

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

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.

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. 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

LOCATION: CITY COUNCIL CHAMBERS, NEWPORT CITY HALL, 169 SW COAST HIGHWAY, NEWPORT Time Start: 6:00 P.M. Time End: 6:55 P.M.

ATTENDANCE LOG/ROLLCALL

COMMISSIONER/ ADVISORY MEMBER	STAFF
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	PUBLIC
Commissioner John Updike	
Commissioner Robert Bare	
Citizen Advisory Member Dustin Capri	

AGENDA ITEM	ACTIONS
WORK SESSION MEETING	ACTIONS
WORK SESSION MEETING	
CALL TO ORDER AND ROLL CALL	
a. Roll Call	None.
FEEDBACK ON MUNICODE REVIEW PROOF.	Mr. Tokos gave an update on the proof of the Municipal Code received from Municode.
POTENTIAL PARTNERSHIP WITH UO SUSTAINABLE CITY PROGRAM.	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. 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. Capri offered to volunteer for reviews as a part of the program. The Commission requested that Megan Banks, Director of the Sustainable Cities Year Program to share information on the program.

DRAFT AMENDMENT TO NMC CHAPTER 14.21, Tokos reviewed the draft set of amendments that GEOLOGIC HAZARDS, RELATED TO PARTIES would allow both certified engineering geologists QUALIFIED TO PREPARE REPORTS. (CEGs) and geotechnical engineers (GTEs) to prepare geologic reports. The Commission discussed whether or not CEGs and GTEs had the same requirements for insurance and bonding; whether it was premature or not to make any decisions before the city received input from the State Board of Geologists and the Licensing Board for Professional Engineers; examples of projects in hazard zones that previously had problems, such as Jump Off Joes; the number of projects that required geologic reports in previous years; DOGAMI's list of who could prepare reports; types of outreach that could be done to engage the geologist community; types of information a lender would require in order to build in a suspect hazard area; whether the city could require liability insurance or not; peer review requirements for active landslide areas; timing for when mapping improvements would be done for geohazard areas; and ideas on who should be contacted for formal comments. PLANNING COMMISSION WORK PROGRAM None. UPDATE.

Draft Newport Planning Commission Work Session Meeting Minutes April 28, 2025

Sherri Marineau, Executive Assistant

Submitted by:

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

https://thecityofnewport.granicus.com/player/clip/1430?view_id=2&redirect=true

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

LOCATION: CITY COUNCIL CHAMBERS, NEWPORT CITY HALL 169 SW COAST HIGHWAY NEWPORT Time Start: 7:00 P.M.

Time End: 7:05 P.M.

ATTENDANCE LOG/ROLLCALL

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

AGENDA ITEM	ACTIONS			
REGULAR MEETING				
a. Roll Call	None.			
 a. Meeting minutes of Work Session Meeting on April 14, 2025. b. Meeting minutes of Regular 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. 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.			
CITIZEN/PUBLIC COMMENT	None.			
ACTION ITEMS Initiate Amendments to Geologic Hazards Code Regarding Parties Qualified to Prepare Reports.	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.			

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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:

Sherri Marineau, Executive Assistant



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

https://thecityofnewport.granicus.com/player/clip/1431?view_id=2&redirect=true

Case File: #1-CUP-25 Date Filed: April 17, 2025 Hearing Date: May 12, 2025/Planning Commission

PLANNING STAFF REPORT

Case File No. 1-CUP-25

- A. <u>APPLICANT:</u> 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. <u>LEGAL DESCRIPTION:</u> 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. <u>Surrounding Land Uses:</u> 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. <u>Topography and Vegetation:</u> The site is gradually sloped with paved parking and landscaping.
 - e. **Existing Structures:** Church and two small utility buildings.
 - f. <u>Utilities:</u> 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. <u>Notification:</u> 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. <u>Explanation of the Request:</u> 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 15th Street serves as the principal point of access to the site, and the street is fully improved. NW 14th 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 then 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 15th Street and the fenced terminal end of NW 14th 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 15th Street. An additional sign is on the east elevation of the church building that is visible from NW 14th 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 14th 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.

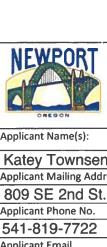
- 4. <u>Conclusion:</u> If the Planning Commission finds that the applicant has met the criteria established in the Zoning Ordinance for granting a conditional use permit, then the Commission should approve the request. The Commission can attach reasonable conditions that are necessary to carry out the 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. <u>STAFF RECOMMENDATION:</u> 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) if other than applicant
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): Person authorized to submit	and act on this application on applicant's behalf
Katrina Thomas	
Authorized Representative Mailing Address:	
PO Box 950, Newport OR 97365	
Authorized Representative Telephone No.	
541-914-4313	
Authorized Representative Email. Katrina@southbe	eachchurch.org

Proj	ect (Inf	orm	ati	on
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Project Information	
Property Location: Street name if address # not assigned	
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: Add additional sheets if necessary
Comp.Plan Designation: N. Npt. Commercial	Twns.11, Rng11, Acr0.56, MF72-0827
Brief description of Land Use Request(s):	
Examples:	
	ilize the church as a Jr/Sr High School
2. Variance of 2 feet from the required 15-foot	
front yard setback	
Existing Structures: if any	
Newport Foursquare Church Building	
Topography and Vegetation:	
Pavement, Gravel, Grass	
Application Type (ple	ase check all that apply)
Annexation Interpret	
Appeal Minor Re	· • • • • • • • • • • • • • • • • • • •
Comp Plan/Map Amendment Partition	<u></u> ,,
	Development PC Line Adjustment Staff
✓ PC Property Staff Shorelan	
Design Review Subdivisi	
	ry Use Permit Other
	CE USE ONLY
File No	Assigned: 1-cup-25
Date Received: 4 17/2025 Fee Amount	Date Accepted as Complete:
Received By: SM Receipt No. 8	856 Accepted By:
Cit	y Hall
169, SW	Coast Hwy
Newport	t, OR 97365
541.5	74.0629
625-25-000020-PLNG	



City of Newport Land Use Application

I undestand 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 aslo 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.

Eatey townsend	4/16/2025
Applicant Signature(s)	Date
DocuSigned by:	4/17/2025
Property Owner Signattere(গ)শৃন্দিগুther than applicant)	Date
Signed by:	4/16/2025
Authorized representative Signature(s) (if other than	Date
applicant)	

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.

Attachment "B"

LINCOLNPROD PROPERTY RECORD CARD

File No. 1-CUP-25

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

OWNER NAME AND MAILING ADDRESS

INTERNATIONAL CHURCH OF FOURSQUARE GOSPEL PO BOX 1271

NEWPORT, OR 97365

LEGAL DESCRIPTION

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

GENERA	L 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

				VAL	UE HIS	TORY	17.23			TE !
Year	Land R	MV	Imp R	MV	Total	RMV	Tot	al AV	LSU Value	-
2024	4	101,950	1,	507,900		1,909,850		0		0
2023	2	288,680		0		288,680		0		0
2022	2	263,280				263,280				
2021	2	254,040		0		254,040		0		0
2020	2	230,950		0		230,950		0		0
2019	2	230,950		0		230,950		0		0
			A	SSESSME	ENT INF	ORMATION	P. 919		3/9/13	31
Land Non-	LSU:	4	07,820	Prior MA	W:		0	Except RMV:		0
Improveme	ent:	1,5	07,900	Prior MA	V Adj:		0	CPR:		
Non-LSU R	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
		1000	1000	SALES	INFOR	MATION	-		A DOTAL	938
Date	Type	Sale Pr	ice	Adi Sale F	rice	Validity		Inst. Type	Sale Re	f

Acres: 0.56

Type

Sqft: 24300

Effective Acres: 0.56

BUILDING PERMITS AND INSPECTIONS

Date Checked Appraiser Issue Date % Comp Comment

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.

PARCEL COMMENTS	EXI	EXEMPTIONS		The Carlo	Exceptions	
	Code	Exempt RMV	Code	Year	Amount	Method

Code **Exempt RMV** REL 1,915,720

THE RESERVE TO SELECT	MARKET LAND INFORMATION									LAND SPECIAL USE				
Туре	Table	Method	Acres	Base Value	Adjustment Code - %	NBHD 9	% -	Total Adj %	Final Value	Code	SAV Unt Pr	MSAV Unt Pr	LSU	
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					
	To	tal Acres:	0.560			Total Mark	et La	nd Value:	407,820		To	tal LSU:		

Property ID: R	Map and Taxlot: 11-11-05-BD-00300-00									2025	Run Date: 5/6/2025 2:46:24 PM			
1.13 - 000			Band	1886		1	201.2	COMMERCIA	L IMPROVEMENTS		FEI FRE			The state of the s
No. Inst. ID	OAA Seg Business Name	Occupancy	Class	Occ 9	% 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
												Total RMV:		1,507,900

COMMERCIAL ADDITIONS					COMMERCIAL BASE	EMENTS	COMMERCIAL COMMENTS			
No. Instance ID	Туре	Desc	Value	No. Ins	stance ID Bsmt Type	Area D	epth	ComSeg- 2507369 - BASEMENT VALUE INCLUDED., 3206566 - FINISHED BASEMENT (VALUE INCLUDED IN SEG 1)., 3206960		

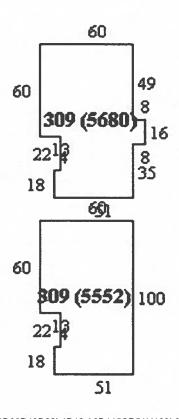
Property ID: R349902

Situs: 215 NW 15TH ST

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

Tax Year: 2025

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





SKETCH VECTORS: A0CR51U35R8U16L8U49L60D60R13D22L4D18,A0D115CR51U100L60D60R13D22L4D18 **SKETCH COMMENTS:**

Year

2024

2023

2022

2021

2020

2019

Improvement:

Property ID: R354579

MILLER MILDRED A EST

NEWPORT, OR 97365

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

Tax Year: 2025

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

0

0

0

0

0 Except RMV:

EX. MAV:

New M50 AV:

LSU: 0

Total AV

0 CPR:

0

PROPERTY SITUS ADDRESS

GENERAL PROPERTY INFORMATION Prop Class:

N116

VALUE HISTORY

Total RMV

411.750

298,310

272,060

262,510

238,650

238.650

LSU Value

0

0

0

0

0

0

0

0

Maintenance Area: 5-04

NBH Code:

Prop Type Code: COM

Next Appr Date:

Related Accts:

Prop Code: Z9: COMMERCIAL SOUTH & NEWPO

Next Appr Reason:

Last Appr Date: 11/08/2023 Appraiser: CW, CW Zoning: C-3 Code Area: 115

ASSESSMENT INFORMATION 392,720 Land Non-LSU: Prior MAV: 19,030

Imp RMV

19,030

0

0

0

Prior MAV Adj: Non-LSU RMV Total: 0 Prior AV: Land LSU: 0 Prior AV Adj:

Land RMV

392,720

298,310

272,060

262,510

238,650

238,650

RMV Total: AV +3%: SALES INFORMATION

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

LEGAL DESCRIPTION

OWNER NAME AND MAILING ADDRESS

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

Acres: 0.58

PO BOX 1271

Saft: 25110

Effective Acres: 0.58

BUILDING PERMITS AND INSPECTIONS

Date Checked Appraiser Issue Date % Comp Comment Type

PARCEL COMMENTS

GenFlag- M 04C,M 24C

CSU: COM UNDEV SITE

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.

GenLink- R349902-L, R352235-L

EXEMPTIONS

Code

REL

Exempt RMV 411,750

Exceptions Code Year **Amount**

Method

MARKET LAND INFORMATION LAND SPECIAL USE NBHD % Total Adj % Final Value **Table** Method Acres Base Value Adjustment Code - % Type

SFT 0.580 23 LOC-80.S-85 0.000 0.680

0.580 **Total Acres:**

5NPSF

Total Market Land Value:

392,720 392,720 Code SAV Unt Pr MSAV Unt Pr LSU

Total LSU:

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 2.0 0 4.400 4,400 4,325 0 19,030

Total RMV:

19,030

COMMERCIAL ADDITIONS

COMMERCIAL BASEMENTS

COMMERCIAL BASEMENTS

COMMERCIAL COMMENTS

Year

2024

2023

2022

2021

2020

2019

Improvement:

Land LSU:

RMV Total:

Non-LSU RMV Total:

37

Property ID: R352235

MILLER MILDRED A EST

NEWPORT, OR 97365

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

Tax Year: 2025

0

0

0

VALUE HISTORY

Total RMV

257,060

229,880

209,650

202,290

183,900

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

0

0

0

0

PROPERTY SITUS ADDRESS

OWNER NAME AND MAILING ADDRESS

LEGAL DESCRIPTION

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

GENERAL PROPERTY INFORMATION

Imp RMV

Total AV

Maintenance Area: 5-04

Prop Class: NBH Code: N116

Prop Type Code: COM

Z9: COMMERCIAL SOUTH & NEWPO

Next Appr Date:

Prop Code:

Next Appr Reason:

Last Appr Date:

11/08/2023

Appraiser: Zonina: Code Area: CW C-3 115

Related Accts:

0 183,900 ASSESSMENT INFORMATION

Land Non-LSU: 257.060

257,060

229,880

209,650

202,290

183,900

183,900

Land RMV

0 Prior MAV Adi: 0 Prior AV:

Prior AV Adi:

Prior MAV: 0 Except RMV: 0 CPR: 0 EX. MAV:

> 0 LSU:

AV +3%: 0

SALES INFORMATION Date Type Sale Price **Adi Sale Price**

0

Validity SALE

Inst. Type DC DEATH CERTIF

New M50 AV:

Sale Ref MF321-0957

LSU Value

0

0

0

0

0

0

0

0

Acres: 0.44

PO BOX 1271

Sqft: 19350

Effective Acres: 0.44

BUILDING PERMITS AND INSPECTIONS

Type

Appraiser Issue Date

Date Checked

% Comp Comment

PARCEL COMMENTS

Code

REL

EXEMPTIONS Exempt RMV 257,060

Exceptions Code Year **Amount**

Method

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.

MARKET LAND INFORMATION

NBHD % Total Adj % Final Value

LAND SPECIAL USE Code SAV Unt Pr

MSAV Unt Pr LSU

CSU: COM UNDEV SITE

Table 5NPSF

Method Acres SFT 0.440 **Total Acres:** 0.440

Base Value Adjustment Code - % 23 LOC-80,S-80,D-95,A-95

0.000 0.578 **Total Market Land Value:**

257,060 257,060 **Total LSU:**

Year

2024

2023

2022

2021

2020

2019

Land RMV

109,020

102,500

97,840

83,860

74,540

69,890

Property ID: R356952

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

Tax Year: 2025

VALUE HISTORY

Total RMV

109,020

102,500

97,840

83,860

74,540

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

0

0

0

LSU Value

0

0

Total AV

PROPERTY SITUS ADDRESS

Maintenance Area: E-10

INTERNATIONAL CHURCH

NEWPORT, OR 97365

PO BOX 1271

OF FOURSQUARE GOSPEL

GENERAL PROPERTY INFORMATION Prop Class: 911

NNM6 **NBH Code:** COM **Prop Type Code:**

Prop Code: Z9: COMMERCIAL SOUTH & NEWPO

Next Appr Date: Next Appr Reason:

Last Appr Date: 12/01/2009 Appraiser: DAC

Related Accts:

Zoning: R-2 Code Area: 104

LEGAL DESCRIPTION

OWNER NAME AND MAILING ADDRESS

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

0 69,890 **ASSESSMENT INFORMATION**

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

0

0

SALES INFORMATION

Imp RMV

Date Type Sale Price **Adj Sale Price** Validity Inst. Type Sale Ref

Acres: 0.13 Sqft: 5454

Effective Acres: 0.13

BUILDING PERMITS AND INSPECTIONS

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

PARCEL COMMENTS

EXEMPTIONS Code **Exempt RMV**

Exceptions Code Year **Amount** Method

GenFlag- M_10C GenCom- JV#346 REMAP INPUT 7-7-03.

Prop-Note- PTO PARKING LOT

Type

LU: UNDEV RES LOT

Land- NEW LIFE CENTER PARKING PTO W/300, 400, 401 EXEMPT

NNN

MARKET LAND INFORMATION

Table Method Acres Base Value Adjustment Code - %

> 0.130 149,020 LB

Total Acres: 0.130 NBHD % Total Adj % Final Value

REL

Total Market Land Value:

138,860

138,860

138,860

Code SAV Unt Pr

Total LSU:

MSAV Unt Pr LSU

LAND SPECIAL USE

Page 1 of 1



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



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.

Attachment "E"
File No. 1-CUP-25



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.

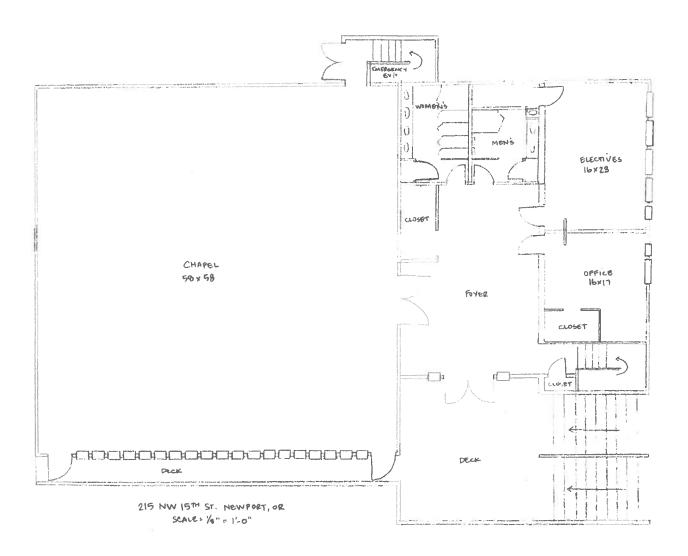
d) If the application is for a proposed building or building modification, that it is consistent with the overall development character of the area with regard to building size and height, considering both existing buildings and potential buildings allowable as uses permitted outright.

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.



P.O. BOX 950 NEWPORT, OR 97365

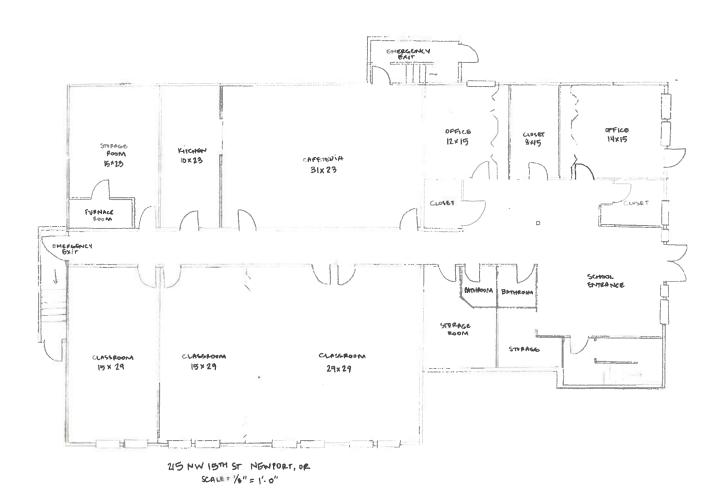
SCHOOL@SOUTHBEACHCHURCH.ORG



UPPER LEVEL FLOOR PLAN

P.O. BOX 950 NEWPORT, OR 97365

SCHOOL@SOUTHBEACHCHURCH.ORG



LOWER LEVEL FLOOR PLAN



P.O. BOX 950 NEWPORT, OR 97365

SCHOOL@SOUTHBEACHCHURCH.ORG



SOUTH ELEVATION



P.O. BOX 950 NEWPORT, OR 97365

SCHOOL@SOUTHBEACHCHURCH.ORG



SW ELEVATION



P.O. BOX 950 NEWPORT, OR 97365

SCHOOL@SOUTHBEACHCHURCH.ORG



WEST ELEVATION



P.O. BOX 950 NEWPORT, OR 97365

SCHOOL@SOUTHBEACHCHURCH.ORG



NORTH ELEVATION



P.O. BOX 950 NEWPORT, OR 97365

SCHOOL@SOUTHBEACHCHURCH.ORG



NW ELEVATION



P.O. BOX 950 NEWPORT, OR 97365

SCHOOL@SOUTHBEACHCHURCH.ORG



NW 15TH PARKING LOT ENTRANCE

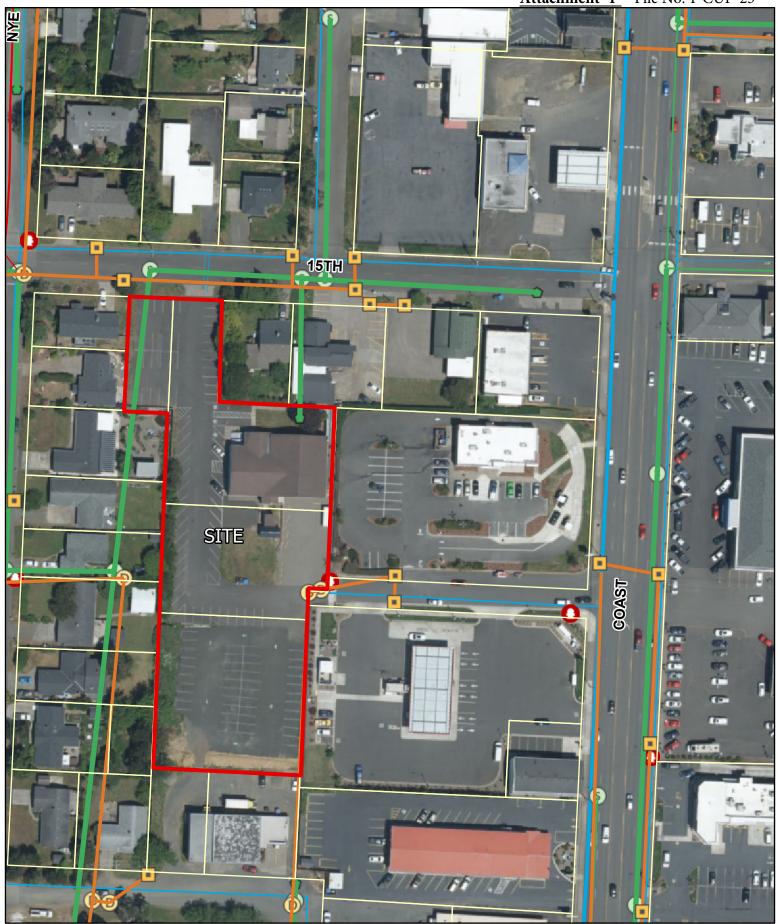


P.O. BOX 950 NEWPORT, OR 97365

SCHOOL@SOUTHBEACHCHURCH.ORG



EAST ELEVATION





City of Newport

Community Development Department
169 SW Coast Highway
Newport, OR 97365

Ra:1.541.574.0629
Fax:1.541.574.0624

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

> Image Taken July 2024 4-inch, 4-band Digital Orthophotos Geoterra, Inc. Eugene, OR

Feet 0 50 100 200

CITY OF NEWPORT PUBLIC NOTICE¹

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)

<u>Request</u>: 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.

<u>Location/Subject Property</u>: 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.

<u>Contact</u>: Derrick Tokos, Community Development Director, (541) 574-0626, d.tokos@newportoregon.gov (address above in "Reports/Application Material").

<u>Time/Place of Hearing</u>: 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.

¹ 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.

11/14/2024

Canceled No.

Taxlot 302 499 503 1900 2001 2600 2700 2800 2900 3800 3800 4000 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 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

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

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

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

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.

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).

999 **PUBLIC NOTICES**

Oregon for the County of Uncoln, Probate Department Notice is hereby given that Lesile Serine Krohn has been appointed as the personal representative of the above estate. All persons having claims against the estate required to present them to the undersigned personal representative in care of the undersigned attorney at: 6500 S Macadam Ave., Ste. 300, Portland, OR 97299-3565 within four months after the date of publication of this notice, as after the date of publication of this notice, as the state may be affected by the proceedings in this result of the proceedings in this estate may obtain additional information from the records of the Court, the personal representative or the attorney for the records of the Court, the personal representative or the attorney for the personal representative. Dated and published April 30, 2025. Leslie Serine Krohn, Personal Representative. Emma Crispin, OSB #223877. Law Offices of Ney & Friedenberg LLC, Attorney for Personal Representative, Portland, OR 97239-3565.

LCL25-0176 OFFICIAL NOTICE OREGON SALMON OMMISSION PUBLIC **BUDGET HEARING** TO: ALL OREGON COMMERCIAL

SALMON FISHERMEN Notice is hereby given that a virtual Public Hearing will be held pursuant to ORS 576.416, on Monday, June 2, 2025 at ant to ORS 576.416, on Monday, June 2, 2025 at 1:30pm upon a proposed budget for operation of the Oregon Salmon Commission during July 1, 2025 through June 30, 2025. A public meeting will begin at 1:00pm. At this meeting, any commercial fisherman of ocean troll caught salmon landed in Oregon has a right to be heard with respect to the proposed budget, a copy of which is available for inspection, under reasonable circumstances, in the Oregon Salmon Commission, Pol. Box 16338. Portland, OR 97292. Phone: 971-208. 16338. Portland, OR 97292. Phone: 971-209. 2030, ericka@oregon.salmon.org A request for an interpreter for the 2030, ericka@oregon-salmon.org A request for an interpreter for the hearing impaired or for other accommodations for persons with disabil-titles should be made at least 48 hours before the meeting to the OSC office at 971-209-2030.

LCL25-0174 IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF LINCOLN COUNTY OF LINCOLM PROBATE DEPART-MENT IN THE MATTER OF THE ESTATE OF: Defmar Duane Edmiston, Deceased, Case Number: 25 PB 03378 NOTICE TO INTEREST DEPARSONS NOTICE IN HEREBY GIVEN that the undersigned has been HEREBY GIVEN that the undersigned has been appointed personal representative. All persons having claims against the Estate are required to present them, with vouchers attached, to the undersigned personal representative at 2760 Crocker Road, Eugene, OR 97404, within four months after the date of first publication of this notice, or the claims may be barred. All persons whose right may be affected by the proceedings may obtain additional information from the records of the Court or the personal representative. the personal representa-tive. Date and first pub-lished on April 30, 2025. /s/ Rick D. Edmiston, Personal report Attorney for Personal Representative: Braulio Escobaro, PO BOX 747, Newport, OR 97365, 541-270-1270 email: brauliolaw@gmail.com Personal Representative Attorney for Persona

CCL25-0174 ESTATE
OF DEBRA MARIE
JOHNSON
Notice to Interested Persons (Case no.
24PB06218) In the Circuit Court of the State of

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Notice is hereby given that an affidavit of claim-

ing successor has been filed in the estate of Michele Nigro, deceased, Michele Nigro, deceased, Case No. Care No. Case No. Care No. Case N

BUDGET COMMITTEE

MEETING
A PUBLIC MEETING of
the Budget Committee
of the Fort of Toledo
Lincoln County Catale
of the Fort of Toledo
Lincoln County Catale
of Committee
of the Fort of Toledo
Lincoln County Catale
of Committee
o

debble.scacco@portof-toledo.org to request the meeting login infor-mation. A copy of the budget document may be obtained on or after May 12, 2025, on the Port's website at: https:// www.portoftoledo.org/ public-information.org/

public-information or physically at the Main Office, 496 NE Hwy 20, Unit 1, Toledo, weekdays between the hours of 9 am and 5 pm. A30

LCL25-0170 OREGON DUNGENESS CRAB COMMISSION PUBLIC BUDGET HEARING

COMMISSION PUBLIC
BUDGET HEARING
The OREGON DUNGERESS CRAB COMMISSION (ODCC) will hold
a Budget Hearing hybrid
meeting pursuant to ORS
576.416, on Wednesday, May 28th 2025 at
9:00am upon a proposed
budget for operation of
the Oregon Dungeness
Crab Commission during
FY July 1, 2025 - June
30, 2026. At this meeting, any Dungeness
Crab harvester in Oregon
selling Dungeness Crab
through a first purchaser
or directly to the public
and any first purchaser
or directly to the public
and any first purchaser
or directly to the public
and any first purchaser
to regon has the right
to be heard with respect
to the proposed budget. Coples are available
for inspection, under
reasonable circumstances, at the Dungeness Crab Commission
office in Coos Bay, For
further information or if
you wish to participate,

further information or it you wish to participate, please contact: ODCC, P.O. Box 1160, Coos Bay, OR 97420. Phone/ email: 541-287-5810, officermanger@oregond-ungeness.org. A request for an interpreter for the

BUDGET COMMITTEE MEETING

PUBLIC NOTICES PUBLIC NOTICES LCL25-0172 NOTICE TO INTERESTED PERSONS

at Siletz City Hall, 215
W Buford Avenue, Siletz
OR 97380. The meeting
will take place on May
22, 2025 at 5:30 PM. The
purpose of the meeting
sto receive the budget
message and to receive
comments from the public on the budget and
discuss the city's use of
State Revenue Sharing
on the use of State Revenue Sharing Funds will
be held at this meeting,
on the use of State Revenue Sharing Funds will
be held at this meeting.
This is a public meeting where deliberation of
the Budget Committee
will take place. Any person may appear at the
meeting and discuss the
repting and Siletz City Hall, 215 Buford Avenue, Siletz, LCL25-0165 EAST LINCOLN COUNTY FIRE RESCUE BUDGET COMMITTEE MEETING

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COMMITTEE MEETING
Tuesday May 13th, 2025,
6PM, 285 NE Burgess
Road, TOLEDO ORE
GON 97391. A public
meeting of the East Lincolor County Fire Rescue
District Budget Committee will be held at 6 pm ree will be held at 6 pm Wednesday May 13nd, 2025 at the Toledo Fire Station training room, 285 NE Burgess Toledo, Oregon 97391. A30

Oregon 97391. A30
LCL25-0168
On May 29th , 2025 at 11:00 PM, a public sale will be held at Ideal Storage, 134 NE Metcalf Ave Siletz, OR 97380: Britaney Wooley - S010. Minimum bid \$50.00 Cash only. A30 M7

LCL25-0167 ESTATE OF ROSA LEE BAKER DECEASED

Notice to interested Persons (Case No.
25PB01872) in the Circuit Court of the State of
Oregon for the County of
Lincoin, Probate Department Notice is hereby
given that Tonya Marie
Coronado has been
appointed as the personal representative of the Coronado has been appointed as the personal representative of the above estate. All persons having claims against the estate are required to present them to the undersigned personal representative in care of the undersigned attorney at: 6500 S Macadam Ave., Ste. 300, Portland, OR 97239-3565 within four months after the date of publication of this notice, as stated below, or such claims may be barred. All persons whose rights may be barred. All persons whose rights may be affected by the proceedings in this estate may obtain additional information from the personal representative or the attorney for the personal representative bated and published April 30, 2025 Tonya Marie Coronado, Personal Representative Emma Marie Coronado, Person-al Representative Emma Crispin, OSB #223877, Law Offices of Nay 8 Friedenberg LLC, Attor-ney for Personal Repre-sentative, Portland, OR 97239-3565.

LCL25-0166 NOTICE OF

LCL25-0168 NOTICE OF BUDGET COMMITTEE MEETINGS Public meeting of the Budget Committee of the Yachats Rural Fire Pro-tection District. Lincoln County, State of Oregon, to discuss the budget for the fiscal year July 1, 2025 through June 30, 2026 will be held at 2056 for the fiscal year July 1.
2025 through June 30,
2026, will be held at 2056
Hwy 101 N. Yachats.
Oregon. The meeting will take place on May 12.
2025 at 10:30 AM. The
purpose of the meeting so receive the budget message from the budget officer and to receive comments from the public. The public meeting is where deliberation of the Budget Committee will take place. Any person may appear at the meeting and discuss the meeting and discuss the proposed programs with the Budget Committee. Acopy of the budget document may be inspected or obtained on or after

999 **PUBLIC NOTICES**

July 1, 2025, to June 30, 2026, will be held at the July 1, 2025, to June 30, 2026, will be held at the Administration Building and online at portofnew-port.com. Address: 600 SE Bay Blvd, Newport, OR 97365 Date: May 13, 2025 Time: 10:00 A.M. The purpose of the meeting is to receive the budget message and to receive comment from the public on the budget. This is a public meeting where deliberation of the Budget Committee will take place. Any person may appear at the meeting and discuss the proposed programs with the Budget Committee. A copy of the budget document may be inspected or obtained on or after April 14, at 10 A.M. at 600 SE Bay Blvd Newport, OR, 97365 between the hours of A.M. and 4 P.M. I CL 25-0184 CITY OF

LCL25-0184 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 submit-

Hall Council Chambers to consider Elle No. 1-CUP-25 a request submitted by applicant Katle 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; adequately accommodate the proposed use?

2) the request complies with the requise complies with the requise and the proposed use of the proposed

PUBLIC NOTICES

of the initial public hearing may request a continuance of the public hearing or that the record to 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 (address above) seven (Planning) Department (address above) seven days prior to the hearing. The application and all documents and evidence submitted in support of the application, the application and all documents and evidence submitted in support of the application, the application and all documents and evidence submitted in support of the application, the application at no cost; or copies may be purchased for reasonable cost at the sove address. Contact Derritt Tokos, Contact Derritt Tokos of the initial public hear

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URBAN RENEWAL

AGENCY NOTICE OF BUDGET COMMITTEE MEETING
A public meeting of the Budget Committee of the Toledo Urban Renewal Agency, Lincoln County, State of Oregon, to discuss the budget for the fiscal year July 1, 2025, to June 30, 2026 including the expenditure of State revenue sharing funds, will be held at the Toledo City Hall Council Chambers, 206 N Main St. The meeting will take place on Tuesday, May 13, 2025 at 6:00 p.m. The purpose of the meeting is to receive the budget meetings and to receive comment from the public on the budget. A copy of the budget document may be inspected or obtained after the May 13th meeting, at City Hall between the hours of 8 am. and 4 p.m. Additional meetings of the Budget Committee will he held on Thursday, May 15, 2025 at 6:00 p.m. and (if needed) Tuesday, May 20, 2025 at 6:00 Id on Thursday, May, 2025 at 6:00 p.m. of (if needed) Tuesday, ay 20, 2025 at 6:00 m. at the Toledo City Ill Council Chambers, ese are public meetises where deliberation the Budget Commites will take place. The bild is invited to attend a meetings electronilly through the Zoom teo meeting platform. In the commitments or suggesnes can also be subted in writing to the ty Recorder. Toledo by Hall is handicaped cessible. Please contained the City Recorder at a ligueroa@cityofoler. org or \$41-336-247 you will need other sistance or for addinal information. This lice is also published. notice is also published on the City of Toledo's web page at www.cityof-toledo.org. A30

LCL25-0153 CITY OF TOLEDO NOTICE OF BUDGET COMMITTEE

BUDGET COMMITTEE
MEETING
public meeting of the
tudget Committee of the
tity of Toledo, Lincoln
county, State of Oregon,
discuss the budget
or the fiscal year July 1,
025, to June 30, 2026
foulding the expenditure
fistate revenue sharing
unds, will be held at the
loledo City Hall Council
hambers, 208 N Malin
t. The meeting will take
lace on Tuesday, May
3, 2025 at 6:00 p.m. The
urpose of the meeting
to receive the budget MEETING purpose of the meeting is to receive the budget message and to receive comment from the public on the budget. A copy of the budget. A copy of the budget. A copy of the budget document may be inspected or obtained after the May 13th meeting, at City Hall between the hours of 8 a.m. and 4 p.m. Additional meetings of the Budget Committee will he held on Thursday, May 15, 2025 at 6:00 p.m. and (if needed) Tuesday, May 20, 2025 at 6:00 p.m. at the Tolodo City Hall Council Chambers. These are public meetings where deliberation of the Budget Committee will take place. The

999 **PUBLIC NOTICES**

the meetings electronically through the Zoom video meeting platform. Comments or suggestions can also be submitted in writing to the City Recorder. Toledo City Hall is handicappea accessible. Please continued in the City Recorder. Toledo cong or 541-338-224 fly ou will need other assistance or for additional information. This notice is also published on the City of Toledo's web page at www.cityofoledo.org. A30

LCL25-0161 NOTICE

OF A PUBLIC HEARING
The following request will

LCL25-0161 NOTICE
OF A PUBLIC HEARING
The following request will
be reviewed at a publicering between the city of
Medy 7, 2025. The meeting begins at 6:00 pm
and will be held in the
Council Chambers in the
Cornagion. Any comments
you wish to make will
be appreciated. Contact
Planner Justin Feterson
at (541) 336-2247 ext.
2130 for further information. In-Person and Virtual
Meeting: The meeting
will be held at Toledo
City Hall with an option
for attendance through
the Zoom video meeting platform. Call (541)
338-2247 ext. 2130 or
-mail planning@cityoftoledo.org/meetings for
the meeting login information or visit www.cityoftoledo.org/meetings for
the meeting details. City
File No. ZOA-1-25 and
PA-1-25 are proposed
ordinances to amend the
existing housing standards in Title 17 includordinators of the control of the control of the commercial (PCG) zone, and the Main Street Overlay, and Title 16 Subdivisions. In addition, the proposed ordinance also includes updated definitions and Title 19 Land Use Procedures. Last, the proposed ordinance also includes updates to the Comprehensive Plan text and map to revise planning and housing policies and creating a new Commercial Residential Overlay Zone. Criteria for the request: City of Toledo Charter (Ordinance Adoption), Oregon Ratewide Planning Goals, Oregon Administrative Rules, and Oregon Statewide Planning Codes, Oregon Administrative Rules, and Cregon Statutes, Toledo Comprehensive Land Use Plan Code Chapter 18 (Subdivisions), and Toledo Municipal Code Chapter 19 (Land Use Plan Cocument (TMC Chapternie) (Land Use Plan Document (TMC Ch

999 PUBLIC NOTICES

able cost. The staff report and recommendation to the City Council will be available for review at no cost seven days before the scheduled hearings and copies can be provided on request at a reasonable cost. You may present your testimony at the public hearing or provide written comments to the Planning Department prior to the public hearing or provide written comments to the Planning Department prior to the public hearing or provide the real usue in person or by letter at the hearing, or failure to provide statements or evidence sufficient to afford the decision-maker an opportunity to respond to the issue, means that an appeal based on that issue cannot be filed with the State Land Use Board of Appeals. AS3 A30 able cost. The staff report

Sambo De line Share Interest S and Use Board of Appeals. A23 A25 LCL25-0142 NOTICE OF SHERIFF'S SALE #25-0351 On May 29, 2025, at the hour of 10:00 a.m., at the Lincoln County Courthouse, 225 W Olive St, Room 203, in the City of Newport, Oregon, the defendants' interests will be sold, subject to redemption, in the following time share interests, all of which will be sold individually and all of which are located at 939 NW Highway 101, Depoe Bay, OR 97341, commonly known as THE RESORT AT WHALE POINTE CONDOMINIUMS: (1) Time Share Interest B in Unit 323, (3) Time Share Interest B in Unit 323, (3) Time Share Interest C in Unit 324, (4) Time Share Interest K in Unit 324, (5) Time Share Interest K in Unit 324, (5) Time Share Interest K in Unit 324, (5) Time Share Interest K in Unit 344, (5) Time Share Interest K in Unit 348, (7) Time Share Interest K in Unit 418, (7) Ti under the Declaration of Co-Ownership Program at The Resort at Whale Pointe II Condominium, being a one-thirteenth interest in Unit 604, (8) Time Share Interest I, under the Declaration of Co-Ownership Program at The Resort at Whale Pointe II Condominium, being a one-thirteenth being a one-thirteenth Pointe II Condominium, being a one-thirteenth interest in Unit 502. (9) Time Share Interest B, under the Declaration of Co-Cwnership Program at The Resort at Whale Pointe II Condominium, being a one-thirteenth interest in Unit 401, & (10) Time Share Interest Or Co-Cwnership Program at The Resort at Whale Pointe II Condominium, being a one-thirteenth interest in Unit 616. The Court case number is and the state of t

LCL25-0145 NOTICE TO INTERESTED PERSONS. Notice is hereby given pursuant to ORS 113.155 that the undersigned has

colny

qualified as the personal representative of the ESTATE OF CHERI LYNN PEABODY. DECEASED, LINCOIN COUNT CASE Number 25PB02942. All persons having claims against the estate are hereby required to present the the estate are hereby required to present the same, with proper vouching, which was the same, with proper vouching, within four months after the date of first publication of this notice, as stated below, to the personal representative at PO Box 1768, Newport OR 97365 or they may be barred, All persons whose rights may be affected by the proceedings in this estate may obtain additional information from the records of the court, the records of the court, the records of the court, the personal representative of the Estate of Cherl Lynn Peabody, Carl Lynn Lovejoy, Attorney at Law, Attorney for Personal Representative, PO Box 1768, Newport OR 97365.

LCL25-00148 NOTICE

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PUBLIC NOTICES

LCL25-00146 NOTICE

TCL25-00146 NOTICE
TO INTERESTED
PERSONS.
Notice is hereby given
pursuant to ORS 113.155
that the undersigned has
been appointed and has
qualified as the personal representative of the
ESTATE OF SALLY FAY
HBDON, DECEASED,
Lincoln County Circuit
Court Case Number
25PB02943. All persons
having clalms against Court Case Number 257802943. All persons having claims against the estate are hereby required to present the estate are hereby required to present the estate are hereby required to present the estate with proper vouchers, within four months after the date of first publication of this notice, as stated below, to the personal representative at PO Box 1768, Newport OR 97365 or they may be barred. All persons whose rights may be affected by the proceedings in this estate may obtain additional information from the personal representative or the attorney for the personal representative or the attorney for the personal representative of the Estate of Sally Fay Hibdon, Garl Lynn Lovejoy, Attorney at Law, Attorney for Personal Representatives, PO Box 1768, Newport OR 97365.

LCL25-0147 NOTICE

LCL25-0147 NOTICE TO INTERESTED PERSONS.

Notice is hereby given pursuant to ORS 113.155 that the undersigned has been appointed and has qualified as the and has qualified as the personal representative of the ESTATE OF DANIEL ALVIN CHRISTIANSON, DECEASED, Lincoln County Circuit Case Number 25PB01942. All persons having claims against the estate are hereby required to present the same, with proper vouchers, within four matter the date of first publication of this notice, as stated below, to the perafter the date of first pub-lication of this notice, as stated below, to the per-sonal representative at PO Box 1788, Newport OR 97365 or they may be barred. All persons whose rights may be affected by the proceed-ings in this estate may obtain additional infor-mation from the records of the court, the personal representative. Date first published: April 23, 2025. Julie Michelle Reed, Per-sonal Representatives of the Estate of Daniel Alvin Christianson, Gari Lynn Lovejoy, Attorney at Law, Attorney for Per-sonal Representative Per-sonal Representative of 17365.

LCL25-0148 NOTICE TO INTERESTED PERSONS.

Notice is hereby given pursuant to ORS 113.155 that the undersigned has been appointed and has qualified as the personal representa-tive of the ESTATE OF