

**CITY OF NEWPORT
PUBLIC NOTICE¹**

NOTICE IS HEREBY GIVEN that an application for a Conditional Use Permit has been filed with the Community Development (Planning) Department.

File No. 5-CUP-19:

Applicant & Property Owner: Marc Trujilo, PO Box 453, Toledo, OR 97391 (TMP Properties LLC, PO Box 936, Waldport, OR 97394, property owner).

Request: Approval of a request per Section 14.03.070(8)(a)“Commercial and Industrial Uses/Manufacturing and Production/Light Manufacturing” of the Newport Zoning Ordinance, for a conditional use permit to operate a CBD distillate refinement processing facility at 202 E Olive Street. The subject property is located in a C-3/“Heavy Commercial” zone, where manufacturing and production is permitted as a light manufacturing use following the issuance of a conditional use permit.

Location: 202 E Olive St. (Lincoln County Assessor’s Map 11-11-08-AB; Tax Lot 8600).

Applicable Criteria: NZO Section 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 the issue precludes an appeal based on that issue. You may submit testimony in written form by **5:00 p.m. August 12, 2019**, to the Newport Community Development (Planning) Department, City Hall, 169 SW Coast Hwy, Newport, Oregon, 97365.

Those making written comment will be notified of the Community Development (Planning) Department’s decision.

Contact: Rachel Cotton, Associate Planner, (541) 574-3341; r.cotton@newportoregon.gov (mailing address above under “Testimony”).

MAILED: July 29, 2019.

¹Notice 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/private utilities/agencies within Lincoln County; and (3) affected city departments.

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY



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

11 11 08 AB
NEWPORT

- Cancelled
- 100
- 200
- 300
- 400
- 500
- 600
- 700
- 800
- 1100
- 3800
- 3900
- 4200
- 4500
- 4600
- 4700-21
- 4800-21
- 5000-21
- 5300
- 5800
- 5900
- 6400
- 9500
- 9600
- 9700
- 9701-21
- 9710
- 9900
- 10000
- 10100
- 10201
- 10300
- 10400
- 10501
- 10900
- 11700
- 12000
- 13300
- 14300
- 14400
- 14500
- 14600
- 14700
- 14800
- 14900



Subject Property
File No. 5-CAP-19

SEE MAP 11 11 08 AC

SEE MAP 11 11 08 AA

Revised: SAO
02/23/2016

NEWPORT
11 11 08 AB