

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

**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of Newport, Oregon, will hold a public hearing on Monday, December 9, 2019, to review amendments to the City of Newport's Nye Beach Design Review land use regulations and to make a recommendation to the City Council as to whether or not the amendments should be adopted. A public hearing before the City Council will be held at a later date and notice will be provided for the Council hearing.

**File No. 5-Z-19**

**Applicants:** City of Newport.

**Proposal:** Amendments to Section 14.30.080, Permitted Uses, and Section 14.30.100, Special Zoning Standards in Design Review Districts, to allow residential uses at street grade in C-2 zoned areas within the Historic Nye Beach Design Review District that are north of NW 6<sup>th</sup> Street and south of NW 2<sup>nd</sup> Court. The current regulations allow residential uses at street grade in these areas only for properties that border Coast Street, Cliff Street or Olive Street.

**Subject Property:** Changes will affect C-2 zoned property within the Historic Nye Beach Design Review District. A map of the Historic Nye Beach Design Review District is attached Exhibit "A."

**Applicable Criteria:** Pursuant to Newport Municipal Code (NMC) Section 14.36.010: Findings that the amendment to the Zoning Ordinance is required by public necessity and the general welfare of the community.

**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 Planning Commission 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 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 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 Planning Commission Hearing:** Monday, December 9, 2017; 7:00 p.m.; City Hall Council Chambers (address above in "Reports/Application Materials").

**MAILED:** November 15, 2019.

**PUBLISHED:** November 29, 2019/News-Times.

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<sup>1</sup> 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.

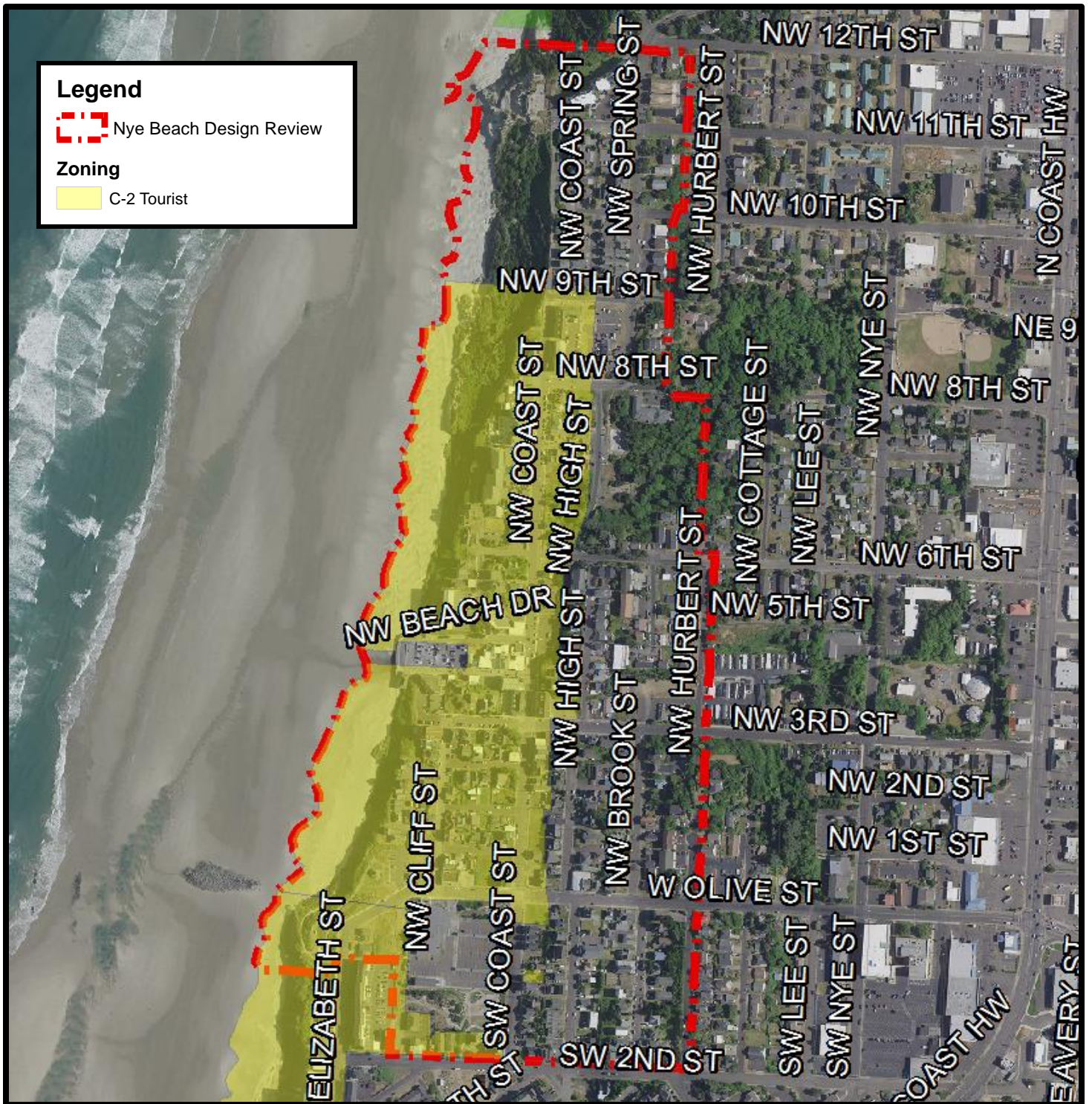


Exhibit "A"

Historic Nye Beach Design Review District

C-2 Tourist Zoning