

**CITY OF NEWPORT
NOTICE OF A PUBLIC HEARING ¹**

NOTICE IS HEREBY GIVEN that the City Council of the City of Newport, Oregon, will hold a public hearing on Monday, May 21, 2018, to review the following request for annexation, zone designation, and withdrawal:

File No. 1-AX-18 / 2-Z-18

Applicant: GSBN, LLC (Garrett Bush, agent).

Request: Consideration of requests to: **(1) annex approximately 3.73 acres of real property** (consisting of property currently identified as Tax Lot 00200 and 00700 of Assessor's Tax Map 11-11-20-AB) into the Newport city limits; **(2) amend the City of Newport Zoning Map to establish an R-2/"Medium Density Single-Family Residential" zoning designation for the southernmost 214.3 feet of Tax Lot 00200 and establish an I-1/"Light Industrial" zoning designation for the balance of Tax Lot 00200 and Tax Lot 00700** consistent with the existing Newport Comprehensive Plan designation of Low Density Residential and Industrial; and **(3) withdraw said territory from the Newport Rural Fire Protection District and the Lincoln County Library District.**

Applicable Criteria: (1) Annexations (as per Newport Municipal Code (NMC) Section 14.37.040): The required consents have been filed with the city; the territory to be annexed is within the acknowledged urban growth boundary (UGB); and the territory to be annexed is contiguous to the existing city limits. (2) Zone Map Amendments (as per NMC Section 14.36.010): Findings that the proposed zoning is consistent with the Comprehensive Plan Map, furthers a public necessity, and promotes the general welfare.

Location: Lincoln County Assessor's Map 11-11-20-AB, Tax Lot 200 (4401 S Coast Hwy) and Lincoln County Assessor's Map 11-11-20-AB, Tax Lot 700.

Testimony: Testimony and evidence must be directed toward the criteria described above or other criteria in the Newport Comprehensive Plan and its implementing ordinances that a person believes applies to the decision. Failure to raise an issue with sufficient specificity to afford the city and the parties an opportunity to respond to that issue precludes an appeal (including to the Land Use Board of Appeals) based on that issue. Testimony may be submitted in written or oral form. Oral and written testimony will be taken during the course of the public hearing. Letters to the Community Development (Planning) Department (address below in "Reports/Application Material") must be received by 5:00 p.m. the day of the hearing or must be submitted to the City Council in person during the hearing. The hearing will include a report by staff, testimony (both oral and written) from the applicant, those in favor or opposed to the application, and questions and deliberation by the City Council. Pursuant to ORS 197.763 (6), any person prior to the conclusion of the initial public hearing may request a continuance of the public hearing or that the record be left open for at least seven days to present additional evidence, arguments, or testimony regarding the application.

Reports/Application Materials: The staff report may be reviewed or 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, 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 (mailing address above in "Reports/Application Materials").

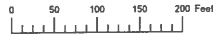
Time/Place of City Council Hearing: Monday, May 21, 2018; 6:00 p.m.; City Hall Council Chambers (address above in "Reports/Application Materials").

MAILED: April 24, 2018

PUBLISHED: Wednesday, May 9, 2018, and Wednesday, May 16, 2018/News-Times.

¹ This notice is being sent to the applicant, the applicant's authorized agent (if any), affected property owners within 200 feet of the subject property (according to Lincoln County tax records), affected public/private utilities/agencies within Lincoln County, and affected city departments.

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

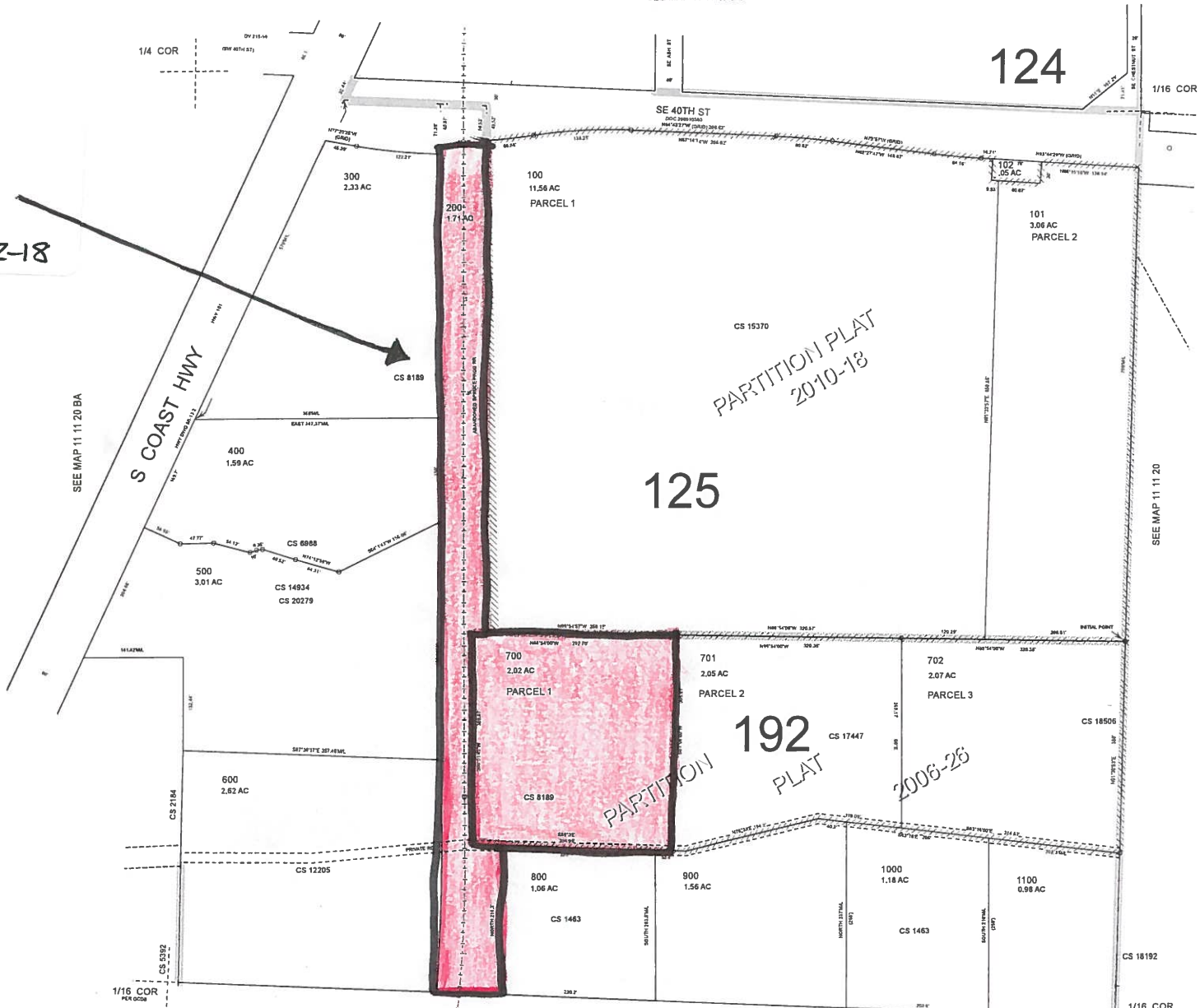


N.W.1/4 N.E.1/4 SEC.20 T.11S. R.11W. W.M.
LINCOLN COUNTY
1" = 100'

11 11 20 AB
NEWPORT

SEE MAP 11 11 17 DC

Subject Properties
File No. 1-AX-18/2-Z-18



PARTITION PLAT
2010-18

125

PARTITION
192
PLAT

2006-26

SEE MAP 11 11 20

Revised: CEE
01/06/2011

NEWPORT
11 11 20 AB