

**CITY OF NEWPORT
PUBLIC NOTICE¹**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Newport, Oregon, will hold a public hearing to consider the following Conditional Use Permit request:

File No. 3-CUP-19:

Applicants & Representatives: Mariner Enterprises, Inc. (Oak Bay Marine Group, 1327 Beach Drive, Victoria, BC, Canada, V8S 2N4), property owner. (Dustin Capri, Capri Architecture, authorized representative).

Request: Approval of a request per Section 14.03.080/"Water-Dependent and Water-Related Uses" of the Newport Zoning Ordinance, for a modification to a conditional use permit (File No. 3-CUP-18) to renovate the existing building at Mariner Square to accommodate a new central entry; add new roofs over the east and west portions of the existing building; and reside the existing building. There will be a small addition between the existing building and Bay Boulevard and the proposal includes new signage and interior/exterior thematic exhibits. The subject property is located in a W-2/"Water-Related" zone.

Location/Subject Property: 250 SW Bay Blvd, Newport, OR 97365 (Assessor's Map 11-11-08-AC, Tax Lots 9900, 10000, 10100, 10200, 10300 & 10800).

Applicable Criteria: NMC Chapter 14.34.050: (1) The public facilities can adequately accommodate the proposed use; 2) the request complies with the requirements of the underlying zone or overlay zone; 3) the proposed use does not have an adverse impact greater than existing uses on nearby properties, or impacts can be ameliorated through imposition of conditions of approval; and 4) a proposed building or building modification is consistent with the overall development character of the neighborhood with regard to building size and height, considering both existing buildings and potential buildings allowable as uses permitted outright.

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 that issue precludes an appeal (including to the Land Use Board of Appeals) based on that issue. Submit testimony in written or oral form. Oral testimony and written testimony will be taken during the course of the public hearing. Letters sent to the Community Development (Planning) Department (address below under "Reports/Application Material") 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. The hearing will include a report by staff, testimony (both oral and written) from the applicant and those in favor or opposed to the application, rebuttal by the applicant, 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 Material: The staff report may be reviewed or a copy 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 (including the application and all documents and evidence submitted in support of the application), the 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 (address above in "Reports/Application Material").

Time/Place of Hearing: Monday, May 13, 2019; 7:00 p.m.; City Hall Council Chambers (address above in "Reports/Application Material").

MAILED: April 8, 2019.

PUBLISHED: May 3, 2019/News-Times.

¹ Notice of this action is being sent to the following: (1) Affected property owners within 200 feet of the subject property according to Lincoln County tax records; (2) affected public utilities within Lincoln County; and (3) affected city departments.

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

0 50 100 150 200 Feet
1" = 100'

S.W.1/4 N.E.1/4 SEC.8 T.11S. R.11W. W.M.
LINCOLN COUNTY
1" = 100'

11 11 08 AC
NEWPORT

Subject Properties
File No. 3-CUP-19



Cancelled
204
1200
1800
2500
4700
6000
6200
6600
6700
8100
8200
8400
8500
8700
8800
9100
9200
9300
9600
9700
10400
10500
10600
10700
10801
11501
11502
11700
12500
12600
12700
12800
13001
13002
13004

SEE MAP 11 11 08 AD

Revised: SAO
01/23/2019

NEWPORT
11 11 08 AC