

CITY OF NEWPORT NOTICE OF A PUBLIC HEARING

The Newport City Council will hold a public hearing on Tuesday (*due to the Monday holiday*), September 8, 2015, to review the following request for revisions to the City of Newport Design Review land use regulations and the boundary of the Historic Nye Beach Design Review Overlay.

File No. 4-Z-13

Applicants: City of Newport.

Request: Consideration of changes to Design Review land use regulations to include new and updated design guidelines, clarifications to clear and objective standards, tighter thresholds for guideline review of large structures, updated illustrations, and consolidated procedures (NMC Chapter 14.30). Changes to the boundary of the Historic Nye Beach Design Review Overlay remove R-2 zoned property and adds some R-4 zoned land.

Applicable Criteria: Pursuant to Newport Municipal Code (NMC) Section 14.36.010: Findings that the amendment to the Zoning Ordinance is required by public necessity and the general welfare of the community.

Testimony: Testimony and evidence must be directed toward the criteria described above or other criteria in the Newport Comprehensive Plan and its implementing ordinances that a person believes applies to the decision. Failure to raise an issue with sufficient specificity to afford the city and the parties an opportunity to respond to that issue precludes an appeal (including to the Land Use Board of Appeals) based on that issue. Testimony may be submitted in written or oral form. Oral and written testimony will be taken during the course of the public hearing. Letters to the Community Development (Planning) Department (address below in "Reports/Application Material") must be received by 5:00 p.m. the day of the hearing or must be submitted to the City Council in person during the hearing. The hearing will include a report by staff, testimony (both oral and written) from the applicant, those in favor or opposed to the application, and questions and deliberation by the City Council.

Reports/Application Materials: The staff report may be reviewed or purchased for reasonable cost at the Newport Community Development (Planning) Department, City Hall, 169 SW Coast Hwy., Newport, Oregon 97365, seven days prior to the hearing. The application materials, applicable criteria, and other file material are available for inspection at no cost or copies may be purchased for reasonable cost at this address.

Contact: Derrick Tokos, Community Development Director, (541) 574-0626; d.tokos@newportoregon.gov (mailing address above in "Reports/Application Materials").

Time/Place of City Council Hearing: Tuesday (*due to the Monday holiday*), September 8, 2015; 6:00 p.m. or shortly thereafter; City Hall Council Chambers (address above in "Reports/Application Materials").