

**PORT OF NEWPORT**  
**COMMERCIAL FISHING USERS GROUP COMMITTEE MEETING SUMMARY**

September 6, 2023

Admin Building, 600 SE Bay Boulevard

*This is not an exact transcript. The meeting did not convene due to lack of a quorum.*

**Committee Members Present:** Gene Law (Pos. #7) and Cari Brandberg (Pos. #4).

**Alternates Present:** Jim Seavers (Alt. #11); John Holt (Alt. #7); and Gary Ripka (Alt. #2).

**Committee Members Absent:** Bob Eder (Pos. #9); Clint Funderburg (Pos. #1); Heather Mann (Pos. #5); Mark Newell (Pos. #3); Ted Gibson (Pos. #6); Bob Aue (Pos. #8); Dave Thalman (Pos. #10); Mike Pettis (Pos. #2); and Mark Cooper (Alt. #5).

**Port Commission Liaisons:** Kelley Retherford

**Management and Staff:** Paula Miranda, General Manager; Aaron Bretz, Director of Operations; Mark Brown, Director of Finance and Business Services; Don Moon, International Terminal Supervisor; Kody Robinson, Harbormaster.

**Members of the Public and Media:** Derrick Tokos, City of Newport Planning Director; Mike Retherford; and Angela Nebel, Summit Public Relations Strategies.

**CITY OF NEWPORT BAYFRONT PARKING IMPROVEMENTS**

Tokos overviewed the history of the city's efforts to study and improve parking at the Bayfront. He reported the Parking Advisory Committee recommended moving forward with a Bayfront program, which was approved by the City Council. He explained the program will include parking meters and permits to get better turnover on the spaces. He noted the city can't build its way out of demand. He indicated the parking structures are very expensive and enhanced transit comes with a cost as well. He added the city committed that revenue from this program will be driven back into public parking assets on the Bayfront and support parking enforcement.

Tokos reported the city hired a new parking enforcement officer who will use license plate recognition technology. He noted there will be electronic permits, and whoever gets a permit will login their license plate information. He explained the enforcement piece and electronic chalking. He indicated the city did not want to implement the program during COVID, so there has been delay.

Tokos reported the parking system vendor is T2 Systems, and ten pay stations will be deployed throughout the Bayfront. He noted there will be a text to park option, so an app does not have to be downloaded. He stated the city is refurbishing some parking lots in advance of the program, including the Abbey Street lot, Bay Blvd lot next to Pacific Seafood, and the Coffee House lot. He added that will start around Sept. 18.

Tokos reported the city will be installing new signs and replacing signs mid- to late September. He noted the city is shooting to deploy the actual parking program at the end of October, early November. He stated there will be a break-in period where tickets will be warnings. He explained there will be four parking zones, with the west end as meter-only, pay to park on the street, and paid lots. He indicated Zone A includes Abbey Street, Fall Street, Bay Blvd lots, which will have 4-hour limits, \$1 an hour, unless people have a Zone A permit. He added Zone A permit pricing will be \$45 a month.

Tokos reported Zone C has 4-hour limits and includes Canyon Way and Lee Street lots, which have a \$25 a month permit. He stated the east side will have Zone B and D. He explained Zone B is next to Port Dock 5 and cost \$45 a month for a permit. He indicated Zone D is by Port Dock 7 and costs \$25 a month for a permit. He added there will be a special permit for commercial fishing, which allows parking in Zones B and D for 72 hours. He added the city will work with the Port to verify applications from boat owners and operators. He explained they will receive email invitations to set up an e-permit.

Law asked if the city will oversell permits. Tokos replied in lower demand areas, the city will oversell at 140 percent of spaces. He explained in higher demand areas, the city will only sell as many permits as 100 percent of the spaces. He noted commercial fishing will not have any limit. He clarified commercial fishing permits are valid in Zones B and D.

Tokos reported the city will add two ADA spaces on the west end, one next to the Coffee House and one next to Pacific Seafood. He noted since it is all street parking on the east end, it would be difficult to add ADA. He explained the loading zones will be resigned, with the bay side at 60 minutes, and upland side at 20 minutes. Seavers emphasized the need for ADA on the east end. Bretz noted the Port has a couple of ADA spots in its lots by Port Dock 7.

Tokos reported there will be day permits for charter fishing and for lodging. He explained there is not a lot of lodging now, but a 47-room hotel is planned at the old Apollo's site. He stated the building would be three floors with parking behind the hotel, 43 parking spaces.

Holt confirmed with staff the Port's parking permits will only work on Port property. He noted he is concerned for commercial fishermen who take four-day fishing trips, that 72 hours is not enough. Brandberg asked how many total spots are in city parking and in Port parking. Tokos replied there are about 600-650 spaces on city property. Bretz replied there are about 170 on Port property. Miranda noted the small lots are not owned by the Port, but leased. She explained those have the potential to go away. She indicated any expansion like at Englund Marine may reduce parking too. She added the Port may pave Port Dock 7 parking next fiscal year.

Brandburg confirmed with staff the Port issued 222 parking permits in a year. Ripka emphasized the importance of 96 hours. Tokos reported the city's expectation is that the city will generate enough revenue to reengage with fish processors about van-pooling, and carpooling and provide some subsidy for them.

Bretz stated this program will rely on being enforced. He explained how the technology will enable better enforcement, and in turn put more pressure on Port lots. He stated to have more patrolling on Port lots will cost \$50,000 a year, and that will not even be the entire time. He indicated that would pay for one officer seven days a week across the whole Port. He added it would cost a lot more for tight Commercial Marina enforcement.

Brandburg asked if the city and Port will tow. Bretz replied several years ago the state passed many anti-predatory towing laws, which has stopped one company in town from towing. He noted there are two outfits in town who will tow, but they are busy and getting them to come out

is difficult. He added towing is not a high priority for them. Retherford clarified with staff that fishermen will have to be careful not to park in the same spot on the same day multiple times.

Holt stated the busiest time for crews is late November and December. He confirmed with staff that permits can be bought for only the months they would be needed. Tokos reported November to April, the meters are only active on weekends, but the areas are still timed. Bretz noted that is a busy time for commercial fishing. Tokos asked if the committee is interested in a lower permit fee for tourist off-season since there will be a discount for tourists. There was consensus on a lower fee. Retherford suggested lengthening 72 to 96 hours. Tokos replied Zone D could potentially change to 96 hours.

Tokos reported limiting RV parking would be a part of this program. Brandburg asked if the city parking permit will cover flatbed trailers. Tokos replied the permit is tied to the vehicle, so trailers are not considered vehicles. He confirmed with the committee there is interest in self-management of fleet passes through an online portal. He explained the funding generated will go toward lot maintenance, and permits are specific to each zone.

Tokos reported the commercial fishing permits with the 72-hour exception apply to Zones B and D only. He noted the city does not have an implementation date but is targeting early November. Retherford noted December is chaotic because of crab season, and it might be better to start mid-January. Tokos clarified the lots outside pay to park include the 9th and Hurbert lot and City Center lot. He added there is not a rapid transit loop to the Bayfront at this time.

Brandburg asked what the city expects for profits annually. Tokos replied, gross is expected to be \$350,000 to \$500,000 a year. He noted that could fund a rapid transit loop or could be banked to build a parking structure. He added the city will keep Nye Beach and Bayfront funds separate.

Retherford confirmed with staff there will be a map owners can give to crews. Miranda recommended including the map with the email invitation for the permits. Tokos added he would talk to the advisory committee about crab season.

Bretz stated more enforcement at the Port will add cost, and there is going to be discussion about changing the Port's parking rates to match the city. He noted the Port is not looking to change its assets. Miranda stated the Port doesn't make enough to maintain parking assets, and the Port loses money in terms of providing parking instead of storage space, but since there is a need, the Port provides parking.

Bretz provided updates on projects at Port Dock 7 and NIT.