

CITY OF NEWPORT

NOTICE OF A PUBLIC HEARING¹

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Newport, Oregon, will hold a public hearing on August 26, 2019, to consider approval of the following request:

File No. 1-ADJ-19

Applicant and Owner: Scott & Mary Rogers

Request: Approval of an adjustment to Section 14.10.010 (Height Limitations) of the Newport Municipal Code (NMC) authorizing a 33 foot 7.5 inch average maximum building height for construction of a single family dwelling on property located within an R-2 zone district. This constitutes a 12% increase to the 30-foot building height limit. The request is an adjustment between 10-40% and requires a Planning Commission decision pursuant to NMC Section 14.33.030(B).

Location: 844 SE Crescent Pl (Assessor's Map 11-11-09-CA, Tax Lot 5700).

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

Testimony: Testimony and evidence must be directed toward the criteria described above or other criteria in the Comprehensive Plan and its implementing ordinances 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. Testimony may be submitted in written or oral form. Oral and written testimony will be taken during the course of the public hearing. Letters to the Community Development/Planning Department (address under "Reports/Materials") must be received by 5:00 p.m. the day of the hearing or be personally entered into the record during the hearing. The hearing will include a report by staff, testimony (both oral and written) from those in favor or opposed to the application, rebuttal by the applicant, and questions and deliberation by the Planning Commission. Pursuant to ORS 197.763 (6), any person prior to the conclusion of the initial public hearing may request a continuance of the public hearing or that the record is left open for at least seven days to present additional evidence, arguments, or testimony regarding the application.

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

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

Time/Place of Hearing: Monday, August 26, 2019; 7:00 p.m.; City Hall Council Chambers (address above in "Reports/Materials").

MAILED: July 29, 2019.

PUBLISHED: August 16, 2019/News-Times.

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

