



**PLANNING COMMISSION REGULAR SESSION AGENDA**  
**Monday, May 12, 2025 - 7:00 PM**  
**City Hall, Council Chambers, 169 SW Coast Hwy, Newport, OR 97365**

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All public meetings of the City of Newport will be held in the City Council Chambers of the Newport City Hall, 169 SW Coast Highway, Newport. The meeting location is accessible to persons with disabilities. A request for an interpreter, or for other accommodations, should be made at least 48 hours in advance of the meeting to the City Recorder at 541.574.0613, or [cityrecorder@newportoregon.gov](mailto:cityrecorder@newportoregon.gov).

All meetings are live-streamed at <https://newportoregon.gov>, and broadcast on Charter Channel 190. Anyone wishing to provide written public comment should send the comment to [publiccomment@newportoregon.gov](mailto:publiccomment@newportoregon.gov). Public comment must be received four hours prior to a scheduled meeting. For example, if a meeting is to be held at 3:00 P.M., the deadline to submit written comment is 11:00 A.M. If a meeting is scheduled to occur before noon, the written comment must be submitted by 5:00 P.M. the previous day. To provide virtual public comment during a city meeting, a request must be made to the meeting staff at least 24 hours prior to the start of the meeting. This provision applies only to public comment and presenters outside the area and/or unable to physically attend an in person meeting.

The agenda may be amended during the meeting to add or delete items, change the order of agenda items, or discuss any other business deemed necessary at the time of the meeting.

- 1. Call to Order and Roll Call**  
*Commission Members: Bill Branigan, Bob Berman, Jim Hanselman, Gary East, Braulio Escobar, John Updike, and Robert Bare.*
- 2. Approval of Minutes**
  - 2.A Approval of the Planning Commission Work Session Meeting Minutes of April 28, 2025.**  
[Draft PC Work Session Minutes 04-28-2025](#)  
[04-28-25 PC Work Session Meeting Video Link](#)
  - 2.B Approval of the Planning Commission Regular Session Meeting Minutes of April 28, 2025.**  
[Draft PC Reg Session Minutes 04-28-2025](#)  
[04-28-25 PC Regular Session Meeting Video Link](#)

**3. Citizens/Public Comment**

*A Public Comment form is available immediately inside the Council Chambers. Anyone who would like to address the Planning Commission on any matter not on the agenda will be given the opportunity after submitting a form. Each speaker should limit comments to three minutes. The normal disposition of these items will be at the next scheduled Planning Commission meeting.*

**4. Public Hearings**

**4.A File #1-CUP-25: Conditional Use of the Foursquare Church as a Private Junior & Senior High School.**

Staff Report

Attachment A - Application Form

Attachment B - Assessor Property Record Card

Attachment C - Applicant Cover Letter

Attachment D - Applicant Business Plan

Attachment E - Applicant Findings

Attachment F - Church Floor Plan - Reduced

Attachment G - Applicant Building Elevation Photos

Attachment H - Applicant Sign Concepts

Attachment I - Aerial - Utility Map

Attachment J - Public Notice

**5. Director Comments**

**6. Adjournment**

**City of Newport  
Draft Planning Commission Work Session Minutes  
April 28, 2025**

<b>LOCATION:</b> CITY COUNCIL CHAMBERS, NEWPORT CITY HALL, 169 SW COAST HIGHWAY, NEWPORT
<b>Time Start:</b> 6:00 P.M. <span style="float: right;"><b>Time End:</b> 6:55 P.M.</span>

**ATTENDANCE LOG/ROLLCALL**

<b>COMMISSIONER/ ADVISORY MEMBER</b>	<b>STAFF</b>
Chair Bill Branigan (by video)	Derrick Tokos, Community Development Director
Commissioner Bob Berman	Sherri Marineau, Community Development Dept.
Commissioner Jim Hanselman	
Commissioner Gary East	
Commissioner Braulio Escobar	<b>PUBLIC</b>
Commissioner John Updike	
Commissioner Robert Bare	
Citizen Advisory Member Dustin Capri	

<b>AGENDA ITEM</b>	<b>ACTIONS</b>
<b>WORK SESSION MEETING</b>	
<b>CALL TO ORDER AND ROLL CALL</b>	
a. Roll Call	None.
<b>FEEDBACK ON MUNICODE REVIEW PROOF.</b>	Mr. Tokos gave an update on the proof of the Municipal Code received from Municode.
<b>POTENTIAL PARTNERSHIP WITH UO SUSTAINABLE CITY PROGRAM.</b>	<p>Tokos discussed the potential partnership with the University of Oregon on their Sustainable Cities Year Program, and how it might align with the City Center Revitalization Program.</p> <p>The Commission gave their thoughts which included the UO's role as a contractor and how they align their student's courses with the projects they take on; how the city would match funds for the program; what the city would get out of the program; who at the city would oversee the program; time commitment from the city; past experience the Commissioners had with the Program; and the value of the program for students.</p> <p>Capri offered to volunteer for reviews as a part of the program.</p> <p>The Commission requested that Megan Banks, Director of the Sustainable Cities Year Program to share information on the program.</p>



**04-28-2025 - Planning Commission Work Session Meeting Video Link:**

[https://thecityofnewport.granicus.com/player/clip/1430?view\\_id=2&redirect=true](https://thecityofnewport.granicus.com/player/clip/1430?view_id=2&redirect=true)

**City of Newport  
Draft Planning Commission Regular Session Minutes  
April 28, 2025**

<b>LOCATION:</b> CITY COUNCIL CHAMBERS, NEWPORT CITY HALL 169 SW COAST HIGHWAY NEWPORT	
<b>Time Start:</b> 7:00 P.M.	<b>Time End:</b> 7:05 P.M.

**ATTENDANCE LOG/ROLLCALL**

<b>COMMISSIONER/ ADVISORY MEMBER</b>	<b>STAFF</b>
Chair Bill Branigan (by video)	Derrick Tokos, Community Development Director
Commissioner Bob Berman	Sherrri Marineau, Community Development Dept.
Commissioner Jim Hanselman	
Commissioner Gary East	<b>PUBLIC</b>
Commissioner Braulio Escobar	
Commissioner John Updike	
Commissioner Robert Bare	

<b>AGENDA ITEM</b>	<b>ACTIONS</b>
<b>REGULAR MEETING</b>	
<b>CALL TO ORDER AND ROLL CALL</b>	
a. Roll Call	None.
<b>APPROVAL OF THE MINUTES</b>	
a. Meeting minutes of Work Session Meeting on April 14, 2025.	Motion by Branigan, seconded by Bare, to approve the work session meeting minutes of April 14, 2025 as written. MOTION carried unanimously with Branigan, Berman, Hanselman, Escobar, East, Updike, and Bare all voting in favor.
b. Meeting minutes of Regular Session Meeting on April 14, 2025.	Motion by Branigan, seconded by Bare, to approve the regular session meeting minutes of April 14, 2025 as written. MOTION carried unanimously with Branigan, Berman, Hanselman, Escobar, East, Updike, and Bare all voting in favor.
<b>CITIZEN/PUBLIC COMMENT</b>	
None.	
<b>ACTION ITEMS</b>	
<b>Initiate Amendments to Geologic Hazards Code Regarding Parties Qualified to Prepare Reports.</b>	Motion was made by East, seconded by Bare, to initiate the amendments to the Geologic Hazards Code regarding parties qualified to prepare reports. MOTION carried with Branigan, Berman, Hanselman, East, Updike, and Bare all voting in favor. Escobar was a nay.

**DIRECTORS COMMENTS**

Tokos reminded the Commission to RSVP to attend the Volunteer Recognition Dinner. He also reported that he would be reaching out to the State Board of Geologists and the Licensing Board for Professional Engineers to get their feedback on who should be able to prepare geologic reports. Updike requested that the city reach out to Bandon and Tillamook for their comments.

Submitted by: \_\_\_\_\_

Sherrri Marineau, Executive Assistant

DRAFT

**04-28-2025 - Planning Commission Regular Session Meeting Video Link:**

[https://thecityofnewport.granicus.com/player/clip/1431?view\\_id=2&redirect=true](https://thecityofnewport.granicus.com/player/clip/1431?view_id=2&redirect=true)



**PLANNING STAFF REPORT**

**Case File No. 1-CUP-25**

- A. **APPLICANT:** Katie Townsend, South Beach Christian School (Katrina Thomas, South Beach Church, representative) (International Church of Foursquare Gospel, owner).
- B. **REQUEST:** Application for approval of a Conditional Use Permit to operate a Junior & Senior High School with up to 99 students in an existing 11,232 sq. ft. church building.
- C. **LOCATION:** 215 NW 15th St, Newport, OR 97365
- D. **LEGAL DESCRIPTION:** Assessor’s Map 11-11-05-BD, Tax Lots 300, 400, 401 & 500.
- E. **LOT SIZE:** 1.71 acres.
- F. **STAFF REPORT**

1. **REPORT OF FACT**

- a. **Plan Designation:** Commercial and Low Density Residential.
- b. **Zone Designation:** C-3/“Heavy Commercial” and R-2/“Medium Density Single Family Residential
- c. **Surrounding Land Uses:** Retail commercial uses to the east between the subject site and US 101; discount bakery, restaurant and warehouse uses to the south; single family residential to the west; and a retail marijuana dispensary, vacant auto dealership, and single family residential to the north.
- d. **Topography and Vegetation:** The site is gradually sloped with paved parking and landscaping.
- e. **Existing Structures:** Church and two small utility buildings.
- f. **Utilities:** All city services are available to the site.
- g. **Development Constraints:** None.
- h. **Past Land Use Actions:** File No. 4-CUP-88 – Approved the construction of a 65-ft x 75 ft gymnasium next to the church (not built).
- i. **Notification:** Notification to surrounding property owners and to city departments/public agencies was mailed on 4/17/25, and notice of the public hearing was published in the Newport News-Times on 4/30/25 (Attachment "J").
- j. **Attachments:**  
Attachment "A" – Application Form  
Attachment "B" –Assessor Property Record Card

Attachment "C" – Applicant Cover Letter  
 Attachment "D" – Applicant's Business Plan  
 Attachment "E" – Applicant's Findings  
 Attachment "F" – Church Floor Plan  
 Attachment "G" – Applicant Building Elevation Photos  
 Attachment "H" – Applicant Sign Concepts  
 Attachment "I" – Aerial – Utility Map  
 Attachment "J" – Public Notice

2. **Explanation of the Request:** As noted in their cover letter (Attachment "C"), the South Beach Christian School is seeking approval to operate a Junior & Senior High School program at the existing Newport Foursquare Church, beginning in the fall of 2025. The school intends to enroll up to, but not to exceed, 99 students.

The subject property is predominantly in a C-3/"Heavy Commercial" zone district. Only the northwesterly most property, identified as Tax Lot 500, is situated in an R-2/"Medium Density Single-Family" zone district and it is developed with paved parking. The church and utility buildings are on Tax Lots 300 and 400. These properties also possess paved parking, as does Tax Lot 401 to the south. All three of these tax lots are within the C-3 zone district.

Per Newport Municipal Code (NMC) Section 14.03.070(17)(a), elementary and secondary schools are conditional uses in the C-3 zone district. Since the property is over 1.0 acre in size, this conditional use permit application must be presented to the Planning Commission for review and approval following a public hearing (NMC 14.34.030(A)(2)).

In their business plan (Attachment "D"), the applicant notes that South Beach Christian School is a private, non-profit Christian school that runs from September through June of every year. The daily hours of operation are from 8:00 AM until 3:15 PM, with office hours beginning at 7:45 AM and ending at 4:00 PM. It is the school's intent to enroll anywhere from 60-99 students in grades 7-12 at this location. Staffing at this school campus will include the school principal, a site coordinator, a custodian, and approximately seven full time and part-time teachers. The school also has a security team that will work toward creating a safe school campus and neighborhood.

The school intends to utilize the existing facilities, parking lot, and driveways that are currently in place. Outside on the south side of the building, students will use this grass area for recess, lunch and physical education at designated times. The school holds chapel in the sanctuary once per week on Monday mornings with a mix of staff & student-led worship. Music associated with the school and worship will be contained within the building.

3. **Evaluation of the Request:**

a. **Comments:** No comments were received with respect to this application.

b. **Conditional Use Criteria (NMC Chapter 14.34.050):**

(1) The public facilities can adequately accommodate the proposed use.

(2) The request complies with the requirements of the underlying zone or overlay zone.

(3) The proposed use does not have an adverse impact greater than existing uses on nearby properties; or impacts can be ameliorated through imposition of conditions of approval.

(4) A proposed building or building modification is consistent with the overall development character of the neighborhood with regard to building size and height, considering both existing buildings and potential buildings allowable as uses permitted outright.

c. **Staff Analysis:**

To grant the permit, the Planning Commission must find that the applicant's proposal meets the following criteria.

(1) The public facilities can adequately accommodate the proposed use.

In their narrative (Attachment "E"), the applicant states that they have met with Building Official, Joseph Lease, on site to discuss the feasibility of the South Beach Christian School utilizing the subject facility for their junior & senior high programs for the academic year beginning in the fall of 2025. The church building is designed for assembly occupancy, which under the building code can accommodate a church or school. Mr. Lease identified safety related improvements that the applicant will need to implement to comply with the building code, and the applicant is prepared to make those changes.

The building, constructed in 1977, consists of a sanctuary and various rooms on the upper floor, and offices and various rooms on the lower floor (Attachment "F"). This includes classroom space. The applicant notes that the existing 110 paved parking stalls and 13 handicap parking stalls are adequate to meet the school's needs.

Public facilities are defined in the Zoning Ordinance as sanitary sewer, water, streets and electricity. NW 15<sup>th</sup> Street serves as the principal point of access to the site, and the street is fully improved. NW 14<sup>th</sup> Street which is stubbed to the south side of the church is available as a secondary access. It is also fully improved. Water, sewer, and storm drainage services have been extended into the property from these two streets and through utility easements that cross neighboring properties. These facilities are sufficient to meet the needs of the church when it is being used at capacity, which would typically be when worship services are offered. Schools commonly co-locate with churches to take advantage of the days and times that the facility is not being actively used for religious events, and the public facilities in place should be sufficient to meet the schools needs during such times.

Given the above, it is reasonable for the Planning Commission to find that the public facilities can adequately accommodate the use.

(2) The request complies with the requirements of the underlying zone or overlay zone.

Compliance with the underlying zone or overlay zone includes other elements of the Zoning Ordinance applicable to the proposed use. Since this is an existing developed site, as opposed to new construction, common standards such as satisfying height limitations (NMC Chapter 14.10), setback requirements (NMC Chapter 14.11), and landscaping standards (NMC Chapter 14.19) will not be applicable. Parking and loading requirements in (NMC Chapter 14.14) would come into play if the school generated a need for additional parking; however, that will not be the case given that they are utilizing the site at times when it is not being used for church purposes, or use of the church by others is limited. At peak use which typically occurs when worship services are held, is roughly 150 trips. Vehicle trips associated with a junior or senior high school is just less than half that at 72 trips per day. Accordingly, the existing paved parking areas should be more than adequate to meet the demand. No other standards appear to be applicable, given that the applicant is not proposing to make changes to the property.

Based upon the above, it is reasonable for the Planning Commission to find that this application complies with the requirements of the underlying zone or overlay zone.

- (3) The proposed use does not have an adverse impact greater than existing uses on nearby properties; or impacts can be ameliorated through imposition of conditions of approval.

The applicant asserts that establishing a school at this location will positively impact the nearby properties by increasing security through an exterior-mounted camera system designed to both protect the facility's occupants as well as the surrounding area. They also note that the presence of the school during the week will also discourage illegal activity that has been known to take place in this location.

If this conditional use permit application is approved, South Beach Christian School is committed to maintaining the landscape, and will encourage students to participate in community service projects in the area. The applicant further notes that during peak vehicle traffic times (8:00 - 8:30AM and 3:00 - 3:30PM), the traffic will flow quickly & efficiently through the property's one-way parking lot beginning at NW 15th Street and exiting at NW 14th Street.

The church properties are sandwiched between commercial uses to the east that orient toward US 101, and residential uses to the west that face Nye Street. The church building occupies a relatively small portion of the site, with most of the area being dedicated to paved parking. The residential properties have rear yard fences which wall off visibility of the site from the west. The discount bakery borders the site to the south, and the only public right-of-way where the church can be seen is a 100-foot strip of land along NW 15<sup>th</sup> Street and the fenced terminal end of NW 14<sup>th</sup> Street at 40-feet in width. The applicant makes a good point, that active use of the property as a school, during periods when the church is not active, will put eyes on the property, deterring individuals from behaving inappropriately.

Considering the subject site's location, the school would be tucked away and there would be very little interaction between school teachers and students and neighboring

properties. For a number of years, a marijuana dispensary operated at 157 NW 15th Street immediately north of the subject property. The license for the dispensary expired on 6/30/2024 and a new operator has submitted a business license to the City to operate at that location. That license is under review by the City and will be acted upon before a decision on this conditional use permit is final. The State of Oregon prohibits new recreational facilities from locating within 1,000 feet of a school, and it is unclear at this time what action they will take with regards to the new dispensary operator. Since there is not a licensed dispensary operating at this time, it is not an "existing use on a nearby property" per this criterion that would be impacted one way or the other by the proposed school.

Given the above, it is reasonable for the Planning Commission to find that the proposed school does not have an adverse impact greater than existing uses on nearby properties.

- (4) A proposed building or building modification is consistent with the overall development character of the neighborhood with regard to building size and height, considering both existing buildings and potential buildings allowable as uses permitted outright.

The applicant notes that they are utilizing an existing building that should already be consistent with the overall development character of the area with regard to the building size and height. The only change that they are proposing relates to signage, where they are looking to place a South Beach Christian School sign on an existing freestanding sign frame facing NW 15<sup>th</sup> Street. An additional sign is on the east elevation of the church building that is visible from NW 14<sup>th</sup> Street (Attachment "H").

The proposed signs may be compliant; however, the applicant will need to provide the dimensions so that can be confirmed. It is also unclear from the application whether the signs will be placed on a temporary basis or if more permanent signs will be installed. Under the City's sign code, freestanding signs on commercial properties are permitted to have 1 sq. ft. of signage for every lineal foot of street frontage. Wall signs are permitted to have 2 sq. ft. of sign area for every lineal foot of street frontage (NMC Section 10.10.085)). The property has 50 sq. feet of frontage along NW 15 Street where the freestanding sign is located. The wall sign faces NW 14<sup>th</sup> Street where the property possesses 40 lineal feet of frontage. In addition, religious institutions are allowed to have a sign that does not exceed 48 square feet in area, including each face of a multiple faces sign. No single sign face can exceed 24 square feet (NMC Section 10.10.060(B)). Educational institutions are also allowed a reader board not to exceed 32 square feet in area (NMC Section 10.10.060(C)). In the aggregate, these sign allowances are considerable and it is likely that the proposed signage will conform to these requirements. City review and approval of a sign permit is an appropriate mechanism for confirming compliance.

Given the above, it is reasonable for the Planning Commission to find that this criterion has been satisfied.

4. **Conclusion:** If the Planning Commission finds that the applicant has met the criteria established in the Zoning Ordinance for granting a conditional use permit, then the Commission should approve the request. The Commission can attach reasonable conditions that are necessary to carry out the purposes of the Zoning Ordinance and the Comprehensive Plan. If the Commission finds that the request does not comply with the criteria, then the Commission should deny the application.

G. **STAFF RECOMMENDATION:** As outlined in this report, this application to operate a Junior & Senior High School with up to 99 students in an existing 11,232 sq. ft. church building can satisfy the approval criteria for a conditional use provided conditions are imposed as outlined below. Accordingly, the Commission should approve this request, subject to the following:

1. Approval of this land use permit is based on the submitted written narrative and plans listed as Attachments to the staff report. No use shall occur under this permit other than that which is specified within these documents. It shall be the responsibility of the applicant/property owner to comply with these documents and the limitations of approval described herein.
2. The applicant shall comply with all applicable building codes, fire codes, and other public health and safety regulations to ensure that the use will not be detrimental to the safety and health of persons in the neighborhood. The applicant is responsible for obtaining the necessary approvals and permits pertaining to the proposed use.
3. School use of the facility shall be limited to dates and times when off-street parking is not required to accommodate the needs of the principal use of the property as a religious institution/place of worship (NMC Section 14.14.080).
4. A sign permit shall be obtained establishing that the signs for the church and school, collectively, comply with the requirements of Chapter 10.10 of the Newport Municipal Code.



Derrick I. Tokos AICP  
Community Development Director  
City of Newport

May 8, 2025



## City of Newport Land Use Application

Applicant Name(s):	Property Owner Name(s) <i>if other than applicant</i>
Katey Townsend, SB Christian School	South Beach Church
Applicant Mailing Address:	Property Owner Mailing Address:
809 SE 2nd St. Newport OR 97365	PO Box 950, Newport OR 97365
Applicant Phone No.	Property Owner Phone No.
541-819-7722	541-601-1399
Applicant Email	Property Owner Email
Katey@southbeachchurch.org	Luke.Frechette@gmail.com
Authorized Representative(s): <i>Person authorized to submit and act on this application on applicant's behalf</i>	
Katrina Thomas	
Authorized Representative Mailing Address:	
PO Box 950, Newport OR 97365	
Authorized Representative Telephone No.	
541-914-4313	
Authorized Representative Email. Katrina@southbeachchurch.org	

**Project Information**

Property Location: <i>Street name if address # not assigned</i>	
215 NW 15th Street	
Tax Assessor's Map No.: 11-11-05-BD	Tax Lot(s): 00500, 00300, 00400, 00401
Zone Designation: C-3	Legal Description: <i>Add additional sheets if necessary</i>
Comp. Plan Designation: N. Npt. Commercial	Twns.11, Rng11, Acr0.56, MF72-0827

Brief description of Land Use Request(s):

Examples:

<ol style="list-style-type: none"> <li>1. Move north property line 5 feet south</li> <li>2. Variance of 2 feet from the required 15-foot front yard setback</li> </ol>	<p><b>Utilize the church as a Jr/Sr High School</b></p>
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Existing Structures: if any

**Newport Foursquare Church Building**

Topography and Vegetation:

**Pavement, Gravel, Grass**

**Application Type (please check all that apply)**

<input type="checkbox"/> Annexion <input type="checkbox"/> Appeal <input type="checkbox"/> Comp Plan/Map Amendment <input checked="" type="checkbox"/> Conditional Use Permit <input checked="" type="checkbox"/> PC <input type="checkbox"/> Staff <input type="checkbox"/> Design Review <input type="checkbox"/> Geologic Permit	<input type="checkbox"/> Interpretation <input type="checkbox"/> Minor Replat <input type="checkbox"/> Partition <input type="checkbox"/> Planned Development <input type="checkbox"/> Property Line Adjustment <input type="checkbox"/> Shoreland Impact <input type="checkbox"/> Subdivision <input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> UGB Amendment <input type="checkbox"/> Vacation <input type="checkbox"/> Variance/Adjustment <input type="checkbox"/> PC <input type="checkbox"/> Staff <input type="checkbox"/> Zone Ord/Map <input type="checkbox"/> Amendment <input type="checkbox"/> Other
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FOR OFFICE USE ONLY

File No. Assigned: **1-cup-25**

Date Received: **4/17/2025**      Fee Amount: **1013**      Date Accepted as Complete:

Received By: **SM**      Receipt No. **8856**      Accepted By:

City Hall  
169, SW Coast Hwy  
Newport, OR 97365  
541.574.0629

**625-25-000020-PLNG**




### City of Newport Land Use Application

I understand that I am responsible for addressing the legal criteria relevant to my application and that the burden of proof justifying an approval of my application is with me. I also understand that this responsibility is independent of any opinions expressed in the Community Development and Planning Department Staff Report concerning the applicable criteria.

I certify that, to the best of my knowledge, all information provided in this application is accurate.

Signed by:  
  
\_\_\_\_\_  
Applicant Signature(s)

4/16/2025  
\_\_\_\_\_  
Date

DocuSigned by:  
  
\_\_\_\_\_  
Property Owner Signature(s) (if other than applicant)

4/17/2025  
\_\_\_\_\_  
Date

Signed by:  
  
\_\_\_\_\_  
Authorized representative signature(s) (if other than applicant)

4/16/2025  
\_\_\_\_\_  
Date

**Please note application will not be accepted without all applicable signatures.**

**Please ask staff for a list of application submittal requirements for your specific type of request.**



LINCOLNPROD PROPERTY RECORD CARD

Property ID: R349902

Map and Taxlot: 11-11-05-BD-00300-00

Tax Year: 2025

Run Date: 5/6/2025 2:46:24 PM

PROPERTY SITUS ADDRESS

215 NW 15TH ST  
Maintenance Area: 5-04

GENERAL PROPERTY INFORMATION

Prop Class: 911  
NBH Code: N116  
Prop Type Code: COM  
Prop Code: Z9: COMMERCIAL SOUTH & NEWPO  
Next Appr Date:  
Next Appr Reason:  
Last Appr Date: 11/08/2023  
Appraiser: CW, CW  
Zoning: C-3  
Code Area: 115  
Related Accts: P531972

VALUE HISTORY

Year	Land RMV	Imp RMV	Total RMV	Total AV	LSU Value
2024	401,950	1,507,900	1,909,850	0	0
2023	288,680	0	288,680	0	0
2022	263,280		263,280		
2021	254,040	0	254,040	0	0
2020	230,950	0	230,950	0	0
2019	230,950	0	230,950	0	0

OWNER NAME AND MAILING ADDRESS

INTERNATIONAL CHURCH  
OF FOURSQUARE GOSPEL  
PO BOX 1271  
NEWPORT, OR 97365

ASSESSMENT INFORMATION

Land Non-LSU:	407,820	Prior MAV:	0	Except RMV:	0
Improvement:	1,507,900	Prior MAV Adj:	0	CPR:	
Non-LSU RMV Total:	0	Prior AV:	0	EX. MAV:	0
Land LSU:	0	Prior AV Adj:	0	LSU:	0
RMV Total:	0	AV +3%:	0	New M50 AV:	0

LEGAL DESCRIPTION

TWN5HP 11, RNG 11, ACRES 0.56, MF72-0827

SALES INFORMATION

Date	Type	Sale Price	Adj Sale Price	Validity	Inst. Type	Sale Ref
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Acres: 0.56      Sqft: 24300  
Effective Acres: 0.56

BUILDING PERMITS AND INSPECTIONS

Type	Appraiser	Issue Date	Date Checked	% Comp	Comment
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PARCEL COMMENTS

GenLink- R352235-L, R354579-L  
GenFlag- M\_04C,M\_23C,M\_24C  
GenCom- 2016-17 JV#333 NPT NORTHSIDE UR, ORD.2083, FROM CODE 104, ENTERED 2-10-16,\_ JV#346 REMAP INPUT 7-7-0  
Prop-Note- FOURSQUARE CHURCH.,24NO  
Land- PTO W/ TL'S 400 AND 401.

EXEMPTIONS

Code	Exempt RMV
REL	1,915,720

Exceptions

Code	Year	Amount	Method
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MARKET LAND INFORMATION

Type	Table	Method	Acres	Base Value	Adjustment Code - %	NBHD %	Total Adj %	Final Value
CS: COMMERCIAL DEV SITE	5NPSF	SFT	0.560	23	LOC-80,S-85	0.000	0.680	380,050
CSD: COMMERCIAL SITE DEVI NOSC		LT	0.000	27,770		0.000	0.000	27,770
<b>Total Acres:</b>			<b>0.560</b>			<b>Total Market Land Value:</b>		<b>407,820</b>

LAND SPECIAL USE

Code	SAV	Unt Pr	MSAV	Unt Pr	LSU
<b>Total LSU:</b>					<b>0</b>

LINCOLNPROD PROPERTY RECORD CARD

Property ID: R349902

Map and Taxlot: 11-11-05-BD-00300-00

Tax Year: 2025

Run Date: 5/6/2025 2:46:24 PM

COMMERCIAL IMPROVEMENTS

No.	Inst. ID	OAA Seg	Business Name	Occupancy	Class	Occ %	Stories	Hgt	Rank	Yr Blt	Eff Yr	Area	Perim	Adjustment	Code-%	NBHD %	Total Adj %	RCNLD	MS Depr %	RMV
1.1	2507369	MA		309-Church	D	100	1	14	1.0	1977		5,680	344.00			4.400	4.400	333,700	0	1,468,280
1.2	3206566	FB		309-Church	D	100	2		1.0	1977		5,552	328.00			4.400	4.400	0	0	0
1.3	3206960	OI		163-Site Imp		100	1		2.0				0			4.400	4.400	9,005	0	39,620
<b>Total RMV:</b>																			1,507,900	

COMMERCIAL ADDITIONS

No.	Instance ID	Type	Desc	Value
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COMMERCIAL BASEMENTS

No.	Instance ID	Bsmt Type	Area	Depth
-----	-------------	-----------	------	-------

COMMERCIAL COMMENTS

ComSeg- 2507369 - BASEMENT VALUE INCLUDED., 3206566 - FINISHED BASEMENT (VALUE INCLUDED IN SEG 1), 3206960

LINCOLNPROD PROPERTY RECORD CARD

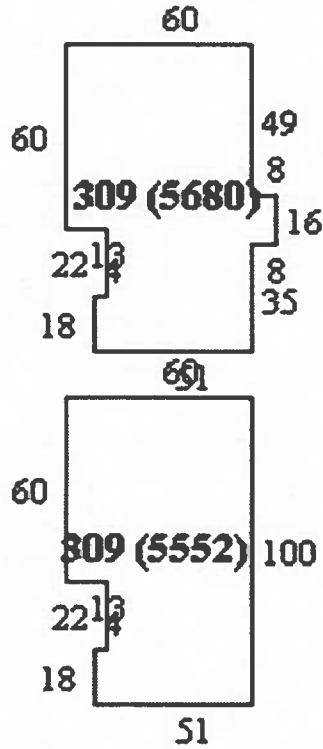
Property ID: R349902

Map and Taxlot: 11-11-05-BD-00300-00

Tax Year: 2025

Run Date: 5/6/2025 2:46:24 PM

Situs: 215 NW 15TH ST



SKETCH VECTORS: A0CR51U35R8U16L8U49L60D60R13D22L4D18,A0D115CR51U100L60D60R13D22L4D18  
SKETCH COMMENTS:

LINCOLNPROD PROPERTY RECORD CARD

Property ID: R354579

Map and Taxlot: 11-11-05-BD-00401-00

Tax Year: 2025

Run Date: 5/6/2025 2:50:38 PM

**PROPERTY SITUS ADDRESS**

Maintenance Area: 5-04

**OWNER NAME AND MAILING ADDRESS**

MILLER MILDRED A EST  
PO BOX 1271  
NEWPORT, OR 97365

**LEGAL DESCRIPTION**

TWNSHP 11, RNG 11, ACRES 0.58, MF167-1318

**GENERAL PROPERTY INFORMATION**

Prop Class: 911  
NBH Code: N116  
Prop Type Code: COM  
Prop Code: Z9: COMMERCIAL SOUTH & NEWPO  
Next Appr Date:  
Next Appr Reason:  
Last Appr Date: 11/08/2023  
Appraiser: CW, CW  
Zoning: C-3  
Code Area: 115  
Related Accts:

**VALUE HISTORY**

Year	Land RMV	Imp RMV	Total RMV	Total AV	LSU Value
2024	392,720	19,030	411,750	0	0
2023	298,310		298,310		
2022	272,060		272,060		
2021	262,510	0	262,510	0	0
2020	238,650	0	238,650	0	0
2019	238,650	0	238,650	0	0

**ASSESSMENT INFORMATION**

Land Non-LSU:	392,720	Prior MAV:	0	Except RMV:	0
Improvement:	19,030	Prior MAV Adj:	0	CPR:	
Non-LSU RMV Total:	0	Prior AV:	0	EX. MAV:	0
Land LSU:	0	Prior AV Adj:	0	LSU:	0
RMV Total:	0	AV +3%:	0	New M50 AV:	0

**SALES INFORMATION**

Date	Type	Sale Price	Adj Sale Price	Validity	Inst. Type	Sale Ref
	37			SALE	DC DEATH CERTIF	MF321-0957

Acres: 0.58      Sqft: 25110  
Effective Acres: 0.58

**BUILDING PERMITS AND INSPECTIONS**

Type	Appraiser	Issue Date	Date Checked	% Comp	Comment
------	-----------	------------	--------------	--------	---------

**PARCEL COMMENTS**

GenLink- R349902-L, R352235-L  
GenFlag- M\_04C, M\_24C  
GenCom- 2016-17 JV#333 NPT NORTHSIDE UR, ORD.2083, FROM CODE 104, ENTERED 2-10-16, \_ JV#346 REMAP INPUT 7-7-0  
Prop-Note- 24NO  
Land- PTO W/ TL'S 300 AND 400.

**EXEMPTIONS**

Code	Exempt RMV
REL	411,750

**Exceptions**

Code	Year	Amount	Method
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**MARKET LAND INFORMATION**

Type	Table	Method	Acres	Base Value	Adjustment Code - %	NBHD %	Total Adj %	Final Value
CSU: COM UNDEV SITE	5NPSF	SFT	0.580	23	LOC-80,S-85	0.000	0.680	392,720
			<b>Total Acres:</b>	<b>0.580</b>			<b>Total Market Land Value:</b>	<b>392,720</b>

**LAND SPECIAL USE**

Code	SAV	Unt Pr	MSAV	Unt Pr	LSU	
					<b>Total LSU:</b>	<b>0</b>

LINCOLNPROD PROPERTY RECORD CARD

Property ID: R354579

Map and Taxlot: 11-11-05-BD-00401-00

Tax Year: 2025

Run Date: 5/6/2025 2:50:38 PM

COMMERCIAL IMPROVEMENTS

No.	Inst. ID	OAA Seg	Business Name	Occupancy Class	Occ %	Stories	Hgt	Rank	Yr Blt	Eff Yr	Area	Perim	Adjustment Code-%	NBHD %	Total Adj %	RCNLD	MS Depr %	RMV
1.1	3207054	OI		163-Site Imp	100	1		2.0			0			4.400	4.400	4,325	0	19,030
<b>Total RMV:</b>																		19,030

COMMERCIAL ADDITIONS

No.	Instance ID	Type	Desc	Value
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COMMERCIAL BASEMENTS

No.	Instance ID	Bsmt Type	Area	Depth
-----	-------------	-----------	------	-------

COMMERCIAL COMMENTS

ComSeg- 3207054 - AS, OUTDOOR LIGHTING (SEE TL 300 FOR APPRAISAL).

LINCOLNPROD PROPERTY RECORD CARD

Property ID: R352235

Map and Taxlot: 11-11-05-BD-00400-00

Tax Year: 2025

Run Date: 5/6/2025 2:48:22 PM

PROPERTY SITUS ADDRESS

Maintenance Area: 5-04

GENERAL PROPERTY INFORMATION

Prop Class: 911  
 NBH Code: N116  
 Prop Type Code: COM  
 Prop Code: Z9: COMMERCIAL SOUTH & NEWPO  
 Next Appr Date:  
 Next Appr Reason:  
 Last Appr Date: 11/08/2023  
 Appraiser: CW  
 Zoning: C-3  
 Code Area: 115  
 Related Accts:

OWNER NAME AND MAILING ADDRESS

MILLER MILDRED A EST  
 PO BOX 1271  
 NEWPORT, OR 97365

LEGAL DESCRIPTION

TWNSHP 11, RNG 11, ACRES 0.44, MF167-1318

VALUE HISTORY

Year	Land RMV	Imp RMV	Total RMV	Total AV	LSU Value
2024	257,060	0	257,060	0	0
2023	229,880		229,880		
2022	209,650		209,650		
2021	202,290	0	202,290	0	0
2020	183,900	0	183,900	0	0
2019	183,900	0	183,900	0	0

ASSESSMENT INFORMATION

Land Non-LSU:	257,060	Prior MAV:	0	Except RMV:	0
Improvement:	0	Prior MAV Adj:	0	CPR:	
Non-LSU RMV Total:	0	Prior AV:	0	EX. MAV:	0
Land LSU:	0	Prior AV Adj:	0	LSU:	0
RMV Total:	0	AV +3%:	0	New M50 AV:	0

SALES INFORMATION

Date	Type	Sale Price	Adj Sale Price	Validity	Inst. Type	Sale Ref
	37			SALE	DC DEATH CERTIF	MF321-0957

Acres: 0.44 Sqft: 19350

Effective Acres: 0.44

BUILDING PERMITS AND INSPECTIONS

Type	Appraiser	Issue Date	Date Checked	% Comp	Comment
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PARCEL COMMENTS

GenLink- R349902-L, R354579-L  
 GenFlag- M\_04C,M\_24C  
 GenCom- 2016-17 JV#333 NPT NORTHSIDE UR, ORD.2083, FROM CODE 104, ENTERED 2-10-16,\_ JV#810 ADD TL 499 NO AC  
 Prop-Note- IMPS GONE 7-26-89 PER ROB,24NO  
 Land- PTO W/ TL'S 300 AND 401.

EXEMPTIONS

Code	Exempt RMV
REL	257,060

Exceptions

Code	Year	Amount	Method
------	------	--------	--------

MARKET LAND INFORMATION

Type	Table	Method	Acres	Base Value	Adjustment Code - %	NBHD %	Total Adj %	Final Value
CSU: COM UNDEV SITE	5NPSF	SFT	0.440	23	LOC-80,S-80,D-95,A-95	0.000	0.578	257,060
			<b>Total Acres:</b>	<b>0.440</b>			<b>Total Market Land Value:</b>	<b>257,060</b>

LAND SPECIAL USE

Code	SAV	Unt	Pr	MSAV	Unt	Pr	LSU	
							<b>Total LSU:</b>	<b>0</b>

LINCOLNPROD PROPERTY RECORD CARD

Property ID: R356952

Map and Taxlot: 11-11-05-BD-00500-00

Tax Year: 2025

Run Date: 5/6/2025 2:49:15 PM

**PROPERTY SITUS ADDRESS**

Maintenance Area: E-10

**GENERAL PROPERTY INFORMATION**

Prop Class: 911  
 NBH Code: NNM6  
 Prop Type Code: COM  
 Prop Code: Z9: COMMERCIAL SOUTH & NEWPO  
 Next Appr Date:  
 Next Appr Reason:  
 Last Appr Date: 12/01/2009  
 Appraiser: DAC  
 Zoning: R-2  
 Code Area: 104  
 Related Accts:

**VALUE HISTORY**

Year	Land RMV	Imp RMV	Total RMV	Total AV	LSU Value
2024	109,020		109,020		
2023	102,500		102,500		
2022	97,840		97,840		
2021	83,860	0	83,860	0	0
2020	74,540	0	74,540	0	0
2019	69,890	0	69,890	0	0

**OWNER NAME AND MAILING ADDRESS**

INTERNATIONAL CHURCH  
 OF FOURSQUARE GOSPEL  
 PO BOX 1271  
 NEWPORT, OR 97365

**ASSESSMENT INFORMATION**

Land Non-LSU:	138,860	Prior MAV:	Except RMV:
Improvement:		Prior MAV Adj:	CPR:
Non-LSU RMV Total:		Prior AV:	EX. MAV:
Land LSU:		Prior AV Adj:	LSU:
RMV Total:		AV +3%:	New M50 AV:

**LEGAL DESCRIPTION**

TWNSHP 11, RNG 11, ACRES 0.13, MF72-0827

**SALES INFORMATION**

Date	Type	Sale Price	Adj Sale Price	Validity	Inst. Type	Sale Ref
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Acres: 0.13      Sqft: 5454  
 Effective Acres: 0.13

**BUILDING PERMITS AND INSPECTIONS**

Type	Appraiser	Issue Date	Date Checked	% Comp	Comment
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**PARCEL COMMENTS**

GenFlag- M\_10C  
 GenCom- JV#346 REMAP INPUT 7-7-03.  
 Prop-Note- PTO PARKING LOT  
 Land- NEW LIFE CENTER PARKING PTO W/300, 400, 401 EXEMPT

**EXEMPTIONS**

Code	Exempt RMV
REL	138,860

**Exceptions**

Code	Year	Amount	Method
------	------	--------	--------

**MARKET LAND INFORMATION**

Type	Table	Method	Acres	Base Value	Adjustment Code - %	NBHD %	Total Adj %	Final Value	
LU: UNDEV RES LOT	NNN	LB	0.130	149,020				138,860	
			<b>Total Acres:</b>	<b>0.130</b>				<b>Total Market Land Value:</b>	<b>138,860</b>

**LAND SPECIAL USE**

Code	SAV Unt Pr	MSAV Unt Pr	LSU
			<b>Total LSU:</b>



# **SOUTH BEACH CHRISTIAN SCHOOL**

541.819.7722

P.O. BOX 950 NEWPORT, OR 97365

SCHOOL@SOUTHBEACHCHURCH.ORG

April 17, 2025

Dear Planning Commission:

South Beach Christian School formally requests approval from the Newport City Planning Commission for the use of the Newport Foursquare Church, located at 215 NW 15th Street, for the intended use of operating a Junior & Senior High School program beginning in the fall of 2025.

The school intends to enroll up to, but not to exceed, 99 students in this location, per Joseph Lease's review, with ten staff members on-site.

The South Beach Christian School staff and families work together to develop students who care for each other and their community. We will consistently strive to positively impact both our neighbors and community by being good stewards of the campus and thoughtful citizens.

We greatly appreciate your consideration of our request.

Sincerely,

*Katey Townsend*

South Beach Christian School, Principal





# **SOUTH BEACH CHRISTIAN SCHOOL**

541.819.7722

P.O. BOX 950 NEWPORT, OR 97365

SCHOOL@SOUTHBEACHCHURCH.ORG

South Beach Christian School is a private, non-profit Christian school that runs from September through June of every year. The daily hours of operation are from 8:00 AM until 3:15 PM, with office hours beginning at 7:45 AM and ending at 4:00 PM.

It is the school's intent to enroll anywhere from 60-99 students in grades 7-12 at this location. Staffing at this school campus will include the school principal, a site coordinator, a custodian, and approximately seven full time and part-time teachers. The school also has a security team that will work toward creating a safe school campus and neighborhood.

The school intends to utilize the existing facilities, parking lot, and driveways that are currently in place. Outside on the south side of the building, students will use this grass area for recess, lunch and physical education at designated times.

It is the school's desire to bring a positive impact to our community, as we have done in our current location at Newport Christian Church since its inception in 2022. We currently have 120 students located at the Newport Christian Church campus Preschool through 12th grade. Our students, custodian and volunteers work together to keep the school campus clean and maintained. This includes landscaping and picking up trash outside weekly as we believe it is important to teach students about being good stewards.

Our school holds chapel in the sanctuary once per week on Monday mornings with a mix of staff & student-led worship. This music is respectfully contained within the Newport Christian Church building and the school will continue to be considerate of our neighbors at this second campus, as well. These efforts to keep good relationships with the neighborhood and the campus maintained will continue with the opening of the campus at the Newport Foursquare location.



# SOUTH BEACH CHRISTIAN SCHOOL

541.819.7722

P.O. BOX 950 NEWPORT, OR 97365

SCHOOL@SOUTHBEACHCHURCH.ORG

## WRITTEN FINDINGS OF FACT ADDRESSING THE FOLLOWING CRITERIA:

**a) That the public facilities can adequately accommodate the proposed use.**

In January 2025, a meeting occurred with Building Official, Joseph Lease, on site at the Newport Foursquare (215 NW 15th Street, Newport OR) to discuss the feasibility of the South Beach Christian School utilizing the facility for their junior & senior high programs for the academic year beginning in the fall of 2025. This building, constructed in 1977, consists of a sanctuary and various rooms on the upper floor, and offices and various rooms on the lower floor. The parking can adequately accommodate 110 parking stalls and 13 handicap parking stalls. Per Joseph Lease's review, the criteria that the public facilities can adequately accommodate the proposed use of the facility as a school has been confirmed.

**b) That the request complies with the requirements of the underlying zone or overlay zone.**

The occupancy classification of the proposed location (Newport Foursquare, 215 NW 15th St.) is Assembly (A-3) and the building is of Type V-B nonrated construction. Per Joseph Lease's review, this request complies with the requirements of the underlying zone.

**c) That the proposed use does not have an adverse impact greater than existing uses on nearby properties, or impacts can be ameliorated through imposition of conditions of approval. (For purpose of this criterion, 'adverse impact' is the potential adverse physical impact of a proposed Conditional Use including, but not limited to, traffic beyond the carrying capacity of the street, unreasonable noise, dust, or loss of air quality.)**

South Beach Christian School will positively impact the nearby properties by increasing security through an exterior-mounted camera system designed to both protect the facility's occupants as well as the surrounding area. The presence of the school during the week will also discourage illegal activity that has been known to take place in this location. South Beach Christian School will maintain the landscape, as well as encourage students to participate in community service projects in the area. During peak vehicle traffic times (8:00 - 8:30AM and 3:00 - 3:30PM), the traffic will flow quickly & efficiently through the property's one-way parking lot beginning at NW 15th Street and exiting at NW 14th Street.

**d) If the application is for a proposed building or building modification, that it is consistent with the overall development character of the area with regard to building size and height, considering both existing buildings and potential buildings allowable as uses permitted outright.**

This application is for a proposed building that is consistent with the overall development character of the area with regard to the building size and height.

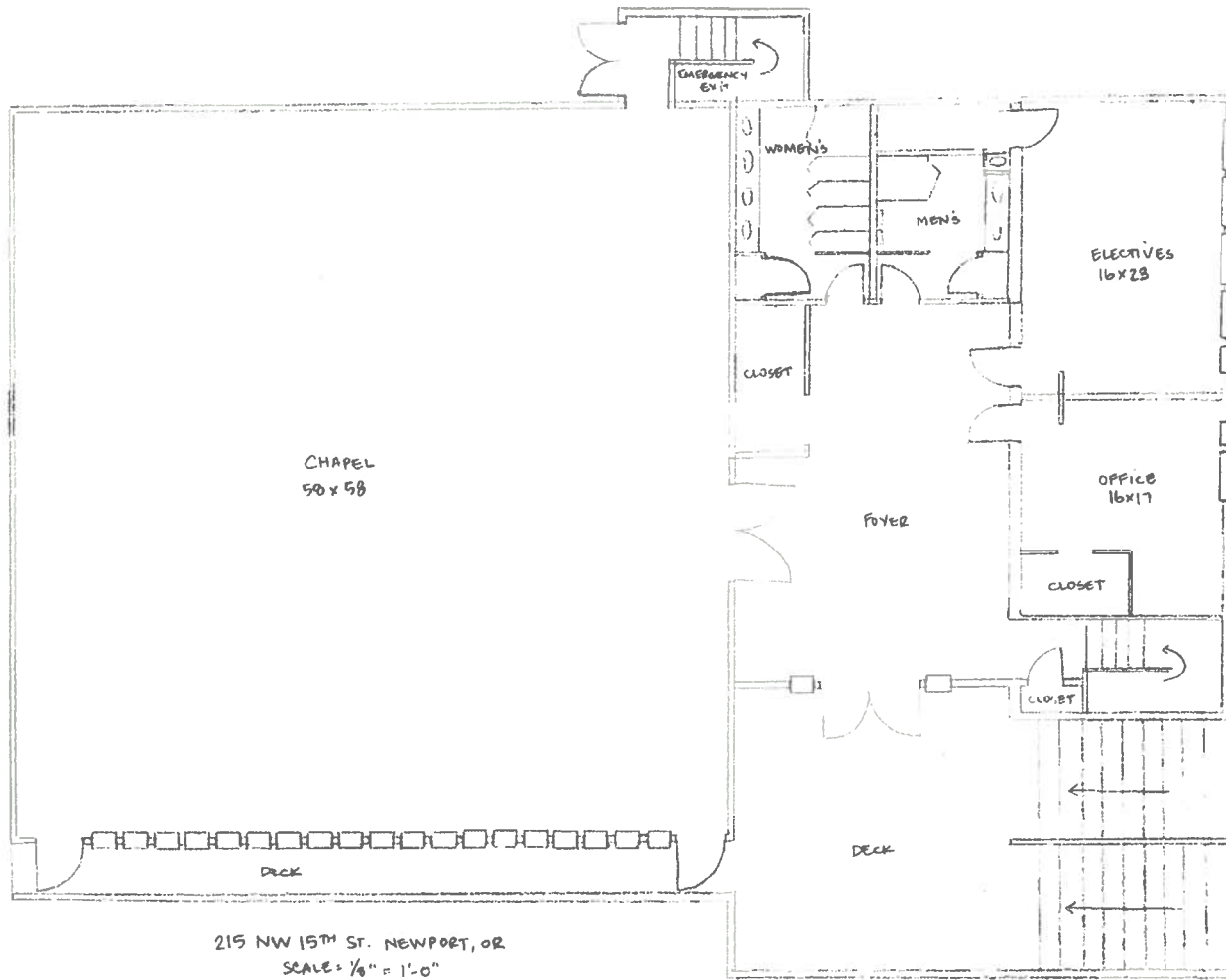


# SOUTH BEACH CHRISTIAN SCHOOL

541.819.7722

P.O. BOX 950 NEWPORT, OR 97365

SCHOOL@SOUTHBEACHCHURCH.ORG



## UPPER LEVEL FLOOR PLAN



# SOUTH BEACH CHRISTIAN SCHOOL

541.819.7722

P.O. BOX 950 NEWPORT, OR 97365

SCHOOL@SOUTHBEACHCHURCH.ORG



215 NW 15TH ST NEWPORT, OR  
SCALE = 1/8" = 1'-0"

## LOWER LEVEL FLOOR PLAN



# **SOUTH BEACH CHRISTIAN SCHOOL**

541.819.7722

P.O. BOX 950 NEWPORT, OR 97365

SCHOOL@SOUTHBEACHCHURCH.ORG



## **SOUTH ELEVATION**



# **SOUTH BEACH CHRISTIAN SCHOOL**

541.819.7722

P.O. BOX 950 NEWPORT, OR 97365

SCHOOL@SOUTHBEACHCHURCH.ORG



## **SW ELEVATION**



# **SOUTH BEACH CHRISTIAN SCHOOL**

541.819.7722

P.O. BOX 950 NEWPORT, OR 97365

SCHOOL@SOUTHBEACHCHURCH.ORG



## **WEST ELEVATION**

**FOR THE GLORY OF GOD AND THE GOOD OF OTHERS  
WWW.SOUTHBEACHCHURCH.ORG**



# **SOUTH BEACH CHRISTIAN SCHOOL**

541.819.7722

P.O. BOX 950 NEWPORT, OR 97365

SCHOOL@SOUTHBEACHCHURCH.ORG



## **NORTH ELEVATION**

**FOR THE GLORY OF GOD AND THE GOOD OF OTHERS  
WWW.SOUTHBEACHCHURCH.ORG**





# **SOUTH BEACH CHRISTIAN SCHOOL**

541.819.7722

P.O. BOX 950 NEWPORT, OR 97365

SCHOOL@SOUTHBEACHCHURCH.ORG



## **NW ELEVATION**



# SOUTH BEACH CHRISTIAN SCHOOL

541.819.7722

P.O. BOX 950 NEWPORT, OR 97365

SCHOOL@SOUTHBEACHCHURCH.ORG



## NW 15TH PARKING LOT ENTRANCE

FOR THE GLORY OF GOD AND THE GOOD OF OTHERS  
[WWW.SOUTHBEACHCHURCH.ORG](http://WWW.SOUTHBEACHCHURCH.ORG)



# **SOUTH BEACH CHRISTIAN SCHOOL**

541.819.7722

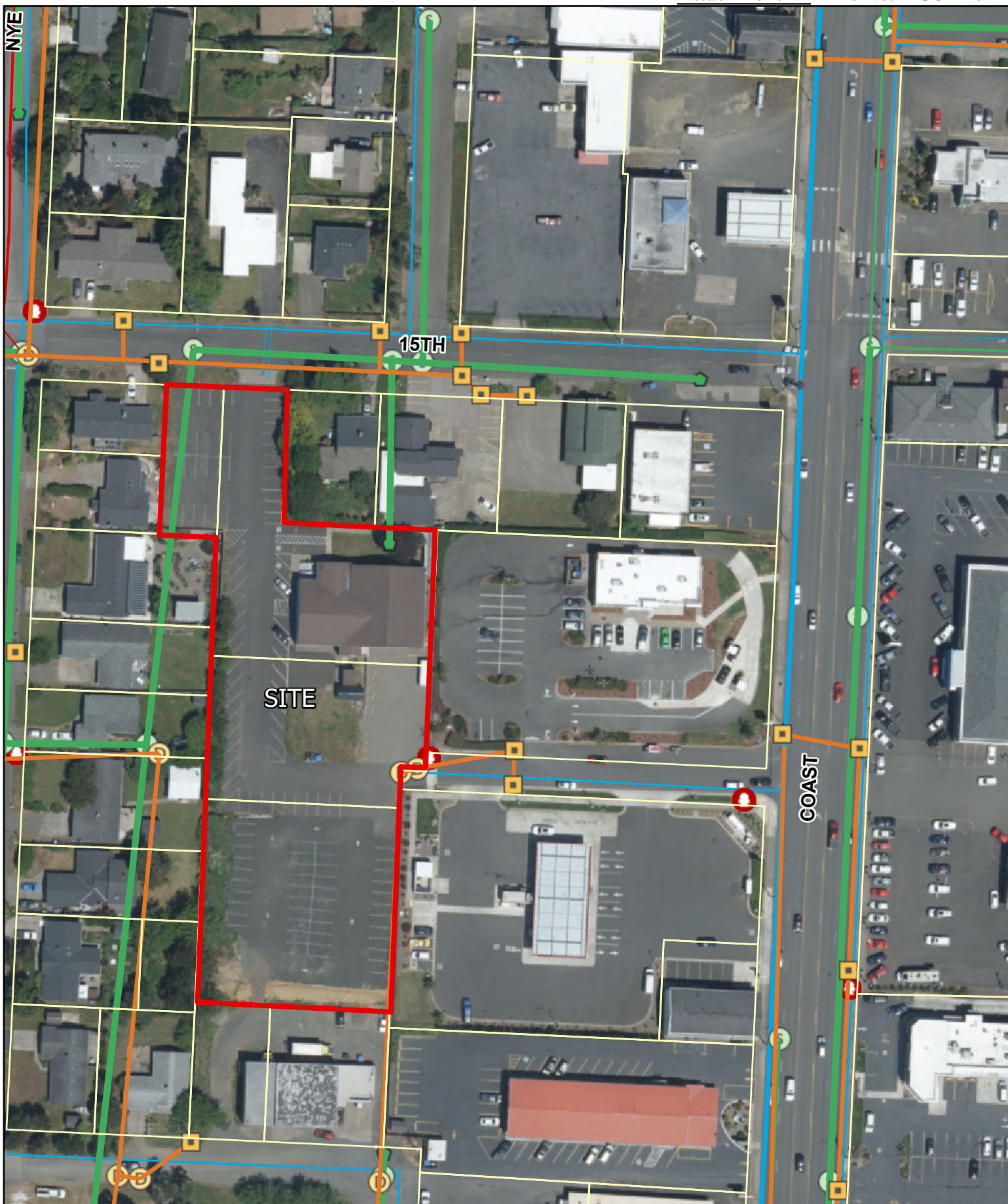
P.O. BOX 950 NEWPORT, OR 97365

SCHOOL@SOUTHBEACHCHURCH.ORG



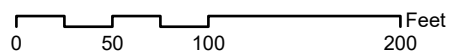
## **EAST ELEVATION**

**FOR THE GLORY OF GOD AND THE GOOD OF OTHERS  
WWW.SOUTHBEACHCHURCH.ORG**



**215 NW 15th Street - Utility Map**  
**Water (blue), Sewer (green), Stormwater (orange)**

This map is for informational use only and has not been prepared for, nor is it suitable for legal, engineering, or surveying purposes. It includes data from multiple sources. The City of Newport assumes no responsibility for its compilation or use and users of this information are cautioned to verify all information with the City of Newport Community Development Department.



**CITY OF NEWPORT  
PUBLIC NOTICE<sup>1</sup>**

**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of Newport, Oregon, will hold a public hearing to consider the following Conditional Use Permit request:

**File No. 1-CUP-25:**

**Applicant & Owners:** Katie Townsend, South Beach Christian School (Katrina Thomas, South Beach Church, representative) (International Church of Foursquare Gospel, owner)

**Request:** Approval of a request pursuant to Newport Municipal Code (NMC) Section 14.03.070/“Commercial and Industrial Uses” of the Newport Zoning Ordinance, for a conditional use permit to allow the operation of a Junior & Senior High School in a C-3/“Heavy Commercial” zone in which educational institutions are a conditional use.

**Location/Subject Property:** 215 NW 15th St, Newport, OR 97365 (Tax Map 11-11-05-BD, Tax Lots 300, 400, 401 & 500).

**Applicable Criteria:** NMC Chapter 14.34.050: (1) The public facilities can adequately accommodate the proposed use; 2) the request complies with the requirements of the underlying zone or overlay zone; 3) the proposed use does not have an adverse impact greater than existing uses on nearby properties, or impacts can be ameliorated through imposition of conditions of approval; and 4) a proposed building or building modification is consistent with the overall development character of the neighborhood with regard to building size and height, considering both existing buildings and potential buildings allowable as uses permitted outright.

**Testimony:** Testimony and evidence must be directed toward the criteria described above or other criteria in the Comprehensive Plan and its implementing ordinances which the person believes to apply 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. Submit testimony in written or oral form. Oral testimony and written testimony will be taken during the course of the public hearing. Letters sent 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 to be included as part of the hearing or must be personally presented during testimony at the public hearing. The hearing will include a report by staff, testimony (both oral and written) from the applicant and those in favor 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.

**Reports/Application Material:** The staff report may be reviewed or a copy 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 (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, d.tokos@newportoregon.gov (address above in “Reports/Application Material”).

**Time/Place of Hearing:** Monday, May 12, 2025; 7:00 p.m.; City Hall Council Chambers (address above in “Reports/Application Material”).

**MAILED:** April 17, 2025.

**PUBLISHED:** April 30, 2025 /Lincoln County Leader.

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<sup>1</sup> Notice of this action is being sent to the following: (1) Affected property owners within 200 feet of the subject property according to Lincoln County tax records; (2) affected public utilities within Lincoln County; and (3) affected city departments.

THIS MAP IS FOR ASSESSMENT AND TAXATION PURPOSES ONLY

SE1/4 NW1/4 SECS T11S R11W WM  
Lincoln County

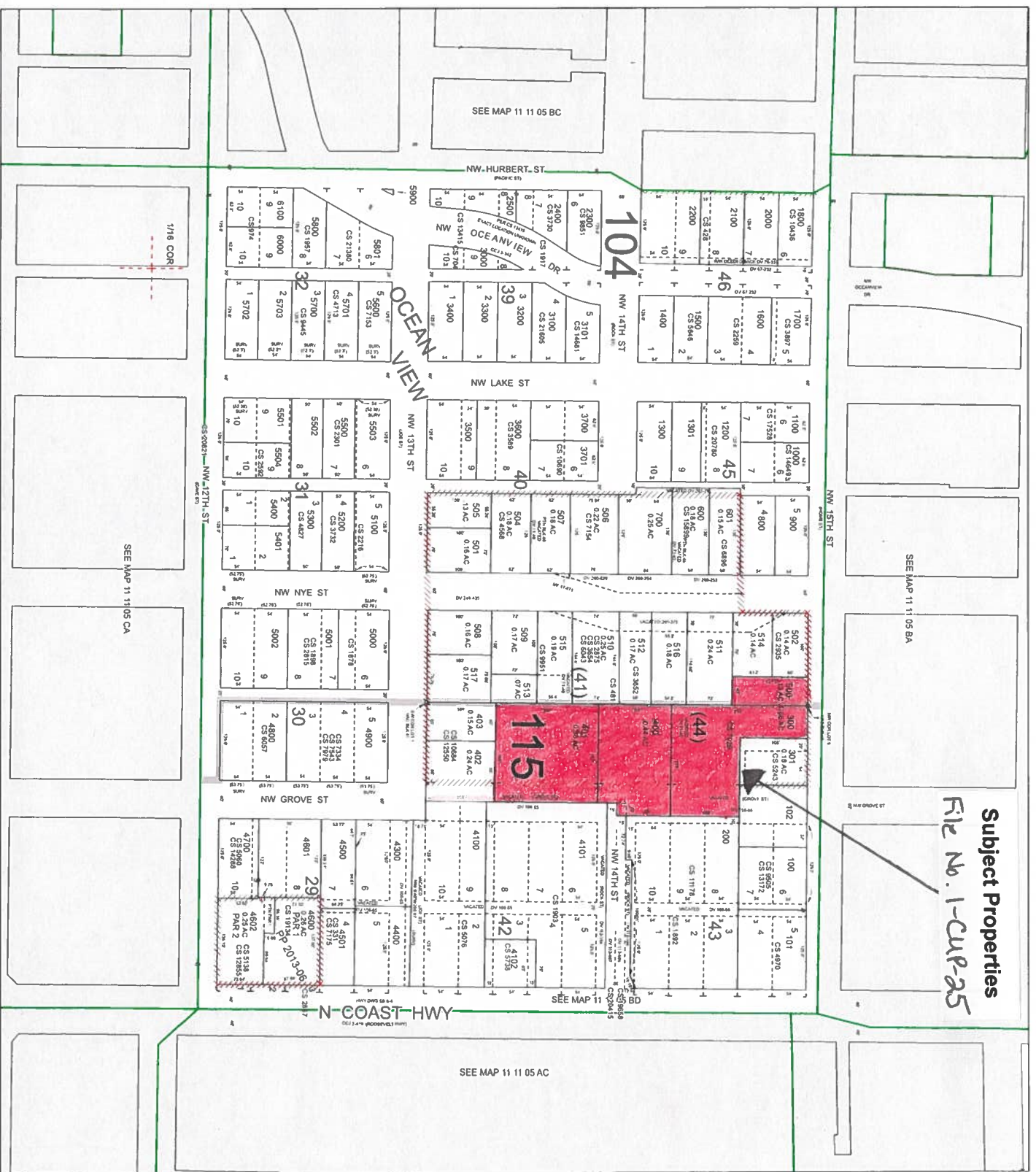
1"=100 Scale

11 11 05 BD

Subject Properties  
File No. 1-CUR-25

Cancelled No.

Taxlot
302
499
503
1900
2001
2800
2700
2800
2900
3800
3900
4000
4200



11/14/2024

11 11 05 BD

11TH HOUR LLC  
PO BOX 230819  
TIGARD, OR 97218

CAVANAUGH MICHAEL J &  
CAVANAUGH NOELLE M  
245 NW 15TH ST  
NEWPORT, OR 97365

DEITRICK JOHN C &  
DEITRICK BROOKE N  
1406 NW NYE ST  
NEWPORT, OR 97365

DONALD CHARLES C TSTEE &  
DONALD CHARLES C TSTEE  
14736 ALBERS WAY NE  
AURORA, OR 97002

FRED MEYER STORES INC  
1014 VINE ST  
CINCINNATI, OH 45201

GREENAWALD TERRENCE L TSTEE &  
GREENAWALD ELIZABETH A TSTEE  
1344 NW NYE ST  
NEWPORT, OR 97365

GUTIERREZ LUIS L &  
COETO MINERVA B  
224 NW 15TH ST  
NEWPORT, OR 97365

HADDON RICHARD N TRUSTEE &  
HADDON KATHLEEN A TRUSTEE  
1354 NW NYE ST  
NEWPORT, OR 97365

HOWLAND AIMEE  
1523 NW GROVE ST  
NEWPORT, OR 97365

INTERNATIONAL CHURCH  
OF FOURSQUARE GOSPEL  
PO BOX 1271  
NEWPORT, OR 97365

LIMBRUNNER LOUIS  
631 SE 1ST ST  
NEWPORT, OR 97365

LINCOLN COUNTY  
880 NE 7TH ST  
NEWPORT, OR 97365

M&J LIVING TRUST & LIMBRUNNER  
MARY M TRUSTEE  
631 SE FIRST ST  
NEWPORT, OR 97365

MCDANIEL ROBERT T & MCDANIEL  
KIMBERLY A  
1430 NW NYE ST  
NEWPORT, OR 97365

MILLER MILDRED A  
EST/INTERNATIONAL CHURCH OF  
FOUR SQUARE GOSPEL  
PO BOX 1271  
NEWPORT, OR 97365

PETERSON MARY H  
PO BOX 1576  
NEWPORT, OR 97365

SIDHU LAL & SIDHU PARVEEN  
1311 LANCASTER DR NE  
SALEM, OR 97301

TAM FAMILY RESIDENTIAL  
PROPERTIES LLC  
PO BOX 126  
DEPOE BAY, OR 97341

TAYLOR ASHLEY EVELYN  
1416 NW NYE ST  
NEWPORT, OR 97365

WALLACE SONJA FRAN  
PO BOX 1458  
NEWPORT, OR 97365

WINDELL JAMES D TSTEE &  
WINDELL KATHRYNE J TSTEE  
2420 SAN MARTINO AVE S  
SALEM, OR 97306

SMITH KNNETH LEE &  
SHUHART SMITH BETTY ANN  
6070 NW HAPPY VALLEY DR  
CORVALLIS, OR 97330

FORNAISH CHARLES A  
PO BOX 161  
NEWPORT, OR 97365

ALBERTO EVELYN DIANE  
1437 NW NYE ST  
NEWPORT, OR 97365

IBARRA BERSAIN HENANDEZ  
PO BOX 1261  
NEWPORT, OR 97365

PHILLIPS MARK C &  
PHILLIPS DEANNA M  
PO BOX 1222  
NEWPORT, OR 97365

DAVIS DANIEL  
1409 NW NYE ST  
NEWPORT, OR 97365

MENEGAT RUSSELL E  
4238 SE 75HT AVE  
PORTLAND, OR 97206

SUBER SANDRA K  
1341 NW NYE ST  
NEWPORT, OR 97365

FITZPATRICK ALBERT WARREN  
1080 NE 7TH DR  
NEWPORT, OR 97365

GARLICK JAMES D  
PO BOX 361  
SILETZ, OR 97380

HANNEMAN ERIC H  
1328 NW NYE ST  
NEWPORT, OR 97365

WINHEIM BILL DEAN &  
WINHEIM LINDA MARIE  
1310 NW NYE ST  
NEWPORT, OR 97365

NASH NANCY C  
246 NW 13TH ST  
NEWPORT, OR 97365

TAMAYO MARIA D CARMONA &  
PACHECO NARCISO TAMAYO  
1248 NW NYE ST  
NEWPORT, OR 97365

PACIFIC NORTH ENTERPRISE LLC  
217 CIVIC CENTER DR #10  
VISTA, CA 92084

PAUVAN LLC  
5045 SW HWY 101  
LINCOLN CITY, OR 97367

5 STAR LODGING LLC  
1311 N COAST HWY  
NEWPORT, OR 97365

SOUTH BEACH CHRISTIAN SCHOOL  
ATTN: KATIE TOWNSEND  
809 SE 2ND ST  
NEWPORT, OR 97365

SOUTH BEACH CHURCH  
ATTN: KATRINA THOMAS  
PO BOX 950  
NEWPORT, OR 97365

File No. 1-CUP-25

Adjacent Property Owners Within 200 ft



NW Natural  
ATTN: Dave Sanders  
2815 NE 36th Dr  
Lincoln City, OR 97367

*Email: Bret Estes*  
*DLCD Coastal Services Center*  
**brett.estes@dlcd.oregon.gov**

CenturyLink  
ATTN: Corky Fallin  
740 State St  
Salem OR 97301

Central Lincoln PUD  
ATTN: Ty Hillebrand  
PO Box 1126  
Newport OR 97365

Charter Communications  
ATTN: Steve Manning  
Construction Coordinator  
1400 Newmark Ave  
Coos Bay, OR 97420

**\*\*EMAIL\*\***  
**odotr2planmgr@odot.state.or.us**

WaveDivision VII, LLC  
dba Astound Broadband  
4120 Citrus Ave  
Rocklin, CA 95677

WaveDivision VII, LLC  
dba Astound Broadband  
650 College Rd. East, Suite 3100  
Princeton, NJ 08540

**Todd Drage  
Engineering**

**Beth Young  
Associate Planner**

**Robert Moser  
Public Works**

**Rob Murphy  
Fire Chief**

**Joseph Lease  
Building Official**

**Jason Malloy  
Police Chief**

**Steve Baugher  
Finance Director**

**Laura Kimberly  
Library**

**Michael Cavanaugh  
Parks & Rec**

**Nina Vetter  
City Manager**

**Chris Beatty  
Engineering**

**Derrick Tokos  
Community Development**

**Lance Vanderbeck  
Airport**

**Ron Welsh  
Engineering**

**EXHIBIT 'A'  
(Affected Agencies)**

**(1-CUP-25)**

**Sherri Marineau**

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**From:** Sherri Marineau  
**Sent:** Thursday, April 17, 2025 3:07 PM  
**To:** 'odotr2planmgr@odot.state.or.us'; Brett Estes  
**Subject:** Conditional Use Permit - 1-CUP-25  
**Attachments:** File 1-CUP-25 Notice.pdf

Attached is a notice concerning a land use request. The notice contains an explanation of the request, a property description and map, and a date for the public hearing. Please review this information to see if you would like to make any comments. **Should no response be received, a "no comment" will be assumed.**

Thank you,

**Sherri Marineau**  
Executive Assistant  
City of Newport  
Community Development Department  
169 SW Coast Highway  
Newport, OR 97365  
ph: 541.819.7239  
fax: 541.574.0644  
[s.marineau@newportoregon.gov](mailto:s.marineau@newportoregon.gov)

**CITY HALL HOURS: Monday – Thursday 8:00am-6:00pm, CLOSED on FRIDAYS**



PUBLIC RECORDS LAW DISCLOSURE. This e-mail is a public record of the City of Newport, and is subject to public disclosure unless exempt from disclosure under Oregon Public Records Law. This e-mail is subject to the State Records Retention Schedule for Cities.

**Sherri Marineau**

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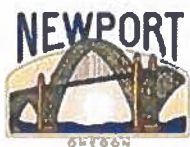
**From:** Sherri Marineau  
**Sent:** Thursday, April 17, 2025 3:07 PM  
**To:** Derrick Tokos; Robert Murphy; Joseph Lease; Jason Malloy; Laura Kimberly; Michael Cavanaugh; Beth Young; Lance Vanderbeck; Steve Baugher; Chris Beatty; Robert Moser; Ron Welsh; Nina Vetter; Todd Drage  
**Cc:** Sherri Ingles  
**Subject:** Conditional Use Permit - 1-CUP-25  
**Attachments:** File 1-CUP-25 Notice.pdf

Attached is a notice concerning a land use request. The notice contains an explanation of the request, a property description and map, and a date for the public hearing. Please review this information to see if you would like to make any comments. We must have your comments at least 10 days prior to the hearing period in order for them to be considered. **Should no response be received, a "no comment" will be assumed.**

Thank you,

**Sherri Marineau**  
Executive Assistant  
City of Newport  
Community Development Department  
169 SW Coast Highway  
Newport, OR 97365  
ph: 541.819.7239  
fax: 541.574.0644  
[s.marineau@newportoregon.gov](mailto:s.marineau@newportoregon.gov)

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## CITY OF NEWPORT NOTICE OF A PUBLIC HEARING

The City of Newport Planning Commission will hold a public hearing on Monday, May 12, 2025, at 7:00 p.m. in the City Hall Council Chambers to consider File No. 1-CUP-25, a request submitted by applicant Katie Townsend, South Beach Christian School (Katrina Thomas, South Beach Church, representative) (International Church of Foursquare Gospel, owner) for a conditional use permit filed pursuant to Newport Municipal Code (NMC) Section 14.03.070/"Commercial and Industrial Uses" of the Newport Zoning Ordinance, for a conditional use permit to allow the operation of a Junior & Senior High School in a C-3/"Heavy Commercial" zone in which educational institutions are a conditional use. The property is located at 215 NW 15th St, Newport, OR 97365 (Tax Map 11-11-05-BD, Tax Lots 300, 400, 401 & 500). The applicable criteria per NMC Chapter 14.34.050 are that: 1) The public facilities can adequately accommodate the proposed use; 2) the request complies with the requirements of the underlying zone or overlay zone; 3) the proposed use does not have an adverse impact greater than existing uses on nearby properties, or impacts can be ameliorated through imposition of conditions of approval; and 4) a proposed building or building modification is consistent with the overall development character of the neighborhood with regard to building size and height, considering both existing buildings and potential buildings allowable as uses permitted outright. Testimony and evidence must be directed toward the criteria described above or other criteria in the Comprehensive Plan and its implementing ordinances which the person believes to apply 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. Submit testimony in written or oral form. Oral testimony and written testimony will be taken during the course of the public hearing. Letters sent to the Community Development (Planning) Department, City Hall, 169 SW Coast Hwy, Newport, OR 97365, must be received by 3:00 p.m. the day of the hearing to be included as part of the hearing or must be personally presented during testimony at the public hearing. The hearing will include a report by staff, testimony (both oral and written) from the applicant and those in favor 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. The staff report may be reviewed or a copy purchased for reasonable cost at the Newport Community Development (Planning) Department (address above) 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 the above address. Contact Derrick Tokos, Community Development Director, (541) 574-0626, d.tokos@newportoregon.gov (address above).

***FOR PUBLICATION ONCE ON Wednesday, April 30, 2025.***

