

CITY OF NEWPORT
NOTICE OF A PUBLIC HEARING ON A PARTIAL STREET VACATION¹

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 and make a recommendation to the Newport City Council on a partial street vacation as requested in:

File No.: 2-SV-19

Applicant: Initiated by the City Council, at the request of Todd Woodley on behalf of Wyndhaven Ridge, LLC.

Request/Subject Property: The request is to vacate undeveloped portions of the NE 31st Street right-of-way to establish a uniform width of 60-feet to either side of the roadway centerline. The applicant is looking to position the property, specifically the portion on the south side of the street, for multi-family development. The irregular boundary and variable width of the NE 31st Street right-of-way, particularly where it borders the developable portion of the applicants property (i.e. the east half of the alignment), creates obstacles to development that this proposal will address. (See the attached illustration of the proposed area to be vacated).

Date Request Received: The street vacation was initiated by the City Council at applicants request on November 4, 2019.

Applicable Criteria: Oregon Revised Statutes (ORS) 271.120 requires that: (1) The consent of the owners of the requisite area have been obtained; (2) Notice has been duly given; and (3) The public interest will not be prejudiced by the vacation of such plat or street or parts thereof.

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 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 5:00 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: The staff report may be reviewed or a copy purchased at the Newport Community Development (Planning) Department, City Hall, 169 S.W. Coast Hwy, Newport, Oregon, 97365, seven days prior to the hearing. The file materials and the applicable criteria are currently 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 (address above in "Reports/Materials").

Time/Place of Hearing: Monday, December 9, 2019; 7:00 p.m.; City Hall Council Chambers (address above in "Reports/Materials").

MAILED: November 15, 2019.

PUBLISHED: Friday, November 22, 2019; Friday, November 29, 2019; and Wednesday, December 4, 2019/ Newport News-Times.

¹ Notice of the public hearing is being sent to affected property owners (according to Lincoln County Assessor's records) within the notification distance required for the request, affected public/private utilities/agencies, and affected city departments.

DATE SIGNED:

WYNDHAVEN RIDGE

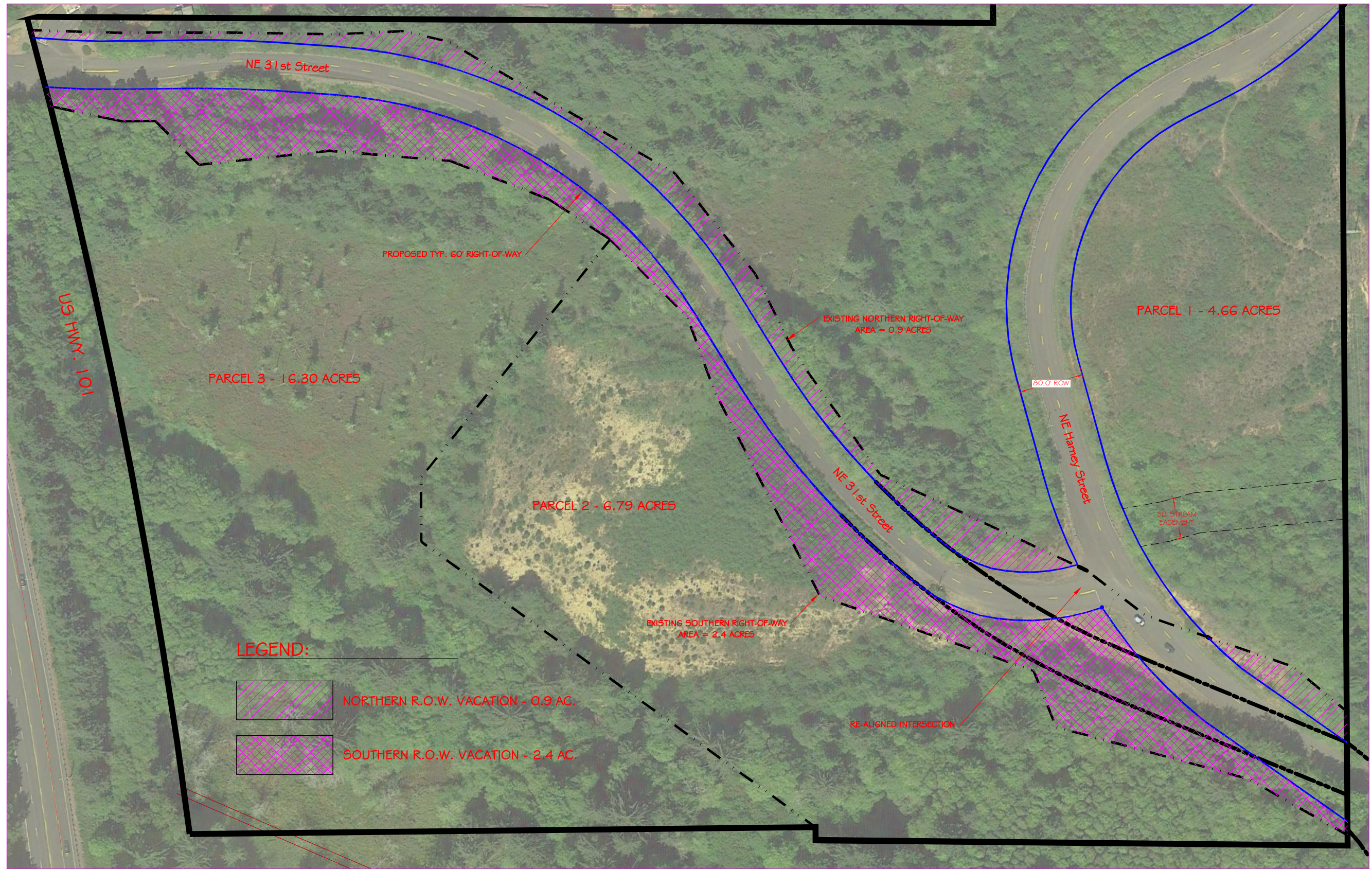
WYNDHAVEN RIDGE, LLC

NEWPORT, OR

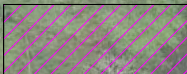

NO.	REVISIONS DESCRIPTION	DATE	BY

SHEET TITLE:
 31st Street
 Modified
 Right-of-Way
 General Layout

EXHIBIT A



LEGEND:

-  NORTHERN R.O.W. VACATION - 0.9 AC.
-  SOUTHERN R.O.W. VACATION - 2.4 AC.

