

## CITY OF NEWPORT NOTICE OF A PUBLIC HEARING<sup>1</sup>

**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of Newport, Oregon, will hold a public hearing on Monday, July 25, 2016, to consider the following requests related to the Wilder development.

**File No. 1-SUB-16/1 & 2-PD-16/2-CP-16/1-Z-16.**

**Applicant & Owner:** Ronald L. Adams, Oregon State University (Bonnie Serkin, Landwaves, Inc., property owner) (Elizabeth Decker, JET Planning, authorized representative).

**Requests:** The applicant is applying for modifications in order to allow for development of student housing to support OSU's expanding Newport operations centered around the Hatfield Marine Science Center and for multi-family development for Samaritan House. The proposed modifications would amend the Comprehensive Plan map designations by shifting locations of about 11 acres of low density and high density residential designated areas within the planned development with no net change to the total number of permitted dwelling units.

**1-SUB-16:** Modifications to the tentative subdivision plan for portions of Phase 1 of Wilder specific to proposed Wilder Phase 4 and to include a new parcel for Phase 6 in the tentative plan. The plan was previously approved as Case File #1-SUB-09 and modified through Case File #3-SUB-09, #1-SUB-10, and #1-SUB-15. The proposed modifications provide for a single lot in Phase 4 intended for multi-family development in place of individual single-family lots and cottage lots previously proposed, and a single parcel for multi-family development in Phase 6. As previously conditioned, the proposed phased tentative plat will be valid for a period of at least 10 years.

**1-PD-16:** Major modifications to the approved Preliminary Development Plan for Phase 1 of Wilder (most recently modified in Case File #2-PD-15) to add multi-family development to the northwest corner of the site, shown as Phase 4, in place of single-family development, to accommodate student housing for OSU; add multi-family development to north of the site, shown as Phase 6, in place of single-family development, to accommodate an affordable housing project; replace multi-family development in the southeast corner of the site with single-family development to balance the proposed development for Phases 4 and 5; introduce a new multi-family residential development type to the "Kit of Parts" called Multi-Family: Clustered for the proposed student housing development; allow a variance to the multi-family clustered residential parking standard to decrease required spaces in recognition of available multimodal transportation alternatives; allow 'Day Care' and supporting Community Services uses as permitted uses in the R-3 Medium-Density Multi-Family zone; adjust range of development for various residential types with no net increase in units; and adjust multi-family and single-family lot configurations for future phases of development east of Harborton Street. The Village Center continues to be the heart of activity serving a spectrum of residential development types that gradually reduce in density farther from the Village Center, with the addition of a node of student housing, located closest to the OSU Hatfield Marine Science Center, and affordable housing strategically located near the entrance to Wilder.

**2-PD-16:** Major modifications to the approved Final Development Plan for Phase 1 of Wilder (Case Files #2-PD-09, #6-PD-09, #2-PD-10, #2-PD-14, and #3-PD-15) by proposing detailed development, including streets, buildings, landscaping, open space, etc., within the portion of Phase 1 of Wilder on the west side of Harborton Street. This application expands the Final Development Plan to encompass Phase 6 as well. The major modifications to the Final Development Plan incorporate the change to multi-family development in Phase 4 for student housing and in Phase 6 for affordable housing consistent with the changes to the Preliminary Development Plan.

**2-CP-16:** The comprehensive Plan map amendment involves a change to the comprehensive plan designation for Phase 4 and Phase 6 to High-Density Residential from Low-Density Residential, with a corresponding change to Low-Density Residential from High-Density on the east side of Harborton Street north of the Village Center to minimize the net change to High-Density Residential acres. There are no changes to the total number of dwelling units proposed within Phase 1 of Wilder as a result of this amendment, simply a relocation of density within the development.

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<sup>1</sup> This notice is being sent to affected property owners within 200 feet of the subject property (according to Lincoln County tax records), affected public/private utilities/agencies within Lincoln County, and affected city departments.

**1-Z-16:** The zoning ordinance map amendment proposes to change the zoning for Phase 4 and Phase 6 to R-3 Medium-Density Multi-family zoning from R-2 Medium-Density Single-family to accommodate student and affordable housing. The zoning on the east side of Harborton Street north of the Village Center will be changed correspondingly from R-3 Medium-Density Multi-family zoning to R-2 Medium-Density Single-family to partially offset the additional R-3 acres in Phases 4 and 6.

**Location:** The subject property includes Tax Lot 00100 of Assessor's Tax Map 11-11-20-00, Tax Lots 00700 & 01300 of Assessor's Tax Map 11-11-21-00 (Parcels 1 and 2, Partition Plat No. 2015-01). The site is located in the South Beach neighborhood directly east of Mike Miller Park and south of SE 40<sup>th</sup> Street on land zoned R-2, R-3, and C-1.

**Applicable Criteria:** Must be consistent with those approval criteria as set forth in Section 13.05.015 (for tentative subdivision plan approval) of the City of Newport's Municipal Code (NMC); NMC Chapter 14.35.070 (for preliminary development plan approval); and NMC Section 14.35.100 (for final development plan approval). Pursuant to NMC 14.35.110 (C), major changes to approved preliminary and final development plans, such as changes in character of the development or any increase in the intensity or density of the land use or in the location or amount of land devoted to specific land uses or any change in the location, width, or size of a collector or major thoroughfare street, or that substantially changes the location or specification for utilities but will not materially affect future street or utility plans of the City may be approved by the Planning Commission after public hearing and must satisfy the original approval criteria. Pursuant to NMC Section 13.05.105 (A) (Exceptions for Planned Developments), the standards and requirements otherwise applicable to standard subdivisions under Chapter 13 of the Municipal Code may be modified without a variance for planned developments. Comprehensive Plan Map amendments require findings addressing the following: 1. Change in one or more goal or policy; and 2. Demonstrated need to accommodate unpredicted population trends, housing needs, employment needs, or change in community attitudes; and 3. Orderly and economic provision of key public facilities; and 4. Ability to serve the subject property with City services without an undue burden on the general population; and 5. Compatibility of the proposed change with the surrounding neighborhood and community. Zoning Map amendments (as per NMC Section 14.36.010) require findings that the proposed zoning is consistent with the Comprehensive Plan Map, furthers a public necessity, and promotes the general welfare.

**Testimony:** Testimony and evidence must be directed toward the criteria described above or other criteria in the 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 under "Reports/Application Material") must be received by 5:00 p.m. the day of the hearing or submitted to the Planning Commission during the hearing. The hearing will include a report by staff, testimony (both oral and written) from those in favor (including the applicant) or opposed to the application, rebuttal by the applicant, and questions and deliberation by the Planning Commission. Pursuant to ORS 197.763 (6), any person prior to the conclusion of the initial public hearing may request a continuance of the public hearing or that the record be left open for at least seven days to present additional evidence, arguments, or testimony regarding the application.

**Reports/Application Material:** The staff report may be reviewed or a copy purchased 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 (including the application and all documents and evidence submitted in support of the application), the 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 (address above in "Reports/Application Material").

**Time/Place of Hearing:** Monday, July 25, 2016, 7:00 p.m. in the Newport City Hall Council Chambers (address above in "Reports/Application Materials").

**MAILED:** June 15, 2016.

**PUBLISHED:** Friday, July 15, 2016/[Newport News-Times](#).