

**CITY OF NEWPORT
NOTICE OF A PUBLIC HEARING¹**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Newport, Oregon, will hold a public hearing on Monday, September 11, 2023, to consider the following request:

File No. 1-PD-23 / 3-ADJ-23.

Owner & Applicant: State of Oregon, Oregon State University, owner (Amy Keene, Oregon State University, applicant) (Brian Varricchione, Mckenzie Inc., representative)

Requests:

1-PD-23: Amendment to the Final Development Plan for the “Phase 4 of Wilder Phase 1” Development (most recently modified in Case File #1-PD-20) to include a single, three-story building with 77 apartment-style student housing residential units along with associated parking, landscaping, and amenities. The proposed building will be approximately 36,000 SF, and measure approximately 44'6" in height. A nature trail will be dedicated to the City concurrent with development of the proposed project.

3-ADJ-23: Approval of an adjustment permit request for a 20% reduction in the number of parking stalls to 81. A 77 unit apartment-style building is required to provide a minimum of 101 parking spaces.

Location: 4030 SE Harborton St (Lincoln County Assessor’s Map 11-11-20-AA; Tax Lot 1900) & Tax Map 11-11-20-AA; Tax Lot 1800.

Applicable Criteria: Pursuant to NMC 14.35.110 (C), this amendment to the Final Development Plan must be approved by the Planning Commission because it constitutes a material change in the character of the development, with the prior concept being five (5), two-story duplex dormitory buildings and a community center with a manager’s apartment. This application is subject to the same approval criteria as the previous Final Development Plan (NMC 14.35.110 (D)). The approval criteria are set forth in NMC Section 14.35.100 (for final development plan approval).

NMC Chapter 14.33.050: Criteria for Approval of an Adjustment: (A) Granting the adjustment will equally or better meet the purpose of the regulation to be modified; and (B) Any impacts resulting from the adjustment are mitigated to the extent practical; and (C) The adjustment will not interfere with the provision of or access to appropriate utilities, nor will it hinder fire access; and (D) If more than one adjustment is being requested, the cumulative effect of the adjustments results in a project that is still consistent with the overall purpose of the zoning district.

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 3:00 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 197.797 (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.

¹ This notice is being sent to affected property owners within 500 feet of the subject property (according to Lincoln County tax records), affected public/private utilities/agencies within Lincoln County, and affected city departments.

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, September 11, 2023, 7:00 p.m. in the Newport City Hall Council Chambers (address above in "Reports/Application Materials").

MAILED: August 17, 2023.

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