

**CITY OF NEWPORT
PUBLIC NOTICE¹**

NOTICE IS HEREBY GIVEN that an application for a tentative plan for a minor replat has been filed with the Community Development (Planning) Department of the City of Newport, Oregon.

File No. 1-MRP-18:

Applicant(s) and Owner(s): Maples/Hollen Revocable Trust (Owner); Jeffrey C. Hollen, (Authorized Representative).

Request: Per Section 13.05.095 of the Newport Municipal Code, consideration of a tentative plan approval for a minor replat to modify lot dimensions in a portion of a platted subdivision. The applicant is proposing to replat Lots 2, 3, 6 and a portion of Lot 7, Block 37, a portion of Block 38, and portions of Lots 9 and 10, Block 39, Plat of Agate Beach together with Lots 4 and 5, Block 37, Plat of Agate Beach No. 2 and vacated right-of-way into six 5,005+ square foot parcels. The subject property is located in a R-4/"Residential-High Density Multi-Family" zoning district. All application materials and evidence submitted by the applicant are available for review and copies may be obtained at cost at the Community Development (Planning) Department (address below under "Testimony").

Location: Lincoln County Assessor's Tax Map 10-11-29-BD, Tax Lot 4001 (5256 NW Rocky Way). See attached map.

Applicable Criteria: The minor replat request must be consistent with those standards set forth in City of Newport Municipal Code Section 13.05.095(A), which are as follows: (a) The tentative plan complies with the definition of a replat; (b) All lots within the tentative plan meet the requirements for configuring lots and or parcels listed under Section 13.05.030 or, if the original lots or parcels were nonconforming, the resultant lots or parcels will be less nonconforming; (c) Approval of the tentative plan does not interfere with the provision of key public facilities; (d) public facilities serving the proposed lots or parcels are adequate pursuant to Section 13.05.045 and all required public improvements are being provided; (e) any required geologic hazard report concludes that the property can be developed in the manner proposed; and (f) The applicant has agreed to sign a consent to participate in sewer, water, or street local improvement districts that the subject lots would be part of once those districts are formed. Said consent shall be a separate document recorded upon the lots subject to the partition. The document shall be recorded prior to final plat approval.

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 the issue precludes an appeal (including to the Land Use Board of Appeals) based on that issue. You may submit testimony in written form by 5:00 p.m. **June 27, 2018** (14 days from the date this notice was mailed), to the Newport Community Development (Planning) Department, City Hall, 169 SW Coast Hwy, Newport, Oregon 97365. If the 14th day falls on a legal holiday, the deadline for comments shall be extended to 5:00 p.m. on the next business day. The Community Development (Planning) Director will review the application material, submitted testimony, and other related information as applicable to the proposed application in making a decision. The applicant and those making written comment will be notified of the Community Development (Planning) Director's decision.

Contact: Derrick Tokos, Community Development Director, (541) 574-0626 (address above under "Testimony").

DATE NOTICE MAILED: June 13, 2018.

¹ This notice is being sent to the applicant, the applicant's authorized agent (if any), affected property owners within 100 feet of the subject property (according to Lincoln County tax records); affected public/private utilities/agencies within Lincoln County; and affected city departments.

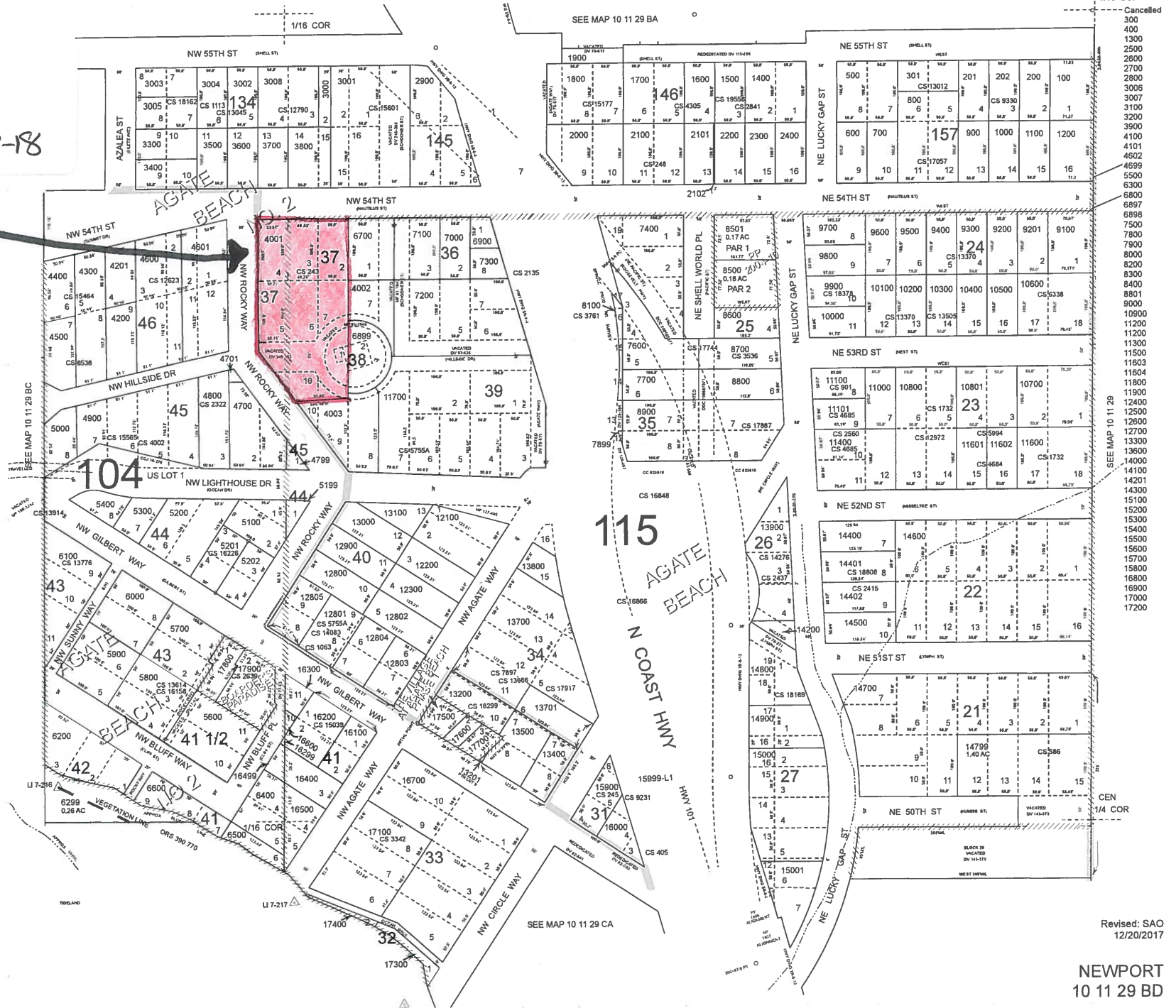
THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

0 50 100 150 200 Feet

S.E. 1/4 N.W. 1/4 SEC. 29 T. 10S. R. 11W. W.M.
LINCOLN COUNTY
1" = 100'

10 11 29 BD
NEWPORT

Subject Property
File No. 1-MRP-18



Revised: SAO
12/20/2017

NEWPORT
10 11 29 BD

