

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

**This meeting will be conducted by video-conference. Please contact the Community Development Department at the phone number or email listed below for options on how you can participate in the hearing.**

**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of Newport, Oregon, will hold a public hearing on December 14, 2020, to review and make a recommendation to the Newport City Council on the following request. A public hearing before the City Council will be held at a later date.

**File No.:** 1-UGB-20 / 1-CP-20.

**Applicant & Owners:** Boston Timber Opportunities, LLC (Casey Fisher, Member) (Mercedes Serra, 3J Consulting, Inc. authorized representative).

**Location/Subject Properties:** Tax Map 10-11-33-00, Tax Lot 100 and Tax Map 12-11-05-00, Tax Lot 801 (853 SE 98th St).

**Request:** A request for a major amendment to the Newport Urban Growth Boundary, that will add approximately 43.4-acres (Site "A") and remove approximately 71.4-acres (Site "B"). Land area within the UGB that is to be removed is designated as High-Density Residential. Property outside the UGB is designated for forest uses. The change accommodates amendments to the City's Comprehensive Plan maps for the parcel being added to show the site as High Density Residential. The parcel to be removed from the UGB is intended to receive a Comprehensive Plan designation consistent with its designation on the Lincoln County Zoning map as RR-10.

**Applicable Criteria:** Provisions of the "Urbanization" element of the Newport Comprehensive Plan require findings regarding the following for the proposed UGB amendment: A.) Land Need: Establishment and change of urban growth boundaries shall be based on the following: 1.) Demonstrated need to accommodate long-range urban population, consistent with a 20-year population forecast coordinated with affected local governments; and 2.) Demonstrated need for housing, employment opportunities, livability or uses such as public facilities, streets, and roads, schools, parks and open space, or any combination of the need categories in this subsection. B.) Boundary Location: The location of the urban growth boundary and changes to the boundary shall be determined by evaluating alternative boundary locations consistent with ORS 197.298 and with consideration of the following factors: 1) Efficient accommodation of identified land needs; 2) Orderly and economic provision of public facilities and services; 3.) Comparative environmental, energy, economic, and social consequences; and 4.) Compatibility of the proposed urban uses with nearby agricultural and forest activities occurring on farm and forest land outside the UGB. C.) Compliance with applicable Statewide Planning Goals, unless an exception is taken to a particular goal requirement.

**Testimony:** Testimony and evidence must be directed toward the request above or other criteria, including criteria within 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 testimony and written testimony will be taken during the course of the public hearing. The hearing may include a report by staff, testimony from the applicant and proponents, testimony from opponents, rebuttal by the applicant, and questions and deliberation by the Planning Commission. Written testimony sent to the Community Development (Planning) Department (address under "Reports/Materials") must be received by 2:00 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. 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/Materials:** Material related to the proposed amendment may be reviewed or a copy purchased at the Newport Community Development (Planning) Department, City Hall, 169 S.W. Coast Hwy, Newport, Oregon, 97365. Please note that this is a legislative public hearing process and changes to the proposed amendment may be recommended and made through the public hearing process and those changes may also be inspected at no cost or copies may be purchased for reasonable cost at this address.

**Contact:** Derrick Tokos, Community Development Director (541) 574-0626 (address above in "Reports/Materials").

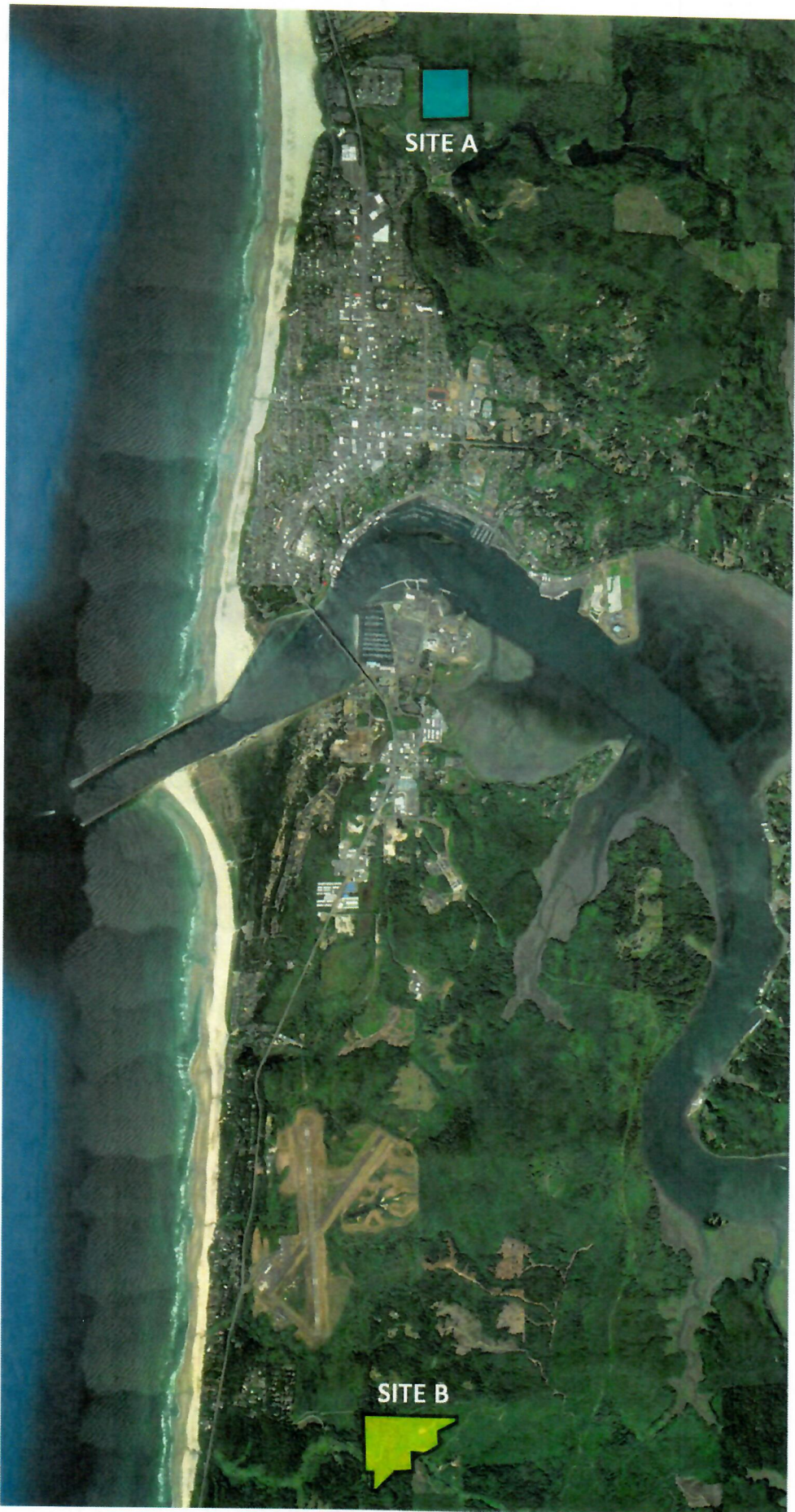
**Time/Place of Hearing:** Monday, December 14, 2020; 7:00 p.m.; City Hall Council Chambers (address above in "Reports/Materials").

**MAILED:** November 23, 2020.

**PUBLISHED:** Friday, December 4, 2020.

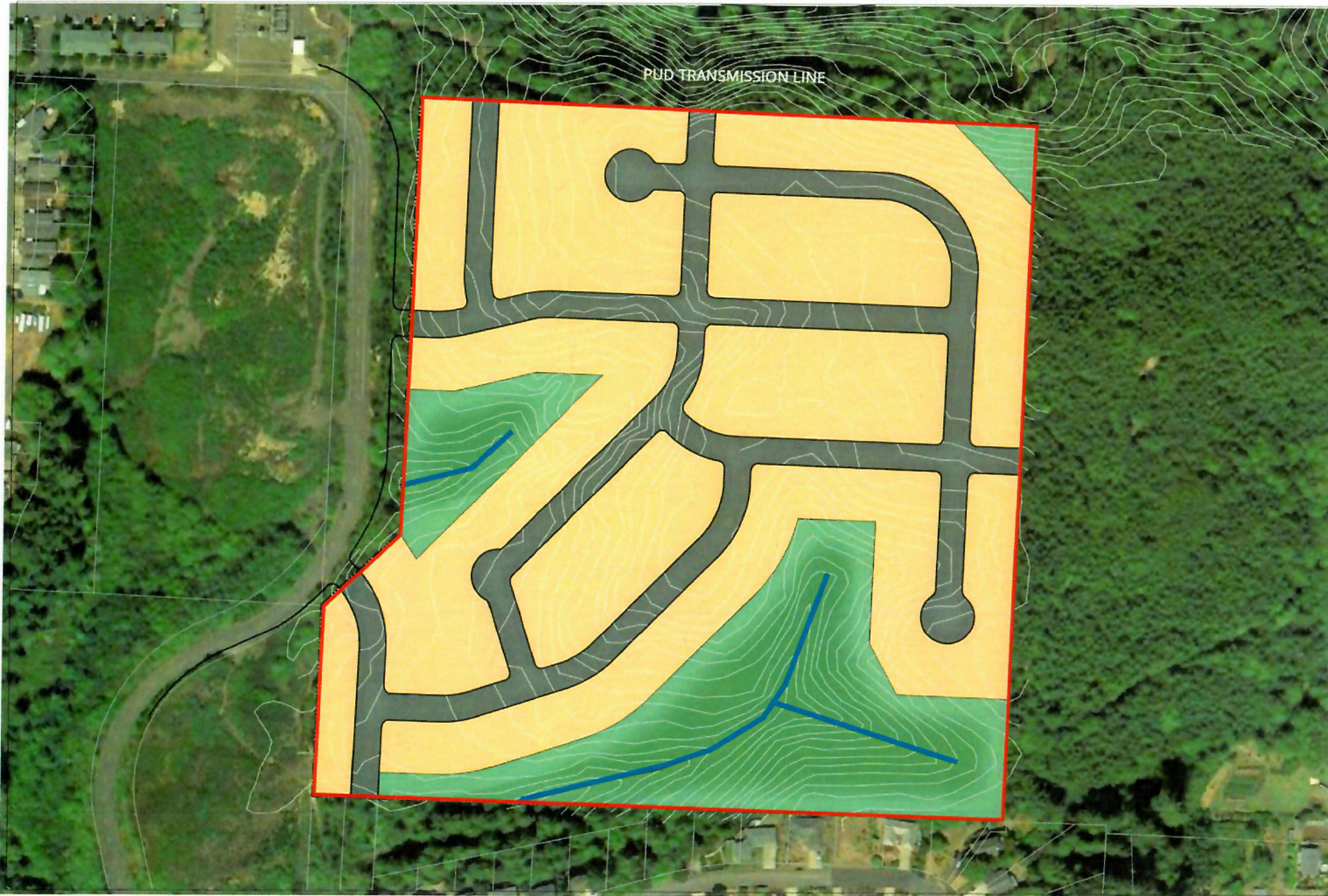
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<sup>1</sup> This notice is being sent to affected property owners within 300 feet of the subject property (according to Lincoln County tax records), affected public utilities and agencies, and affected city departments.



# Site "A"

Tax Map 10-11-33-00, Tax Lot 100



### SITE NOTE

SITE SWAP HAS BEEN PREPARED USING DATA FROM EXISTING TAX MAPS AND COUNTY PUBLIC DATA. THIS MAP HAS BEEN PREPARED FOR OPERATIVE PURPOSES ONLY. ALL BOUNDARY AND OTHER ACTUAL INFORMATION SHOULD BE VERIFIED BY A PROFESSIONAL LAND SURVEYOR.

### LEGEND

- DEVELOPABLE LOT AREA  
21.6 ACRES
- STREAM BUFFER/STEEP SLOPES  
8.4 ACRES
- POTENTIAL STREAM ALIGNMENT



SCALE: 1" = 200'  
0 200

**NEWPORT UGB SWAP**

HANCOCK FOREST MANAGEMENT

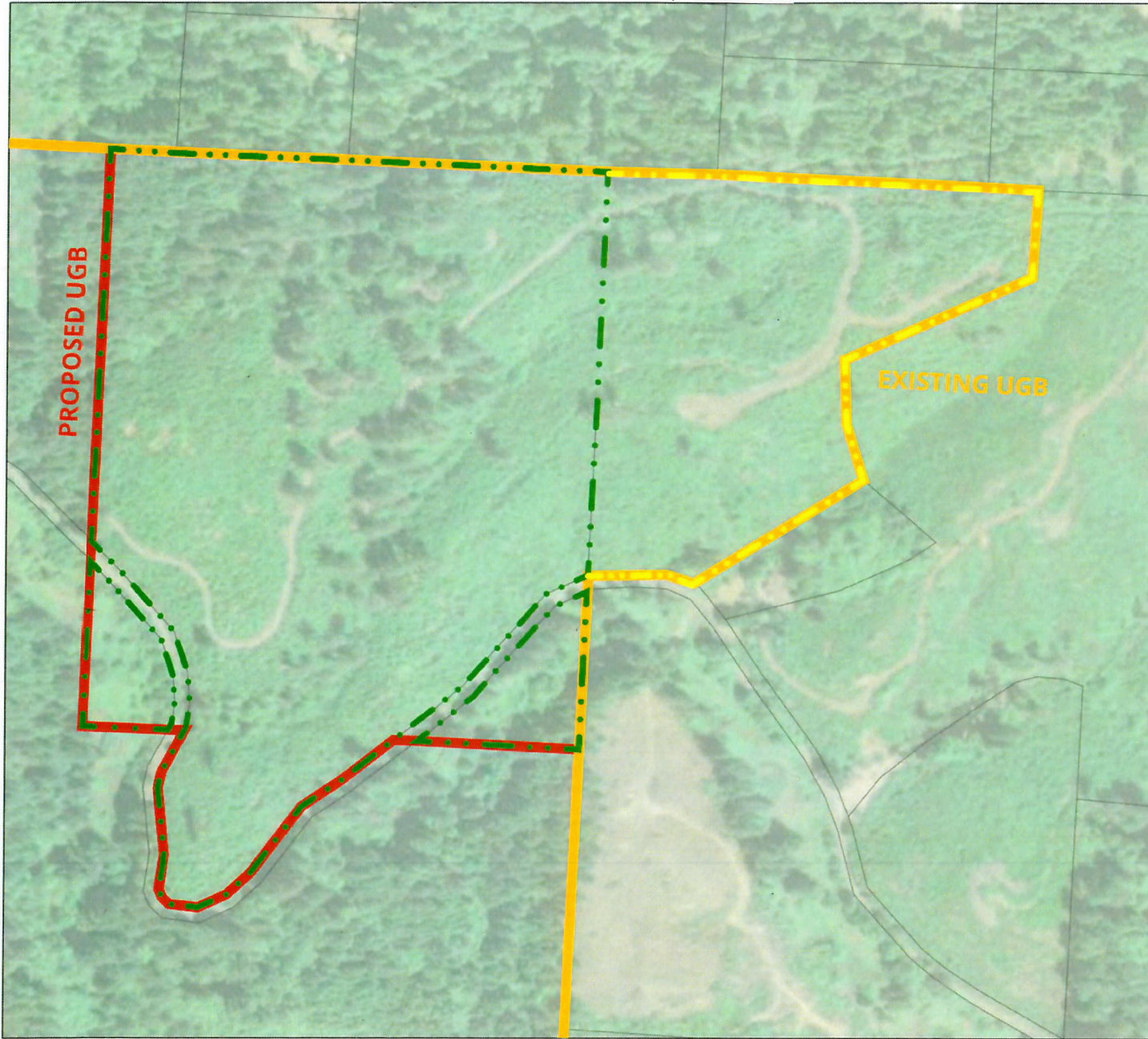
07/25/19

CONCEPTUAL SITE PLAN

**3J CONSULTING**  
CIVIL ENGINEERING | WATER RESOURCES | LAND USE PLANNING

# Site "B"

Tax Map 12-11-05-00, Tax Lot 801



## EXISTING ZONING | COMP PLAN DESIGNATION

71 RURAL RESIDENTIAL (RR 10) |  
ACRES HIGH DENSITY RESIDENTIAL (HDR)

## SITE NOTE

SITE MAP HAS BEEN PREPARED USING DATA FROM EXISTING COUNTY SURVEYOR DATA AND USGS ELEVATION DATA. THIS MAP HAS BEEN PREPARED FOR ILLUSTRATIVE PURPOSES ONLY. ALL BOUNDARY AND DIMENSIONAL INFORMATION SHOULD BE VERIFIED BY A PROFESSIONAL LAND SURVEYOR.



SCALE: 1" = 400'



## HANCOCK UGB ADJUSTMENT

UGB AMENDMENT EXHIBIT

## 3J CONSULTING

CIVIL ENGINEERING · WATER RESOURCES · LAND USE PLANNING

SEPTEMBER 2020