln County Fair.

The Lincoln County Commons (Fairgrounds), home of the Lincoln County Fair, has suffered from decades of neglect. You have an opportunity to set in motion immediate steps to restore this vital asset by voting YES on Measure 21-165. The enhanced Commons will be a central meeting place for youth development, cultural attractions and community development.

One of the most exciting aspects of the new Commons is the emphasis on things for young people -- Lincoln County youth and visitors to Lincoln County.

Measure 21-165 raises the room tax by one percent on lodging properties outside of the incorporated cities of Lincoln County. That means the average visitor will pay about a dollar more per night. This is only the second time in 25 years that voters have been asked to increase this tax, and the new rate will still be competitive with other coastal communities.

Without any impact to local property tax payers, we'll be able to improve the infrastructure and structures at the Commons. Included in these improvements will be electrical, plumbing, sewer and internet services. All of these improvements will undergird a new exhibit hall which will serve the Lincoln County Fair, Festivals, 4-H, Winter Farmer's Market, sportsmen's shows, home shows, gem and mineral shows, animal shows, arts and craft shows, concerts, sporting events, emergency preparedness, large meetings and conferences and a host of other activities that will enrich county life both culturally and economically. ECONorthwest, a respected economic research firm, reported that a new exhibit hall can generate much-needed economic activity annually.

A new and improved fairgrounds will become our new Lincoln County Commons.

This is a plan to make the entire Commons property a vital destination for residents and visitors alike.

VOTE YES! It's More Than Fair!

*(This information furnished by The Committee for a Better Lincoln County Commons and Fair.)*

Election May 17, 2016

Yes - 9549 60%

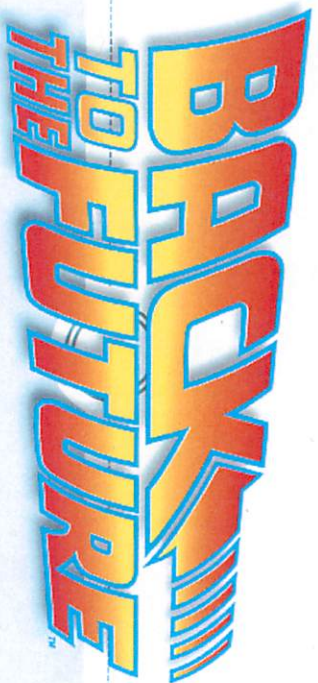
No - 6310 40%

# Lincoln County Commons Master Planning Process: A Brief History



THURSDAY, MARCH 22, 2018





# BACK TO THE FUTURE

Discussions of relocation of the  
Fairgrounds and Fair Event have been  
ongoing since the 1980s...

Answer Has Been The Same: Stay Put!



# Why Stay Put?



- Majority of public sentiment has favored it
- Most central location from geographic and population standpoint
- Development of a new site would be cost prohibitive
- No viable alternative site ever identified
- Decades of history and tradition at current site

## Public Input: A Quick Rundown:



- 2003-04 public process
- 2009 Blue Ribbon Committee
- 2010 LRS/Eco Northwest study
- 2014 Don Mann Study

ALL came to the same conclusion: Stay put and redevelop on-site

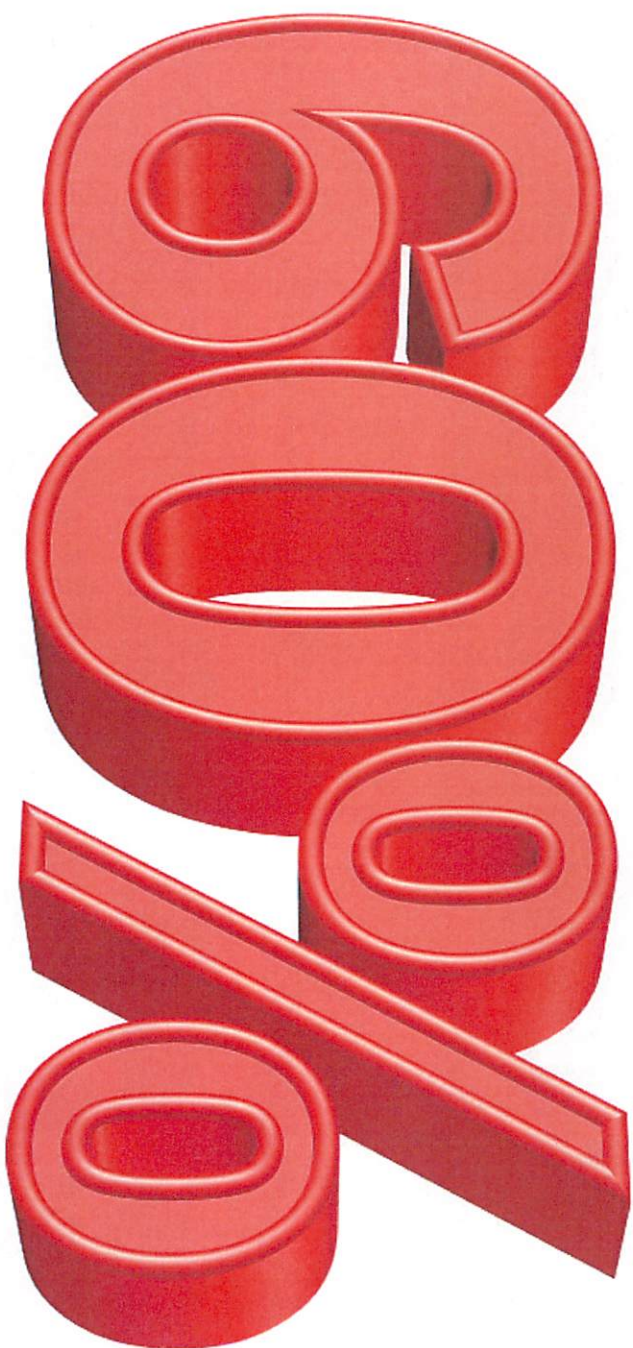


## Two County-wide Votes for Funding:



- 2007: Three percent Transient Room Tax Increase, with 40 percent dedicated to a Fair Facilities Fund
- 2016: One percent Transient Room Tax Increase, all dedicated to Commons redevelopment and operations

# Both Won Strong Support



# The Purpose of This Committee and Process



- To develop a final master plan for the site that respects more than a decade of public input and guidance;
- Accommodates traditional uses of the site;
- And opens opportunities for more community uses

# Recent Position Statements



- Fair Board and Board of Commissioners agree on the last point. The use of the site has been settled. Now is the time to move forward with the October 2015 Vision and Mission Statement:
- “Our vision is to see the Lincoln County Commons become an important gathering place for Lincoln County. Our mission is to offer a variety of venues which will make Lincoln County Commons a preferred destination for residents and visitors.”

David:

In response to your questions about the Commons property, I would offer you the following (and in doing so reference the color coded map you provided to me some time ago):

The property in yellow contained a "possibility of reverter" (fee simple determinable) stating that if the property were no longer used as a fairgrounds, it would revert back to its original grantor (the City of Newport). DV 80-416. I have not researched how the City acquired this property and whether or not there were any restrictions on the city's ownership. As part of the arrangement between the city, county, fair board and school district to allow for the extension of Harney Street in the mid 1990's, the City conveyed by quitclaim deed its rights to the reverter to the County, thereby creating a fee simple absolute in the County. B330-P2098.

I'm am not aware of any other similar deed restrictions on the properties, although there are numerous other boundary and title complications including the manner in which lots 5 and 6 of Block 20, Baker's Second Addition to Newport (far NW corner of the Commons Property) was conveyed (to the Fair Board/Fair Association), and many easements and other interests to account for and clear up if the property were no longer used as a fairgrounds.

Of more import is the language of ORS Chapter 565 which creates a rather unique situation for any properties conveyed or donated for the use of the County Fair. ORS 565.230 vests the County Fair Board with exclusive management of the grounds and property "owned, leased, used or controlled by the County and devoted to use of the county fair". We have historically considered the properties west of Harney Street as devoted to use of the county fair. The properties east of Harney Street are owned outright by the County and are allowed to be used for fair or commons activities subservient to County's primary use. Therefore any change in use or ownership of the properties west of Harney Street requires agreement by both the Fair Board and the Board of Commissioners. Again, lots 5 and 6 noted above might require a different process.

I hope this provides some clarification of a complicated ownership issue.

Wayne

**QUITCLAIM DEED**

(Statutory Form - ORS 93.865)

The CITY OF NEWPORT, a municipal corporation, grantor, releases and quitclaims to LINCOLN COUNTY, a political subdivision of the State of Oregon, grantee, all right, title and interest in and to the following described real property:

330 Pt  
660 2

Beginning at the south east corner of Section 5, Township 11 South, Range 11 West of the Willamette Meridian in Lincoln County Oregon; which corner is the section corner common to sections 5, 8, 9 and 4 and running thence West 5 chains; thence North 10 chains; thence East 5 chains; thence South 10 chains to the place of beginning except the State Highway right-of-way.

The true consideration for this conveyance is consideration given pursuant to an Intergovernmental Agreement entered among and between the City of Newport, the Lincoln County School District, Lincoln County, and the Lincoln County Fair, relating to the extension of Hamey Street between 3<sup>rd</sup> Street and 7<sup>th</sup> Street.

This deed is given for the specific and express purpose of removing and eliminating the possibility of reverter held by the City of Newport as a result of the deed dated February 18, 1939, and recorded in Lincoln County Dood Book 80 at page 416. The intent of this deed is to change Lincoln County's fee simple determinable (resulting from that 1939 deed) into fee simple absolute. This deed should be broadly interpreted to accomplish that purpose.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 16th day of DECEMBER, 1996.

THE CITY OF NEWPORT  
By: Mark Collson Mayor  
Attest: Patricia Bearden City Recorder

State of Oregon )  
                          ) ss.  
County of Lincoln )

On the date indicated above, Mark Collson and Patricia Bearden, personally known to me, and personally known to me as the Mayor and City Recorder of the City of Newport, respectively, appeared before me and, after being duly sworn, executed this instrument in my presence and did say that they are authorized representatives of the City of Newport and the foregoing instrument was signed on behalf of the City of Newport as its voluntary act and deed.

M. Oll  
Notary Public for Oregon



After recording, return to:  
Lincoln County  
225 West Olive Street, Room 110  
Newport, OR 97365

Until a change is requested, all tax statements should be sent to:  
Lincoln County  
225 West Olive Street, Room 110  
Newport, OR 97365

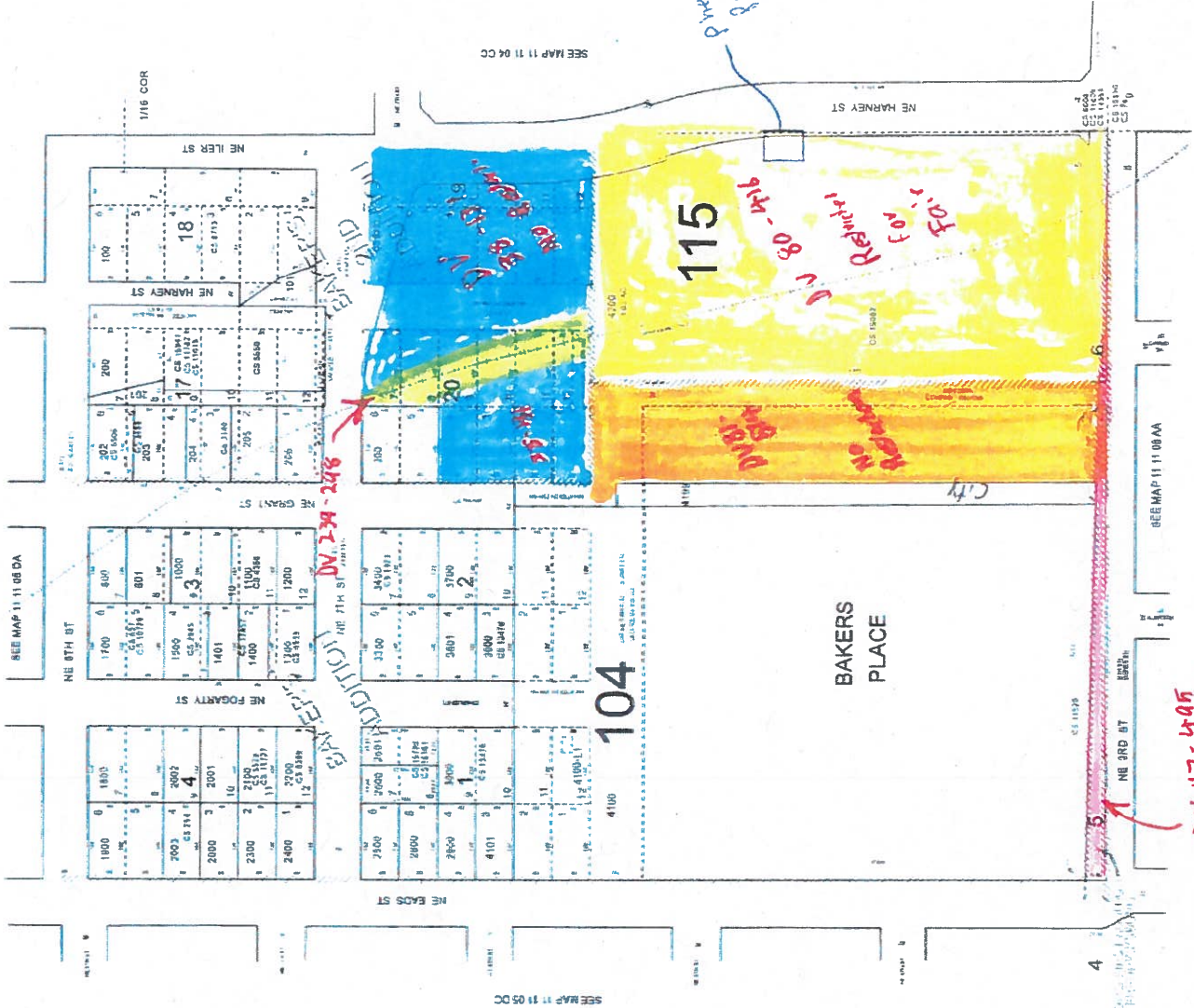
11-11-5  
ptn alb 43  
Lots 1, 2, 11 & 12 B 20  
lots 1, 2 11 & 12 B 19  
Bakers 2nd Add.

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

S.E. 1/4 S.E. 1/4 SEC. 5 T.11S. R.11W. WM.  
LINCOLN COUNTY  
1" = 100'

11 11 05 DD  
NEWPORT

Classified  
400  
500  
600  
700  
800  
900  
1000  
1600  
2700  
3100  
3500  
3800  
3900  
4000



*Plat 105  
for visit  
to  
County  
1/20/11  
11/11/11*

*DV 2-24-246*

*115  
Fair  
for  
Rancher's  
DU 80-416*

*NO RESIDENTIAL*

*DV 47-495  
NO RESIDENTIAL*

Revised: SAC  
02/25/2016

NEWPORT  
11 11 05 DD