



**PLANNING COMMISSION REGULAR SESSION AGENDA**  
**Monday, November 28, 2022 - 7:00 PM**  
**City Hall, Council Chambers, 169 SW Coast Hwy, Newport, OR 97365**

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All public meetings of the City of Newport will be held in the City Council Chambers of the Newport City Hall, 169 SW Coast Highway, Newport. The meeting location is accessible to persons with disabilities. A request for an interpreter, or for other accommodations, should be made at least 48 hours in advance of the meeting to Erik Glover, City Recorder at 541.574.0613, or [e.glover@newportoregon.gov](mailto:e.glover@newportoregon.gov).

All meetings are live-streamed at <https://newportoregon.gov>, and broadcast on Charter Channel 190. Anyone wishing to provide written public comment should send the comment to [publiccomment@newportoregon.gov](mailto:publiccomment@newportoregon.gov). Public comment must be received four hours prior to a scheduled meeting. For example, if a meeting is to be held at 3:00 P.M., the deadline to submit written comment is 11:00 A.M. If a meeting is scheduled to occur before noon, the written comment must be submitted by 5:00 P.M. the previous day. To provide virtual public comment during a city meeting, a request must be made to the meeting staff at least 24 hours prior to the start of the meeting. This provision applies only to public comment and presenters outside the area and/or unable to physically attend an in person meeting.

The agenda may be amended during the meeting to add or delete items, change the order of agenda items, or discuss any other business deemed necessary at the time of the meeting.

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**1. CALL TO ORDER AND ROLL CALL**

*Commission Members: Jim Patrick, Bill Branigan, Bob Berman, Jim Hanselman, Gary East, Braulio Escobar, and John Updike.*

**2. APPROVAL OF MINUTES**

**2.A Approval of the Joint City Council and Planning Commission Work Session Meeting Minutes of November 14, 2022.**

[Draft Joint CC and PC Work Session Minutes 11-14-2022](#)

**2.B Approval of the Planning Commission Regular Session Meeting Minutes of November 14, 2022.**

[Draft PC Reg Session Minutes 11-14-2022](#)

**3. CITIZENS/PUBLIC COMMENT**

*A Public Comment Roster is available immediately inside the Council Chambers. Anyone who would like to address the Planning Commission on any matter not on the agenda will be given the opportunity after signing the Roster. Each speaker should limit comments to three minutes. The normal disposition of these items will be at the next scheduled Planning Commission meeting.*

**4. ACTION ITEMS**

**4.A File 3-CUP-22: Final Order and Findings of Fact Approving a Conditional Use Permit to do an Interior Remodel of a Historic Building (Ernest Bloch Home).**

[File No 3-CUP-22 Final Order and Findings](#)

**4.B Initiate Legislative Amendment Process for Camping Related Land Use Amendments.**

**5. PUBLIC HEARINGS**

**5.A File 2-CUP-22-A (Continuation): Appeal of a Denial to Allow a Real Estate Office in the C-2 Zone District.**

[Cover Memo](#)

[Staff Report](#)

[Appeal Application Form](#)

[Letter from Appellant's Attorney](#)

[Applicant's Business Plan](#)

[Photos](#)

[File 2-CUP-22 Final Order and Findings](#)

[File 6-CUP-18 Final Order and Findings](#)

[Public Comments](#)

[Notice of Public Hearing](#)

[Zachary Dablow P.C. Written Testimony 11-14-22](#)

6. NEW BUSINESS

7. UNFINISHED BUSINESS

8. DIRECTOR COMMENTS

9. ADJOURNMENT

Draft MINUTES  
City of Newport Joint City Council and Planning Commission  
Work Session  
Newport City Hall Council Chambers  
November 14, 2022  
6:00 p.m.

**Planning Commissioners Present:** Jim Patrick, Bob Berman, Braulio Escobar, Bill Branigan, Gary East, and John Updike.

**Planning Commissioners Absent:** Jim Hanselman (*excused*).

**City Councilors Present:** Dietmar Goebel, Ryan Parker, CM Hall, Jan Kaplan, and Cynthia Jacobi (*by video*).

**PC Citizens Advisory Committee Members Present:** Annie McGreenery.

**PC Citizens Advisory Committee Members Absent:** Dustin Capri, and Greg Sutton.

**City Staff Present:** Community Development Director (CDD), Derrick Tokos; and Executive Assistant, Sherri Marineau.

**Consultant Present:** Beth Goodman, ECONorthwest.

1. **Call to Order.** Chair Patrick called the joint City Council and Planning Commission work session to order at 6:00 p.m.

2. **New Business.**

A. **Housing Capacity Analysis Component of the Newport Housing Study.** Tokos introduced Beth Goodman with ECONorthwest. Goodman reviewed why Newport needed a Housing Capacity Analysis and Housing Production Strategy; the components of the project; outcomes of the Housing Capacity Analysis; engagement with the community and stakeholders; the project schedule and primary tasks; and the cost burden by tenure in Newport; Parker asked where the statistics for the cost burden were from. Goodman reported they were from the 2016 to 2020 US Census time periods. Goebel asked if they were saying that 28 percent of the population owned housing. Goodman explained they were saying 28 percent of owners were cost burdened. The ownership statistics in the report were considerably higher with more than 60 percent of households being owner occupied.

Goodman reviewed the cost burden by tenure and income, and the financially attainable housing in Newport. Parker asked if the teacher income listed was for the county. Goodman explained it was an average and a generalization. This showed that many working households were at mid and low income levels. Goebel asked if this was based on a single income family. Goodman reported it was based on the average of 1.2 to 1.4 working persons in a household. Berman asked if they had given any thought to how these numbers would change due to the dramatic changes in mortgage rates recently. Goodman confirmed they did and reviewed the existing households by income level for Newport. She then reviewed how housing needs would often differ by group. Escobar asked how they counted people that were homeless but were sheltered. Goodman explained when the point in time counts were done they looked at people who were sheltered and others who were unsheltered, such as living on the

streets. This had been done for the county. They also looked at information from the school district on students who were experiencing homelessness. Kaplan asked if they counted people who were doubled up with other families. Goodman reported the County counted these people and she didn't believe they were included in the homeless counts. She explained that counting people experiencing homelessness was an underestimate because they were hard to find.

Goodman reviewed the methodology for data on the buildable lands inventory; the maps of the buildable land inventory areas; and the unconstrained vacant and partially vacant lands. Hall questioned if they really needed all the commercial spaces when businesses were moving to online storefronts, and she asked if they took this into account. Goodman explained they had and pointed out it was hard to see how things would go over a 20 year period. She explained there had been broad assumptions in this.

Goodman reviewed the purpose of the constructability analysis, and the subareas map. Nebel asked if Area 1 on the map for the cost of infrastructure was based on fully developing properties that were determined to be buildable sites. Goodman explained they did three different estimates for Area 1. They looked at the area for multifamily, medium density, and low density. There were a lot of ways this could have gone. The most they looked at was the development of the vacant parcels. Hall asked what Area 7 was. Tokos explained this was a smaller area on Hurbert Street between Olive and 3rd Streets. They wanted to make sure that they weren't just looking at large undeveloped tracts, and finding some opportunity areas where they strategically made investments in infrastructure in these areas, they might utilize a meaningful number of housing units of some types there. Tokos explained Area 7 was an example of these infill areas. They were areas where a small number of units could be built but their capacity to pay for infrastructure was less. Hall asked if they were saying that 40 percent of the roughly 900 acres were buildable. Tokos explained what this meant was that of the land that was identified as buildable they would be under 40 percent slope. If it was over 40 percent slope, they were ruled out. Hall asked if they were counted in the buildable lands inventory. Tokos confirmed this was correct.

Goodman reviewed the infrastructure costs versus the residual value of development. Tokos explained that what they did for each of the different housing types was to come up with the best case scenarios for a developer in terms of what they could sell them for, based on the interviews they had with the development community. What resonated was that if the cost of the infrastructure was too high there wouldn't be enough money left over to buy the land, and they wouldn't be able to do the project. Goebel asked if Wolf Tree would ever be a resort. Tokos explained it came down to the State of Oregon asking how we could serve it. A destination resort was all or nothing and required a full commercial build out with transient housing and their own wastewater treatment plant to serve them. The City had no way to serve it and there were significant service constraints in the area.

Goodman reviewed the alternative housing forecast for the Newport Urban Growth Boundary from 2022 to 2042; the forecast for an additional 626 new dwelling units; the land sufficiency table; and the existing unmet housing needs. Nebel asked if the estimate of mortgage rates were factored in the affordability numbers. Goodman thought it could be noted, but reminded it was hard to predict what mortgage rates would be in a 20 year period. Berman asked if the forecast growth and population took into account the 70 percent of workers that wanted to live in Newport but couldn't find a place to live. Goodman didn't think it did. Tokos thought they needed to make it clear in this analysis on how underwater they were on this currently.

Goodman reviewed the focus of the Housing Production Strategy next. She thought the Committee might not be able to answer the geographic questions in the strategy for the second home market. It

was something to post to the City Council as a future decision on where they should put investments in areas that were less desirable for second homes.

Tokos covered the next steps for the Housing Capacity Analysis adoption process. Goebel asked for clarification on what would be changed by resolution. Tokos explained the Housing Production Strategy would be adopted by resolution. Parker asked if the gatekeeping device for state and federal grants would go towards multifamily projects. Tokos explained both documents could be used to secure state and federal money for housing projects. Having accurate information and a clear policy path would make Newport more competitive moving forward. Parker asked how tax payers would earn back the money that was spent on the study. Tokos explained tax payers used these policies to generate more housing. If these were effective at guiding policy and lead to more housing, it meant they had done a good job. Some of this may be shown through securing money from state federal sources or subsidized housing; making investments in infrastructure to support additional housing with urban renewal funds; adjusting tax incentive programs; or forming a regional land banking authority with partners like Lincoln County and Lincoln City. Nebel asked if second story residential over commercial was considered. Tokos explained it had been and he expected the Housing Production Strategy policies to direct where and how this should happen.

3. **Adjourn.** The meeting adjourned at 7:00 p.m.

Respectfully submitted,

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Sherri Marineau,  
Executive Assistant

*Draft* MINUTES  
City of Newport Planning Commission  
Regular Session  
Newport City Hall Council Chambers  
November 14, 2022

**Planning Commissioners Present:** Jim Patrick, Bob Berman, Braulio Escobar, Gary East, Bill Branigan, and John Updike.

**Planning Commissioners Absent:** Jim Hanselman (*excused*).

**City Staff Present:** Community Development Director (CDD), Derrick Tokos; and Executive Assistant, Sherri Marineau.

1. **Call to Order & Roll Call.** Chair Patrick called the meeting to order in the City Hall Council Chambers at 7:05 p.m. On roll call, Commissioners Patrick, Branigan, East, Berman, Escobar, and Updike were present.

2. **Approval of Minutes.**

A. **Approval of the Planning Commission Regular Session Meeting Minutes of October 24, 2022.**

**MOTION** was made by Commissioner Branigan, seconded by Commissioner Escobar to approve the Planning Commission Regular Session meeting minutes of October 24, 2022 with minor corrections. The motion carried unanimously in a voice vote.

3. **Public Comment.** None were heard.

4. **Public Hearings.** At 7:06 p.m. Chair Patrick opened the public hearing portion of the meeting. He asked the Commissioners for declarations of conflicts of interest, ex parte contacts, bias, or site visits. Branigan, and Updike reported site visits. Patrick called for objections to any member of the Planning Commission or the Commission as a whole hearing this matter; and none were heard.

A. **File 2-CUP-22-A.**

Tokos reviewed the staff report. He acknowledged the additional public testimony received from Lucinda Chapman in favor of the denial, and the letter from Attorney Zachary Dablow in favor of appeal.

**Proponent:** Zachary Dablow, attorney for the applicant addressed the Commission. He explained the nature of the appeal was well outlined when comparing of the approval of the Seashore Reality application and his client's application. Staff had approved Seashore's application on the same factor of whether or not the intent of the C-2 zoning district drew a direct connection that reality services were a direct connection to tourist services. Dablow explained that this was what the applicant tried to lay out in their original application materials by showing they wanted to have their office open to tourists. He thought the idea that the business offerings of Reality One would be broader and not serve the goals of the zone district didn't follow logic. There was nothing about it that said they solely had to service this. The added activity component and entertainment component exhibited the ongoing model of Realty One in all of its locations. This showed that it

was a uniform decision to locate in Nye Beach and target the service tourist market. Dablow reported that his client laid out a business plan to service more tourist people than Sea Shore. He also noted Sea Shore wasn't open on Sundays. Realty One would be open seven days a week to service tourists. Dablow pointed out the staff report comment that the Commission should consider if the extra entertainment activities were sufficient to establish the conditional use permit. He felt that targeting tourist to service them for their real estate needs was sufficient in and of itself, and extra services and entertainment options only bolstered the business model being reactive to the zoning district's needs. This wasn't a necessary precursor, it only showed how serious the applicant was about working in tandem with the goals of the zoning district.

Branigan asked if their Lee Street office had an art gallery and monthly activities. Ty Hildebrand, owner of the property addressed the Commission. He noted this location currently did events but didn't have art shows. Their Lincoln City office did art shows with food and drinks. Hildebrand reported that this was what they wanted to do in Nye Beach. Branigan asked if they were targeting sales in Nye Beach that they couldn't target on Lee Street. Hildebrand explained their draw to Nye Beach was to be able to serve the tourists because a lot of their sales came from people traveling in, seeing flyers, and eventually buying houses. He noted their agents also wanted to be closer to Nye Beach. Branigan asked what percentage increase on listings and sales they expected to get at this location. Hildebrand thought they would have a lot more traffic walking by. He didn't have a number but it would be more opportunity for them.

Escobar asked if parking was an issue there. Hildebrand reported they had parking behind the building and on street parking. Escobar asked about the layout of the condos upstairs and commercial on the lower. Hildebrand explained there two stores on the bottom level and apartments above.

**Proponents:** Carolyn Hagerman addressed the Commission. She reported that she owned the other commercial portion of the building. She sold the property to Hildebrand in March. The parking lot was divided in two sections. There were 8-10 parking spaces in the back for the apartments, and in the front there were 8-10 spaces for the ground floor commercial units. There was also a sign to say the parking was for the building. Hagerman noted that she wanted to do fundraising events with Hildebrand. She was familiar with Sea Shore Realty and said that they weren't open every day. She reported that the owner's wife had been sick and thought this was why they weren't open. Hagerman thought Hildebrand's ideas, along with hers, would provide an different way to do business in Nye Beach.

Branigan asked how long the property Hildebrand bought had been vacant before she sold it to him. Hagerman reported it hadn't been vacant. The previous business was offered the property to purchase but they chose not to buy and moved.

**Opponents:** Roland Woodcock with Sea Shore Realty addressed the Commission. He reported that he had a conflict of interest because he owned the other real estate office. Woodcock noted they were open on Sundays and thought they may not have updated their hours on Google Business to reflect this. They had designed their front space for people to come in and enjoy. Woodcock reported he had his number posted at the office so he could be contacted. He noted his wife was in perfect health. Woodcock pointed out that in the four years they had been in Nye Beach the work had already been transitioning to online. Foot traffic had diminished and tourists didn't go into a real estate offices. Woodcock saw less foot traffic being a factor, and noted this was general in the real estate industry.



**Rebuttal:** Zachary Dablow pointed out the Planning Commission was tasked to achieve broad based goals, not pick winners and losers in the market. They shouldn't protect one business from another from healthy competition that would have the same affect. The idea that two businesses couldn't service the same people in different ways wasn't their place to say. There was very little to differentiate to say that the business plan that was presented to the Commission at this meeting was less designed to serve tourists and entertainment opportunities for permanent residents. What they were talking about was what this application was doing to serve the goals of the zone district. Dablow thought they had sufficient evidence in the record that those goals were consistent with the application that was previously approved with staff and was consistently outlined in Mr. Hildebrand's efforts to be in Nye Beach. There shouldn't be a penalty by the Commission for there not being available property when evaluating whether or not the specifics of the zone were satisfied. When comparing this to the Sea Shore plan the Commission should find that they were satisfied.

Chair Patrick closed the hearing at 7:41 p.m.

Escobar didn't see any reason to overturn the staff decision. There were already two real estate offices in the area. Escobar noted that the comments from Wendy Engler indicated there were four offices and six retail businesses there, and this would be a fifth office. He wasn't certain they made a compelling argument to be in a C-2 district.

Branigan agreed that looking for real estate was now moving to the internet. With this being a tourist area there would be street traffic. Saying they would have artist showings and other events was just talk, and the Commission would be making a bet on the future of the things. Branigan didn't see enough evidence to override the staffs initial denial of the request.

Berman had a lot of trouble with the idea of the tourist commercial district put in place to direct the nature of the neighborhood. He couldn't get around the concept of fairness and fact that a very similar application, that never really mentioned any specific tourist services or resident entertainment, was approved in 2018. Berman saw some compelling elements of the applicant's business plan that went over and above to address the intent of the C-2 zone. He was inclined to override.

East thought that as long as they were doing the additional services, the parking has been addressed, and there was fundraising, he would agree to overturn the staff decision.

Udike asked if the applicants could be required to provide 12 events over a 12 year period as a mandated condition. Tokos explained they could stipulate it as a condition because the applicant had stated they would do this. He noted that enforcement would be difficult and would be responded to on a complaint basis. Udike saw the struggles of doing business in Nye Beach and being successful in the area. He though they should add a condition to require them to do 12 events per year, if that was the direction the Commission wanted to go.

Patrick was initially against this for the reasons that were stated by the people who objected to it. He reminded that real estate personal service offices shouldn't be in this zone. The other difficulty was having empty store fronts in the area which didn't do anyone good. Patrick reminded that in a past decision the Commission had put conditions on a church in Newport that required them to put in a parking lot. This still hadn't been done after eight years. Patrick liked the idea of the condition that could cause additional traffic but questioned if it would take away viable retail business there.

East asked if there was art on display for sale, could it be classified as an art gallery. Updike noted when he was in San Francisco they were moving toward mix uses. The future of multiple uses was to make spaces viable and why he was tempted to say they should mandate some the requirements. Escobar thought the primary focus was real estate and the art component came in after the staff decision. Patrick noted they weren't deciding on just this application, but for future decisions on these type of things. He also pointed out there would be a question on enforcement. Berman thought they should go forward with good faith that the applicant would go through with the conditions. Branigan asked what would happen if they didn't abide with the conditions. Nye Beach didn't have enough commercial activities and he wanted to preserve what the original intent was in the overlay.

**MOTION** was made by Commissioner Berman, seconded by Commissioner East to override the staff decision and approve the conditional use permit with the conditions outlined in the prior decision. The motion failed with a tied vote of three ayes and three nays.

Tokos pointed out the Commission could continue the hearing to try to get the seventh Commissioner to vote. If they did this, the hearing would continue to the next regular session meeting on November 28th.

**MOTION** was made by Commissioner Branigan, seconded by Commissioner Updike to continue the hearing to the November 28th Regular Session meeting. The motion carried unanimously in a voice vote.

Tokos reported he would talk to Hanselman and ask him to review the record so he could vote on the 28th. He reminded that since this was a hearing continuation there could be additional testimony taken at the next meeting.

## **B. File 3-CUP-22.**

Tokos reviewed his staff report. No questions were heard.

**Proponents:** Steve Hunter addressed the Commission. He reported he was the Executive Pastor of the First Baptist Church of Salem. He gave the history of the historical building and described the current layout and use of the building. Hunter explained they had a challenge with the layout not having private baths in the lodge, which didn't give people a sense of privacy. With the changes they would be able to add one bedroom allowing each bedroom to have its own private bath. They would be enclosing the porch area to put bathrooms in for the activity space. Hunter explained they were committed to keeping the building in its classical design. There would be challenges to finding materials that matched this, and they were doing their best to do so.

Branigan asked if one of the new bathrooms had a bathtub. Hunter reported they had families that rented the space who had small kids who wanted tubs. They created a singular bathroom for this accommodation.

Chair Patrick closed the hearing at 8:09 pm.

Updike had no issues and acknowledged the challenges they would have to make replacements. East thought they stuck to the character of the building and had no problems with it. Berman agreed and hoped that when they did the improvements they wouldn't be able to tell the difference from the old and new sections. He appreciated the services they made available. Branigan had no issues and though the plans were detailed and easy to follow. He was all for it and thought they provided

a valuable service. Escobar agreed with the Commissioners and thought they did a good job. Patrick agreed.

**MOTION** was made by Commissioner Berman, seconded by Commissioner East to approve File 3-CUP-22. The motion carried unanimously in a voice vote.

Tokos would bring the final order and findings to the next regular session meeting for approval.

## **5. Action Items.**

### **A. Initiate Legislative Process to Adopt the Housing Capacity Analysis Piece of Housing Study.**

Tokos reported the Commission needed to initiate the legislative process so he could get it to the State for noticing. Escobar was concerned the Advisory Committee was only half way through the process and questioned if they were putting the cart before the horse. Tokos explained this was a two part study. Part one was the technical piece that the Committee had already thoroughly vetted. The State law said they had an obligation to move this forward. The real meat of this was going to be the housing production strategy, which they didn't have to adopt by ordinance and could be part of a resolution. This drew from existing, generally reliable sources and was there to inform future policy discussions.

Berman asked if anything would change before it came back to the Commission. Tokos explained most of it was done at that point and it was 90 percent complete. Escobar asked when they would discuss recommendations and options. Tokos explained the remaining advisory committee meetings were on the housing production strategy, which wasn't in this document. This document gave information on what they were dealing with and didn't bind them with respect to policies. Updike asked how much work they expected to get out of this. Tokos explained they wouldn't have a specific target, but it would tell a story based on the State data and historical growth rates. It would set the data story in terms of how underwater Newport was on shortages. Tokos reported the analysis was substantially complete at that point.

Patrick pointed out that the housing projections from the 1980's to 1990's report were never built. Tokos reminded that in the last four years they had seen a lot of multifamily construction that they hadn't see in many years. They would have an opportunity to have a healthy discussion on this as part of the housing production strategy, which was part two in the discussions. Berman thought that if they were going to say it was a needs study that it should reflect the true needs, which included the backlog and projected growth. Escobar thought the comments on the prior projections were needed.

Patrick was happy to move this forward. Tokos noted this was a State requirement under House Bill 2003 and Newport was obligated to adopt this. He reminded that this was a technical analysis with projections. The ordinance that was being brought forward would pull a number of specific implementation measures, many of which were already implemented out of our comprehensive plan, they were going to be replaced by the new housing production strategy that didn't land in the comprehensive plan. Tokos pointed out that all cities would be doing housing production strategies that were not in the comprehensive plans. Jurisdictions were tired of parties picking out policies in comprehensive plans and tying things up in litigation until a project went away. They also argued that a housing production strategy that wasn't adopted into the comprehensive plan was more flexible because they could adjust the policies as needed without having to go through a formal adoption process.

**MOTION** was made by Commissioner Berman, seconded by Commissioner Branigan to initiate the legislative process to adopt the Housing Capacity Analysis Piece of the Housing Study. The motion carried in a voice vote. Escobar was a nay.

6. **New Business.** None were heard.
7. **Unfinished Business.** None were heard.
8. **Director Comments.** None were heard.
9. **Adjournment.** Having no further business, the meeting adjourned at 8:26 p.m.

Respectfully submitted,

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Sherri Marineau  
Executive Assistant

**BEFORE THE PLANNING COMMISSION  
OF THE CITY OF NEWPORT,  
COUNTY OF LINCOLN, STATE OF OREGON**

**IN THE MATTER OF PLANNING COMMISSION )  
FILE #3-CUP-22, APPLICATION FOR A )  
CONDITIONAL USE PERMIT AS SUBMITTED BY ) FINAL  
FIRST BAPTIST CHURCH OF SALEM (STEVE ) ORDER  
HUNTER, AUTHORIZED REPRESENTATIVE) )**

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**ORDER APPROVING A CONDITIONAL USE PERMIT** per Chapter 14.23 of the Newport Municipal Code relating to historic buildings and sites. The project involves alterations to the historic Ernest Bloch Home, including an interior remodel and two minor additions to the structure. The first addition is to the northeast corner of the building, adding a bedroom. The second addition involves the enclosure of an existing porch and conversion of the space to new bathrooms. The subject property is located at 116 NW Gilbert Way (Tax Lot 3200 of Lincoln County Assessor’s Map 10-11-29-CA (Lots 1-3, Block 29 and Lots 1, 2, 7-12, Block 30, Agate Beach Subdivision including portions of vacated streets).

**WHEREAS:**

- 1) The Planning Commission has duly accepted the application filed consistent with the Newport Zoning Ordinance; and
- 2) The Planning Commission has duly held a public hearing on the request, with a public hearing a matter of record of the Planning Commission on November 14, 2022.
- 3) At the public hearing on said application, the Planning Commission received testimony and evidence; and
- 4) At the conclusion of said public hearing, after consideration and discussion, upon a motion duly seconded, the Planning Commission **APPROVED** the request.

**THEREFORE, LET IT BE RESOLVED** by the City of Newport Planning Commission that the attached findings of fact and conclusions (Exhibit “A”) support the approval of the requested conditional use permit with the following condition(s):

- 1) Approval of this land use permit is based on the submitted written narrative and plans listed as Attachments to the Staff Report. No work shall occur under this permit other than that which is specified within these documents. It shall be the responsibility of the applicant/property owner to comply with these documents and the limitations of approval described herein.

**BASED UPON THE ABOVE**, The Planning Commission determines that the request for a Conditional Use Permit to remodel and construct additions to the historic Ernest Bloch House is in conformance with the provisions of the Comprehensive Plan and the Zoning Ordinance of the City of Newport, and the request is therefore granted.

Accepted and approved this 28<sup>th</sup> day of November, 2022.

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James Patrick, Chair  
Newport Planning Commission

Attest:

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Derrick I. Tokos, AICP  
Community Development Director

## EXHIBIT "A"

Case File No. 3-CUP-22

### FINDINGS OF FACT

1. On October 6, 2022, First Baptist Church of Salem (Steve Hunter, authorized representative) applied for a Conditional Use Permit, per Chapter 14.23 of the Newport Municipal Code relating to historic buildings and sites. The project involves alterations to the historic Ernest Bloch Home, including an interior remodel and two minor additions to the structure. The first addition is to the northeast corner of the building, adding a bedroom. The second addition involves the enclosure of an existing porch and conversion of the space to new bathrooms.
  
2. The subject property is located at 116 NW Gilbert Way (Tax Lot 3200 of Lincoln County Assessor's Map 10-11-29-CA (Lots 1-3, Block 29 and Lots 1, 2, 7-12, Block 30, Agate Beach Subdivision including portions of vacated streets). The property is 1.65 acres in size.
  
3. Staff reports the following facts in connection with the application:
  - a. Plan Designation: High Density Residential.
  - b. Zone Designation: R-4/"High Density Multi-Family Residential"
  - c. Surrounding Land Uses: The Agate Beach Motel and Ernest Bloch Wayside are to the north, residential uses are to the south, the Pacific Ocean is to the west, and US 101 and highway oriented commercial uses are to the east.
  - d. Topography and Vegetation: The Ernest Bloch House is on a bluff overlooking the Pacific Ocean. The ground slopes gradually in a southwesterly direction. Mature trees and understory vegetation exist along the perimeter of the property providing a visual buffer from nearby uses.
  - e. Existing Structures: Ernest Bloch House constructed in 1914 (2,800 sq. ft.) now used as a lodge, and a smaller structure, also used as a lodge, that was originally a carriage house/garage and studio.
  - f. Utilities: All are available to the site.
  - g. Development Constraints: None known.
  - h. Past Land Use Actions: None known.
  
4. Upon acceptance of the application, the Community Development (Planning) Department mailed notice of the proposed action on October 17, 2022, to affected property owners required to receive such notice by the Newport Zoning Ordinance, and to various city departments, agencies, and public utilities. The notice referenced the criteria by which the application was to be assessed. The notice was also published in the Newport News-Times on November 4, 2022 and November 9, 2022 as required by NMC 14.23.020. No comments were received regarding the application.

5. A public hearing was held on November 14, 2022. At the hearing, the Planning Commission received the staff report and heard testimony from the applicant. No other parties elected to testify. Minutes from the November 14, 2022 hearing are hereby incorporated by reference. The Planning Staff Report with Attachments is also incorporated by reference into the findings. The Planning Staff Report Attachments included the following:

- Attachment "A" – Application Form
- Attachment "A-1" – Applicant's Narrative
- Attachment "A-2" – Site Plan
- Attachment "A-3" – Demolition Plan / Existing Floor Plan
- Attachment "A-4" – Floor Plan / Large Scale Restroom Diagram
- Attachment "A-5" – Reflected Ceiling Plan / Framing Plan
- Attachment "A-6" – Elevation Drawings
- Attachment "A-7" – Sections / Details / Interior Elevations
- Attachment "B" – Zoning Map of the Area
- Attachment "C" – History Element of the Comprehensive Plan
- Attachment "D" – Ernest Bloch House Summary, by Cara Kaser, The Oregon Encyclopedia
- Attachment "E" – Notice of Public Hearing

6. Newport Municipal Code (NMC) Chapter 14.23 sets out measures to protect historically significant buildings and structures within the City of Newport. Buildings and structures deemed to be historically significant resources are those inventoried in the History Element of the Newport Comprehensive Plan. The Ernest Bloch House is such a resource. The applicant is planning to enclose the northeast (approx. 107 sq. ft.) and the northwest (approx. 119 sq. ft.) corners of the current building. These spaces will accommodate an additional bedroom and bathrooms. The applicant's intent is that when these enclosures are completed, the exterior of the enclosed areas will be consistent with the building's current exterior character and design.

The applicant prepared a site plan illustrating where the work will occur on the property (Attachment "A-2"). Their demolition plan illustrates the layout of the work area as it exists now, and as it will be once the remodel is finished (Attachment "A-3"). Architectural elevations show the existing and proposed exterior appearance of the building (Attachments "A-6").

7. Section 14.23.030 notes that a public hearing before the Planning Commission is required before a structural change is made to the exterior of a historically significant building or structure. Changes to windows, doors, siding or roofing are specifically called out as structural in nature. The Planning Commission is charged with confirming that the proposed changes will not detract from or destroy historic buildings or the architectural features of a building determined to be of substantial and significant architectural importance (NMC 14.23.040). Policy 4 of the History Element of the Comprehensive Plan further notes that the Commission must (a) determine whether or not the proposed use or alteration is compatible with the historic nature of the structure and (b) whether or not the proposed alteration to the exterior of the structure will maintain its historic value.



8. The applicable criteria for this conditional use request are as follows:

a. **Hearing Required (Section 14.23.030):**

- (i) Any exterior alteration involving structural changes, or changes which would detract or destroy historic architectural features (such as changes in windows, doors, siding, or roofing) shall require a public hearing. Such hearing shall only be required for buildings or structures listed in the Comprehensive Plan as being significant historical resources which should be preserved. Painting of a structure or repair using materials which restore the building to its original character shall not require a public hearing. Interior alterations shall not require a public hearing unless such changes would be evident on the exterior of the structure.
- (ii) Where such changes would have a negative effect on a significant historical resource, a delay of up to 60 days may be required by the Planning Commission so that alternative solutions may be examined.

b. **Alterations Prohibited (Section 14.23.040):** No changes shall be made if the Planning Commission determines that such changes would detract from or destroy historic buildings or architectural features of a building determined to be of substantial and significant architectural importance. (See Chapter 2, Physical and Historical Characteristics, of the Comprehensive Plan.)

c. **Policy 4, Chapter 2, Physical and Historical Characteristics, of the Comprehensive Plan (History Element)**

- (i) The City of Newport shall encourage property owners making alterations to identified historic structures to maintain their historic value. The Planning Commission shall review all proposals for modification or alteration to structures designated in the inventory as having historical significance. In determining whether or not the proposal complies with this policy, the following shall be considered by the Planning Commission in their review:
  - Whether or not the proposed use or alteration is compatible with the historic nature of the structure.
  - Whether or not the proposed alteration to the exterior of the structure will maintain its historic value.

## CONCLUSIONS

Regarding the applicable criteria for the conditional use request, the following conclusions can be made:

- A. *Is the building or structure in question listed in the Comprehensive Plan as being an historically significant resource which should be preserved and, if so, is the work proposed by the applicant an exterior alteration that is structural in nature thus necessitating a public hearing (NMC 14.23.030).*

1. The structure is identified in the Comprehensive Plan as being historically significant. It is referenced as the Ernest Bloch House (Site #2, Attachment "C"). The inventory notes that Ernest Bloch, a well-known composer and orchestra conductor, occupied the house from 1941 until 1949. Information in the Oregon Encyclopedia, by Cara Kaser, further notes that the building was originally constructed in 1914; is a single-story, gable-roof house constructed of old growth fir; and that the current owner, Salem Baptist Church, acquired the property from the Bloch family. Lastly, Ms. Kaser indicates that the National Park Service declared the house as nationally significant in 2009 because of its association with Ernest Bloch (Attachment "D").
  2. As noted by the applicant, this project will result in two additions to the building, one to the northeast corner of the structure (approx. 107 sq. ft.) and the other to the northwest corner (approx. 119 sq. ft.). These spaces will accommodate an additional bedroom and bathrooms as shown in Attachment "A-3". The architectural elevations illustrate that the roof line will be extended; new windows, a door, and siding added; and that corbels will be replaced and added (Attachments "A-6").
  3. Considering the above, the Planning Commission finds that there is sufficient evidence to conclude that the Ernest Bloch House is included on the City's inventory of historically significant resources, and that the planned exterior alterations necessitate a hearing before the Planning Commission to ensure that the improvements do not compromise the historic character of the building.
- B. *Will the changes proposed by the applicant detract from or destroy historic buildings or architectural features of a building determined to be of substantial and significant architectural importance? In making this determination, the Commission must establish that:*
- (i) *The proposed use or alteration is compatible with the historic nature of the structure, and*
  - (ii) *The proposed alteration to the exterior of the structure will maintain its historic value (NMC 14.23.040 and Policy 4, Chapter 2, Physical and Historical Characteristics, of the Comprehensive Plan.)*
1. Applicant's site plan, floor plans, and exterior architectural elevations (Attachments "A-2" to "A-7") provide the Commission with a clear picture of the work that is to be performed. The roof line of the new addition will align with the existing roof, and the siding and style of the new windows appear to have a similar look to what exists currently (at least as close as possible given available products on the market). The applicant notes that changes to the exterior of the building will be consistent with its current character and design. The nature of the remodel, adding bathrooms and a bedroom, will not change the existing use of the property.
  2. Given the above, the Planning Commission finds that the planned remodel is compatible with the historic nature of the structure and will not detract from its historic value to the community.

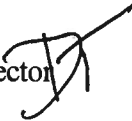
### **OVERALL CONCLUSION**

Based on the application material, the Planning Staff Report, and other evidence and testimony in the record, the Planning Commission concludes that the above findings of fact and conclusions demonstrate compliance with the criteria for a conditional use permit found in Chapter 14.23 of the Newport Municipal Code (NMC); and, therefore, the requested conditional use permit to remodel and construct additions to the historic Ernest Bloch House is approved with the imposition of the following conditions of approval:

1. Approval of this land use permit is based on the submitted written narrative and plans listed as Attachments to this report. No work shall occur under this permit other than that which is specified within these documents. It shall be the responsibility of the applicant/property owner to comply with these documents and the limitations of approval described herein.

# Memorandum

To: Planning Commission

From: Derrick I. Tokos, AICP, Community Development Director 

Date: November 23, 2022

Re: Continued Hearing on Appeal of Staff Decision Denying a Conditional Use Permit for a Real Estate Office in Nye Beach (File No. 2-CUP-22)


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The City has not received any additional public comment since the hearing was continued by the Planning Commission after it took testimony on November 14, 2022. Staff reached out to Commissioner Hanselman to let him know that the members were split on how to resolve the appeal, and provided him with a link to the meeting materials and the audio/video file from the proceeding.

Since the Commission elected to continue the public hearing, additional public comment can be submitted and any that our office receives will be promptly forwarded to your attention. You will also have an opportunity to receive additional testimony in writing or verbally at the meeting on Monday. With respect to the process, the Commission Chair should read the prepared hearing script at the beginning of the meeting. Once that item is addressed, staff will have an opportunity to provide a report, followed by testimony from the applicant, proponents, and opponents just like the steps that were followed for the November 14, 2022 meeting.

# Memorandum

To: Planning Commission

From: Derrick I. Tokos, AICP, Community Development Director 

Date: November 9, 2022

Re: Appeal of Staff Decision Denying a Conditional Use Permit for a Real Estate Office in Nye Beach (File No. 2-CUP-22)

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This appeal relates to a Type II conditional use permit application submitted by Ty Hildebrand, with K&B Investments, LLC, to allow a real estate office in an existing 984 square foot commercial space. The property is located at 316 NW Coast Street (Tax Lot 80001 of Assessors Map No. 11-11-05-CC) within a multi-tenant, mixed use commercial building at the northeast corner of NW 3<sup>rd</sup> and Coast Streets that includes retail/commercial on the main floor and four condominium units on the second floor. The property is within a C-2/"Tourist-Commercial" zone district. The previous tenant at this location was SJ Custom Jewelers.

On September 20, 2022, Community Development Department staff issued a decision denying the application on the grounds that the applicant had not demonstrated that their business model is reliant upon being located within a tourist commercial area (decision enclosed). The applicant's real estate business, Realty One Group at the Beach, operates out of an office at 826 SW Lee Street in the City Center area that is within a C-1/"Retail and Service Commercial" zone. They have been at that location since May of 2019. The presence of this office was noted in the decision as evidence that the business is not reliant upon tourist traffic. The relevant approval standard is NMC 14.34.050(B), which requires that the application comply with any special requirements of the underlying zone or overlay zone. This includes the intent of the C-2 zone district, described in NMC 14.03.040 and listed below.

A real-estate office is a type of personal service-oriented land use. This category of land use was created when the commercial and industrial land use element of the zoning ordinance was restructured in 2011 (Ordinance No. 2022). It is characterized as including the following types of businesses:

*Personal service-oriented: Branch banks; urgency medical care; laundromats; photographic studios; photocopy and blueprint services; printing, publishing and lithography; hair, tanning, and personal care services; tax preparers, accountants, engineers, architects, real estate agents, legal, financial services; art studios; art, dance, music, martial arts, and other recreational or cultural classes/schools; hotels (non-transient); motels (non-transient); taxidermists; mortuaries; veterinarians; kennels limited to boarding and training with no breeding; and animal grooming.*

This category of uses was identified as conditional within the City's C-2/"Tourist Commercial" zone because there is a finite amount of retail space in tourist oriented-areas, and policy makers determined that such space needs to be reserved for complimentary uses. Many personal service-oriented uses do not need to be located in tourist areas, and can just as effectively locate in the City's other commercial or light industrial zones where there are additional lease or ownership opportunities. The conditional use process is the mechanism for reviewing personal service-oriented uses to ensure they complement the tourist oriented nature of the C-2 district.

The intent of the C-2/"Tourist Commercial" zone district is to provide for tourist needs, as well as for the entertainment needs of permanent residents. There are two other real estate offices in the tourist commercial zoned portion of Nye Beach. Oregon Coast Properties, at 415 NW Coast Street was established before the ordinance was restructured in 2011 and is grandfathered. The other is Seashore Homes Realty at 305 NW Coast Street, which was permitted in 2018 with Conditional Use Permit #6-CUP-18 (enclosed). In that decision, which was not appealed, the Community Development Department approved the conditional use permit, finding that the applicant's business plan focused on the sale of homes to tourists, catering to pedestrians as a way to draw potential clients. Seashore Realty is a boutique real estate brokerage with a single broker who previously worked from his residence. Realty One Group at the Beach has more than a dozen affiliated brokers that, per their website, provide a range of residential and commercial real estate brokerage services. They also have a business office which, as noted, is located outside of a tourist-oriented area. These are distinguishing factors between the two Community Development Department decisions.

Appellant's appeal was filed within a timely manner (enclosed). Their attorney, Zachary Dablow, P.C., provided a letter, dated October 4, 2022, outlining their grounds for appeal. Mr. Dablow asserts in his letter that the application satisfies the approval criteria, in that it is consistent with the intent of the C-2 zone district, which is to provide for tourist needs, as well as for the entertainment needs of permanent residents. He points to the component of the applicant's business plan that notes the office will act as a local art gallery, and that special events would be held for the entertainment of the permanent residents and tourist visitors. Mr. Dablow further argues that one of the core functions of a real estate office, to showcase and promote the purchase of available residential units by non-permanent residents, expands tourism by exposing potential buyers to investments that might attract them back to the community, growing the number of visitors that might frequent Nye Beach.

The art gallery and special event elements to the applicant's business plan were seen by staff as ancillary to the principal real estate use of the property and were not given the same weight as that use. The Commission should consider whether or not these activities are sufficient to establish that the conditional use permit application is consistent with the intent of the zone district. The same is true with respect to appellant's argument related to advertising real estate, which was raised upon appeal and is therefore not addressed in the staff decision.

Three public comments were received and considered by the Community Development Department before the initial decision was rendered. They were provided by Wendy Engler, Charlotte Boxer, and Kris Beshire, all of whom expressed opposition to the application. This was namely due to the growing concentration of real estate offices in the area, and a concern that they are displacing retail services that attract tourists and others to Nye Beach. After the appeal, a letter was submitted by Gary Mines in support of the conditional use permit application. He noted that economic conditions are changing and that Amazon is making it harder for retailers to compete. He feels that the Commission should be flexible and that a real estate office at this location is a reasonable fit. All of the comments are included in your packet.

The Commission should conduct a public hearing and take testimony regarding the relevant approval criteria. If the Planning Commission finds that the applicant has met the criteria established in the zoning ordinance for granting a conditional use permit, then the Commission should approve the request. The Commission can attach reasonable conditions that are necessary to carry out the purposes of the zoning ordinance and the comprehensive plan. If the Commission finds that the request does not comply with the criteria, then it should deny the application.

Attachments: Appeal Application Form, Letter from Appellant's Attorney, Applicant's Business Plan, Photos, File #2-CUP-22 - Final Order and Findings, File #6-CUP-18 Final Order and Findings, Public Comment, and Notice of Public Hearing



## City of Newport Land Use Application

Applicant Name(s):	Property Owner Name(s) <i>if other than applicant</i>
<b>Ty Hildebrand K&amp;B Investments LLC</b>	
Applicant Mailing Address:	Property Owner Mailing Address:
<b>3603 Burning Tree Dr. S, Salem, OR 97302</b>	
Applicant Phone No.	Property Owner Phone No.
<b>503 881 2313</b>	
Applicant Email	Property Owner Email
<b>ty@rogwv.com</b>	
Authorized Representative(s): <i>Person authorized to submit and act on this application on applicant's behalf</i>	
<b>Zachary Dablow</b>	
Authorized Representative Mailing Address:	
<b>494 State Street Suite 300D, Salem, OR 97301</b>	
Authorized Representative Telephone No.	
<b>503 485 4168</b>	
Authorized Representative Email. <b>zachary@dablowlaw.com</b>	

**Project Information**

Property Location: <i>Street name if address # not assigned</i>	
<b>315 NW Coast Street</b>	
Tax Assessor's Map No.: <b>11-11-05-CC</b>	Tax Lot(s): <b>80001 and 80004</b>
Zone Designation: <b>C2</b>	Legal Description: <i>Add additional sheets if necessary</i>
Comp. Plan Designation:	
Brief description of Land Use Request(s): <b>Conditional Use in Zone C2</b>	
<i>Examples:</i>	
<ol style="list-style-type: none"> <li>1. Move north property line 5 feet south</li> <li>2. Variance of 2 feet from the required 15-foot front yard setback</li> </ol>	
Existing Structures: if any	
<b>Commercial structure</b>	
Topography and Vegetation:	

**Application Type (please check all that apply)**

<input type="checkbox"/> Annexation	<input type="checkbox"/> Interpretation	<input type="checkbox"/> UGB Amendment
<input type="checkbox"/> Appeal	<input type="checkbox"/> Minor Replat	<input type="checkbox"/> Vacation
<input type="checkbox"/> Comp Plan/Map Amendment	<input type="checkbox"/> Partition	<input type="checkbox"/> Variance/Adjustment
<input checked="" type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Planned Development	<input type="checkbox"/> PC
<input type="checkbox"/> PC	<input type="checkbox"/> Property Line Adjustment	<input type="checkbox"/> Staff
<input type="checkbox"/> Staff	<input type="checkbox"/> Shoreland Impact	<input type="checkbox"/> Zone Ord/Map
<input type="checkbox"/> Design Review	<input type="checkbox"/> Subdivision	<input type="checkbox"/> Amendment
<input type="checkbox"/> Geologic Permit	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Other

FOR OFFICE USE ONLY

File No. Assigned: **2-CUP-22-A**

Date Received: **10/4/22** Fee Amount: **\$250** Date Accepted as Complete:

Received By: **sm** Receipt No. **10315** Accepted By:

City Hall  
169, SW Coast Hwy  
Newport, OR 97365  
541.574.0629

**625-22-000054-PLNG-01**



## City of Newport Land Use Application

I understand that I am responsible for addressing the legal criteria relevant to my application and that the burden of proof justifying an approval of my application is with me. I also understand that this responsibility is independent of any opinions expressed in the Community Development and Planning Department Staff Report concerning the applicable criteria.

I certify that, to the best of my knowledge, all information provided in this application is accurate.

DocuSigned by:  
*Ty Hildebrand*  
54EF42E3578740E



10/5/2022 | 4:50 PM PDT

Applicant Signature(s)

Date

Property Owner Signature(s) (if other than applicant)

Date

Authorized representative Signature(s) (if other than applicant)

Date

**Please note application will not be accepted without all applicable signatures.**

**Please ask staff for a list of application submittal requirements for your specific type of request.**






## City of Newport Land Use Application

I understand that I am responsible for addressing the legal criteria relevant to my application and that the burden of proof justifying an approval of my application is with me. I also understand that this responsibility is independent of any opinions expressed in the Community Development and Planning Department Staff Report concerning the applicable criteria.

I certify that, to the best of my knowledge, all information provided in this application is accurate.

Applicant Signature(s)	Date
Property Owner Signature(s) (if other than applicant)	Date
 Authorized representative Signature(s) (if other than applicant)	10/5/22 Date

**Please note application will not be accepted without all applicable signatures.**

**Please ask staff for a list of application submittal requirements for your specific type of request.**

October 4, 2022

Newport Planning Commission  
Community Development (Planning) Department  
Attn: Sherri Marineau  
Via Email Only: [s.marineau@newportoregon.gov](mailto:s.marineau@newportoregon.gov)

**RE: My Client: K&B Investments  
In the Matter of Land Use File No. 2-CUP-22**

***Appeal of Final Order***

**Identification of Decision Sought to be Reviewed** – Appeal of Land Use Decision of September 20, 2022, specifically File No. 2-CUP-22

**Statement of Standing** – I represent K&B Investments, that appeared in the underlying decision in writing through its representative Mr. Adolf.

**Grounds for Appeal** – Only one grounds were found lacking in the underlying conditional use permit application. That ground was: *The request complies with any special requirements of the underlying zone or overlay zone.*

First, the specific standard or intent of the zone according to the code reads: “The intent of this zone is to provide for tourist needs, as well as for the entertainment needs of permanent residents.” While this intent to provide for specific needs, it presents no special requirements, outside of providing for either tourist needs, or for entertainment needs of residents. The Community Development Director identified compliance with this standard as the property needing to “complement the tourist-oriented nature of the C-2 district.”

The applicant first raises as grounds for appeal that the community development director improperly narrowed the standard for the applicable zone, because the standard also contemplates entertainment needs for permanent residents, which wasn’t considered in the Director’s analysis.

Second, both under the more narrow, and broader definition of the C-2 district zone, the plan does address and serve the intent of the district through the business plan’s use of the space that is consistent with the intent of the zone. The Director focused on the benefit to the business in the location, and the fact that a business could exist elsewhere, when the latter consideration is inapplicable to whether the proposed use as detailed in the plan served the intent of the requested conditional use. The applicant respectfully contends that had the Director focused on the parts of the business plan that benefit both tourists and the permanent residents of Newport, then it would have found this factor to have been satisfied.

Specifically, the business plan addressed the office acting as a local art gallery, and that special events would be held for the entertainment of the permanent residents and tourist visitors. This delivery of services combined with the events to be held in the space do serve both a tourist function, as well as provide entertainment options to the permanent residents.

While tourism is often thought of through the prism the natural beauty and the public amenities of the city act as a focal point, tourists often enjoy a location by taking in the architecture of the various collection of real estate that provides a rich and detailed background to the tapestry that Newport provides through its more stark public points of interest such as the Yaquina Bay Bridge, the public beaches, and the historic bayfront. Indeed, a large portion of "tourism" as a concept, now encapsulates a term called "residential tourism" which is injecting a slightly less transient component to visitors of the area, and given the use of the term "permanent residents" as one of the intent categories, it appears that part-time residents which make up "residential tourism" seem to be contemplated in the code's use of the term tourism in describing the intent of the zone. By showcasing and promoting the purchase of available residential units by non-permanent residents, the use of the premises under the application directly serves the purpose of expanding tourism. While it is true some types of more short term and transient tourism may not be as well served, to the overall goal of serving the interest of tourism, providing a mechanism for short-term, one-time tourists, to become more regular part time "residential tourists" serves to increase total tourism overall.

**This Appeal is De Novo – Per the terms of the denial.**

Sincerely,

*s/ Zachary Dablow*

Zachary Dablow

*nrb*

*cc: client (via email only)*

City of Newport  
169 SW Coast Hwy  
Newport, OR 97365  
Date 8/30/2022

*Received  
8/30/22  
C.D.D.*

**RE: Conditional Use Application Narrative**

Dear Beth Young,

We originally opened our office in Newport May of 2019. Our office was born out of our first meeting with a group of Newport brokers that wanted to join our company. We did not have any presence on the coast at that time. We had one office in Salem with no plans to grow west. We met this group at Cafe Mundo and it was the right fit from that meeting on. They decided to join us and we were lucky to have this great group of people on our team.

After the meeting my business partner and I took a walk towards Nana's and decided at that time we wanted to be a part of the NYE Beach community. The only retail space that was available was the corner across from Nana's where Petunias is currently located. We wrote a letter of intent and unfortunately for us they chose Petunias.

We had to find a location and came across our current location in the Art Deco area of Newport on Lee St. Our intention was always to find a place in NYE Beach for the office. I had heard such great things about being there on a daily basis from our broker Dave Adolf who had worked at a brokerage in Nye Beach.

Our vision for the space is to incorporate the Nye Beach vibe within the office and also provide an area within the office that will offer tourists and the local community that will provide offerings from local businesses, maps, upcoming events, basically, a Travel Newport/Nye Beach section. We would plan on participating in everything we can that will be a part of the Nye Beach community. We currently do the wine walk and first Fridays at our Albany office, it's such a great way to meet the community. We would do something similar and friendly in this office to take care of the tourists and locals on the weekends. We want to have the office open to tourists so we can help them find their dream beach home.

At our Lincoln City office we offer wall space in our ONE Gallery to local artists to show and promote their art. We would have a special event during the month to showcase them. I think that would be a great thing to do in this location. Plus, we know of local artists so we could showcase their art. We can promote the local artists on our social media, in the office and in the windows of our space.

As far as I know the other real estate businesses on the street are not open 7 days a week. Our plan is to be open everyday during peak times of the year.

Sincerely,

  
Ty Hildebrand, Owner

Realty ONE Group At the Beach  
826 Lee SW St  
Newport OR 97365

**Business Plan**

SEP 08 2022

RECEIVED

**Executive Summary**

**Our Mission**

No matter how big or small, giving back is part of our culture. It's who we are as a company. We're opening doors for those in need, together as ONE.

**The Vision**

To make a positive impact and difference in lives, locally and across the globe. A simple act of kindness can change someONE's world and can be re-energized and fulfill ONE's purpose.

**Mission Statement**

**Our ONE Focus is YOU.** This statement encompasses everything we believe in from our real estate professionals, their clients and the community.

**Company History and Leadership:**

Our first office was opened in Salem in 2018 and our Newport office was started in June of 2019. We currently operate five offices, three in the valley and two on the coast. Our Owner and Managing Broker is Ty Hildebrand, Managing/Supervising Broker is Kristi Sieng, and our Director of Learning and Community Relations is Madyson Jones.

**Company Giving:**

Realty ONE Group Cares Inc.

A 501(c)3 organization that serves as the charitable entity for our ONE family. Committed to #GiveONEBack and appreciating the communities where we live, work, and play.

**Purpose**

Opening doors across the globe-ONE home, ONE dream, ONE life at a time.

**Manifesto**

You have ONE life to live. ONE chance to make it meaningful and ONE opportunity to live with no regrets. Take risks, be bold, seize the day and lead with respect. Your circumstances will change, people will change, you will change. Be open to it, embrace it, live it. EveryONE matters and everyONE has a voice.

**Company Goals**

- **Short term goal:** To open a real estate office in the Nye Beach area.
  - **Objective:** Procure office space in the Nye Beach area.
  - **Objective:** To obtain a conditional use permit next 30 days
  
- **Long term goal:** Increase foot traffic into the office.
  - **Objective:** Creating an office space to cater to not only our Realtors and their clients but also the Nye Beach tourists and local community.
  - **Objective:** Open the office to all the events that are put on for the community i.e Wine Walk, Trick or Treating, Small Business Saturday, featuring local artists in our office, having an area in the office for tourists to come in and get information about Nye Beach and Newport etc..
  
- **Goal:** Increase the number of real estate listings.
  - **Objective:** Through community involvement and building brand awareness.
  
- **Goal:** Open 7 days a week.
  - **Objective:** Cater to the large number of tourists and locals
  
- **Goal:** Community and Tourist Minded
  - **Objective:** Open our office to local artists to display their art, provide an area with maps, list of events
  
- **Goal:** Partner with Nye Beach businesses
  - **Objective:** Promote each other's businesses through joint marketing and events.
  
- **Goal:** Host customer appreciation events
  - **Objective:** Make your own pizza,
  - **Objective:** Cinco de Mayo: Tacobout your Financing
  - **Objective:** Thanksgiving pumpkin pie give away
  - **Objective:** Photos with Santa
  - **Objective:** Toys for Tots w/ Salvation Army
  - **Objective:** School supplies drive
  
- **Goal:** Showcase community homes and property listings
  - **Objective:** Listings shown in the window

We truly believe that moving our office to Nye Beach will be a compliment to an already great and diverse community of businesses. As you can see from our goals and objectives, we have a clear plan of action to include activities and showcase local businesses that will appeal to locals and tourists alike. We have been successful in integrating the community into our business plan in other areas of the state and look forward to making Nye Beach an even bigger success.

CITY OF NEWPORT

SEP 08 2022

RECEIVED



Front





Side



REAR

**BEFORE THE COMMUNITY DEVELOPMENT  
(PLANNING) DIRECTOR OF THE CITY OF NEWPORT,  
COUNTY OF LINCOLN, STATE OF OREGON**

**IN THE MATTER OF LAND USE FILE NO. 2-CUP-22 )  
APPLICATION FOR A CONDITIONAL USE PERMIT, AS ) **FINAL**  
SUBMITTED BY TY HILDEBRAND, K&B INVESTMENTS ) **ORDER**  
(DAVID ADOLF, AUTHORIZED REPRESENTATIVE) )**

---

**ORDER DENYING A CONDITIONAL USE PERMIT** pursuant to Section 14.03.070(2)(c) of the Newport Municipal Code (NMC), for utilization of an existing 984-square foot commercial space. The property is zoned C-2/"Tourist-Commercial," where real estate services are classified as a conditional use (NMC 14.03.060(C)(2)).


**WHEREAS:**

- 1.) The Community Development (Planning) Director has duly accepted the application, filed consistent with the Newport Zoning Ordinance; and
- 2.) The Community Development (Planning) Director has duly considered the request and has given proper and timely notice to affected property owners; and
- 3.) The Community Development (Planning) Director has allowed for evidence and recommendations from interested persons, Community Development (Planning) Department staff, other City departments, and local utilities; and
- 4.) At the conclusion of review of evidence submitted and after consideration of the request, the Newport Community Development (Planning) Director **DENIED** the request for said Conditional Use Permit.


**THEREFORE LET IT BE RESOLVED** by the City of Newport Community Development (Planning) Director that the attached Findings of Fact and Conclusions (Exhibit "A") support the denial of the request for a Type II Conditional Use Permit.

**BASED UPON THE ABOVE,** the Community Development (Planning) Director determines that the applicant in the request for a Type II Conditional Use Permit as submitted in the application has not met the burden of demonstrating compliance with all of the applicable criteria and therefore a determination that the request is in conformance with the provisions of the Zoning Ordinance of the City of Newport cannot be made.

Accepted and approved this 20th day of September 2022.

  
\_\_\_\_\_  
Beth Young, AICP  
Community Development Director

Attest:

  
\_\_\_\_\_  
Sherri Marineau  
Executive Assistant

**EXHIBIT "A"****Case File No. 2-CUP-22****FINDINGS OF FACT**

1. This request by Ty Hildebrand, K&B Investments, is for a Conditional Use Permit per Section 14.03.070(2)(c) of the Newport Municipal Code (NMC), to allow a real estate office in an existing 984-square foot commercial space. The property is zoned C-2/"Tourist-Commercial," where real estate services are classified as a conditional use (NMC 14.03.060(C)(2)).
2. The Newport Municipal Code (NMC) Section 14.34.030 allows for a conditional use permit to be processed and authorized using a Type II (staff level) decision-making procedure under the following circumstances:
  - A. The proposed use generates less than 50 additional trips per day as determined in the document entitled Trip Generation, an informational report prepared by the Institute of Traffic Engineers; and
  - B. Involves a piece(s) of property that is less than one (1) acre in size.
3. The applicant is Ty Hildebrand and the representative is David Adolf. Ty Hildebrand, Cascadia Industrial St., Salem Oregon, is the authorized representative of K&B Investments, LLC, owner of Realty One Group – At The Beach, an active business with the Oregon Secretary of State, registry number 1553448-99 (start date May 2, 2019).
4. The application for a conditional use permit was submitted on August 8, 2022 and was deemed complete on September 8, 2022. The application was accompanied by a completed application form, a business plan, a written narrative (findings), photographs of the exterior space with superimposed proposed signage, and a proposed floor plan. All of the application materials can be found in the file.
5. The property is located at 315 NW Coast Street and is further identified as Tax Lot 80001 on Lincoln County Assessor's Tax Map 11-11-05-CC. The subject commercial space is in a building that covers this entire lot and the adjacent Lot 80004 of Tax Map 11-11-05-CC. The building is mixed use with retail establishments on the ground floor and residences above. The adjacent parking lot on the east side of the building is owned by the Nye Beach Plaza Condominiums Association of Unit Owners (Lot 80000, Tax Map 11-11-05). The Newport Comprehensive Plan designation for this property is Commercial. The zoning designation is C-2/"Tourist Commercial," and the subject property is within the Historical Nye Beach Design Review District overlay, the Short-Term Rental "Transferable" overlay and the Nye Beach Parking District overlay. Surrounding land uses are a mix of tourist commercial and residential uses.
6. A Property Report from the Lincoln County Assessor's Office notes that this building was constructed in 1999. No changes are proposed to the building facade.
7. The applicant writes that the first Realty One Group office opened in Salem in 2018 and the

Realty One Group currently operates three offices in the Willamette Valley and two on the coast. The applicant writes that they first wanted to locate in Nye Beach and wrote a letter of intent to one Nye Beach commercial property owner which was denied. They then opened the current office at 826 SW Lee Street.

8. The applicant writes in the submitted narrative and business plan that they would like to display and promote local art; provide maps and listings of local events in the lobby, be open every day during peak tourist times of the year, and hold customer appreciation events.
9. Upon acceptance of the application, the Community Development Director shall notify property owners within 200 feet of the subject property and affected public/private agencies/utilities. The applicant submitted a list of property owners within the area to be notified as part of the application request. Said notice was mailed on August 5, 2022. (Copy of the notice is in the file.) The notice contained the criteria by which the conditional use permit is to be assessed. Affected parties were given until August 19, 2022 in which to make comment on the application.
10. Three comments were received in response to the public notice, all in opposition to permit approval. Comment from Wendy Engler submitted on August 19, 2022, states that the applicant did not adequately address how they would serve tourists, which “does not comply with the requirements of the underlying zone or overlay zone.” The applicant was made aware of these comments and subsequently submitted additional application materials which addressed this issue. The remaining comments did not address the criteria for a Conditional Use Permit.
11. The criteria for the Conditional Use Permit pursuant to NMC Section 14.34.050 are:
  - A. The public facilities can adequately accommodate the proposed use.
  - B. The request complies with the requirements of the underlying zone or overlay zone.
  - C. 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.
  - D. A proposed building or building modification is consistent with the overall development character of the area with regard to building size and height, considering both existing buildings and potential buildings allowable as uses permitted outright.

## CONCLUSIONS

1. NMC Section 14.34.030/ “Approval Authority,” states that a request qualifies as a Type II decision if a proposed use generates less than 50 additional trips per day and the subject property is less than an acre. The space was originally designed for specialty retail use, an Institute of Traffic Engineers trip generation category that encompasses sales and personal service retail uses (Ref: ITE Category 814). The leasable area is not being expanded; therefore, no additional vehicle trips per day will be generated as a result of the new tenancy. According

to the Assessor's Map, the subject property is well under an acre in size. Given the above, the request complies with the criteria to qualify for a Type II decision-making process by the Community Development Director. A Type II decision-making process is one where the initial decision is made by the Director with public notice and an opportunity to comment but without a hearing (NMC 14.52.020(B)).

2. With regards to the criteria for approval of a Conditional Use Permit listed under NMC 14.34.050, the following conclusions can be drawn:

A. ***The public facilities can adequately accommodate the proposed use.***

i. Public facilities are defined in the Municipal Code as including sanitary sewer, water, streets and electricity. The applicant's findings indicate that the public facilities can adequately accommodate the proposed use.

ii. The applicant points out that the office is "very small" and that foot traffic of real estate professionals, clients and vendors will be no more than that of previous uses.

iii. Water service is available via an 8-inch line in NW Coast Street. Sewer service is provided via a 12-inch main in the same street. Electric service is available at the site.

iv. Northwest Coast Street is fully developed with sidewalks and marked crosswalks. This section of Coast Street is designed to slow vehicle speeds and promote pedestrian movement. Structured storm drainage infrastructure is in place to collect the runoff from the property and street, with the drainage ultimately being discharged into the ocean.

v. Based on the above, the Community Development Director finds that this criterion has been satisfied.

B. ***The request complies with any special requirements of the underlying zone or overlay zone.***

i. The underlying zone for the property is C-2/"Tourist Commercial." Personal service-oriented businesses are a conditional use in this district.

ii. A personal service-oriented land use category was created when the commercial and industrial land use element of the zoning ordinance was restructured in 2011 (Ordinance No. 2022). This use category is characterized as including the following types of businesses:

*"Personal service-oriented: Branch banks; urgency medical care; Laundromats; photographic studios; photocopy and blueprint services; printing, publishing and lithography; hair, tanning, and personal care services; tax preparers, accountants, engineers, architects, real estate agents, legal, financial services; art studios; art, dance, music, martial arts, and other recreational or cultural classes/schools; hotels (non-transient); motels (non-transient); taxidermists; mortuaries; veterinarians; kennels limited to boarding and training with no breeding; and animal grooming."*

This category of uses was identified as conditional within the city's C-2/"Tourist Commercial" zone because there is a finite amount of retail space in tourist oriented areas, and policy makers determined that such space needs to be reserved for complimentary uses. Many personal-service uses do not need to be located in tourist areas, and can just as effectively locate in Newport's other commercial or light industrial zones where there are additional lease or ownership opportunities. The conditional use process is the mechanism for reviewing personal-service uses to ensure they complement the tourist oriented nature of the C-2 district.

iii. The applicant is currently operating an office in the "Deco District," Newport's central business district. Zoning for this location is C-1, where real estate offices are an outright-permitted use. Zone C-1 is distinguished from Zone C-2—where the applicant would like to relocate to—in that it is designated for a variety of commercial services and retail establishments that are not primarily tourist-oriented. There are many long-operating real estate offices in Newport's C-1 zone.

iv. Although the submitted business plan states that Nye Beach tourist traffic would increase listings and sales, it is not apparent that a presence in a tourist area is key to the plan or that this is the only way the business can be successful. In addition, the applicant's existing office is outside of Nye Beach in Zone C-1, a zone that is not tourist-oriented like C-2; this is evidence that the business model does not rely upon tourist traffic.

v. Based on the above, the Community Development Director finds that this criterion has not been satisfied.

**C. *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. For the purpose of this criterion, "adverse impact" is the potential adverse physical impact of a proposed conditional use including, but not limited to, traffic beyond the carrying capacity of the street, unreasonable noise, dust, or loss of air quality.***

i. This criterion relates to the issue of whether or not the proposed use has potential "adverse impacts" and whether conditions may be attached to ameliorate those "adverse impacts." Impacts are defined in the Newport Municipal Code as the effect of nuisances such as dust, smoke, noise, glare, vibration, safety, and odors on a neighborhood.

ii. The proposed location of the applicant's real estate office is an existing storefront. The application includes a signage plan which meets City signage standards, and statements that the window dressings and decor would reflect the Nye Beach "vibe."

iii. The proposed business will not generate additional vehicle trips to the site any more than the previous occupants of the proposed location.

iv. The proposed business will be within an existing enclosed structure; it is highly unlikely that any nuisance concerns outlined above would be an issue.

v. Based on the above, the Community Development (Planning) Director finds that this



criterion has been satisfied.

***D. The proposed building or building modification is consistent with the overall development character of the area with regard to building size and height, considering both existing buildings and potential buildings allowable as uses permitted outright.***

i. The application is for a leased space in an existing building and no exterior or structural modifications will be performed as part of this application.

ii. Based on the above, the Community Development (Planning) Director finds that this criterion has been satisfied.

## **OVERALL CONCLUSION**

The request does not comply with the criteria established for a Conditional Use Permit and is hereby DENIED.

**BEFORE THE COMMUNITY DEVELOPMENT  
(PLANNING) DIRECTOR OF THE CITY OF NEWPORT,  
COUNTY OF LINCOLN, STATE OF OREGON**

**IN THE MATTER OF LAND USE FILE NO. 6-CUP-18 )  
APPLICATION FOR A CONDITIONAL USE PERMIT, AS ) FINAL  
SUBMITTED BY SEASHORE REALTY COMPANY ) ORDER  
(ROLAND WOODCOCK, AUTHORIZED REPRESENTATIVE) )**

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**ORDER APPROVING A CONDITIONAL USE PERMIT** pursuant to Section 14.03.070(2)(c) of the Newport Municipal Code (NMC), for utilization of roughly 650 square feet of vacant commercial space within the Archway Place mixed use development as a real estate office. The property is zoned C-2/"Tourist-Commercial," where real estate services are classified as a conditional use (NMC 14.03.060(C)(2)).

**WHEREAS:**

- 1.) The Community Development (Planning) Director has duly accepted the application, filed consistent with the Newport Zoning Ordinance; and
- 2.) The Community Development (Planning) Director has duly considered the request and has given proper and timely notice to affected property owners; and
- 3.) The Community Development (Planning) Director has allowed for evidence and recommendations from interested persons, Community Development (Planning) Department staff, other City departments, and local utilities; and
- 4.) At the conclusion of review of evidence submitted and after consideration of the request, the Newport Community Development (Planning) Director **APPROVED** the request for said Conditional Use Permit.


**THEREFORE LET IT BE RESOLVED** by the City of Newport Community Development (Planning) Director that the attached Findings of Fact and Conclusions (Exhibit "A") support the approval of the request for a Conditional Use Permit with the following conditions(s):

1. Approval of this land use permit is based on the submitted written narrative and plans listed as Attachments to this report. No work shall occur under this permit other than that which is specified within these documents. It shall be the responsibility of the property owner to comply with these documents and the limitations of approval described herein.

2. The applicant shall comply with all applicable building codes, fire codes, zoning ordinance requirements, and other public health and safety regulations to ensure that the use will not be detrimental to the safety and health of persons in the neighborhood. The applicant is responsible for obtaining the necessary approvals and permits pertaining to the proposed use.

**BASED UPON THE ABOVE**, the Community Development (Planning) Director determines that the request for a Conditional Use permit as submitted in the application is in conformance with the provisions of the Comprehensive Plan and the Zoning Ordinance of the City of Newport with the attached conditions(s) of approval.

Accepted and approved this 23<sup>rd</sup> day of January 2019.

  
\_\_\_\_\_  
Derrick I. Tokos, AICP  
Community Development Director

Attest:

  
\_\_\_\_\_  
Sherri Marineau  
Executive Assistant

**EXHIBIT "A"****Case File No. 6-CUP-18****FINDINGS OF FACT**

1. This request by Seashore Realty Company is for a Conditional Use Permit per Section 14.03.070(2)(c) of the Newport Municipal Code (NMC), in order to utilize 650 square feet of vacant commercial space within the Archway Place mixed use development. The property is zoned C-2/"Tourist-Commercial," where real estate services are classified as a conditional use (NMC 14.03.060(C)(2)).
2. The applicant is Roland Woodcock, representing Seashore Homes Realty. The space is subleased from Guild Mortgage Company. The property owner is Steven W. Mock, MSM Properties, LLC, 2397 NW Kings Blvd#173, Corvallis, Oregon 97333.
3. The application for a conditional use permit was submitted on December 12, 2018 and was deemed complete.
4. The property is located at 305 NW Coast Street. It includes lease unit C-1 (Tax Lot 88001) and a portion of unit C-2 (Tax Lot 88002) on Lincoln County Assessor's Tax Map 11-11-05-CC.
5. The application was accompanied by a completed application form, business plan, written findings, letter of authorization from the property owner, photographs of the tenant space, and a floor plan of the lease space. All of the application materials can be found in the file.
6. The Newport Comprehensive Plan designation for the property is Commercial. The zoning designation is C-2/"Tourist Commercial." Surrounding land uses are a mix of tourist commercial and residential uses.
7. The applicant's business plan notes that the realty company is primarily focused on helping people realize their dream of owning a beach house. They point out that the front entry, an enclosed courtyard area, has been designed to look and feel like a room in a beach house, or an enclosed deck on a beach home. People enter through a wide, glass garage door, similar to those used in restaurants like Newport's Local Ocean. The wide entrance, with a tiled, ADA compatible ramp, is flanked on both sides by planter boxes with beach grass. The area is furnished with Adirondack chairs, a coffee table and area rug, beach décor – and touch screen computers, where people can search for oceanfront and oceanview property at their leisure. The applicant indicates that they believe many tourists who are not shopping for a beach home – at least not now – will take advantage of this just for the enjoyment of viewing and dreaming about beach homes. Although it is not fully equipped yet, tourist and locals already drop in regularly, all of whom have been very enthusiastic about this "dream room," both the décor and concept. The applicant notes that those who decide they would like to talk with a broker can enter the office area, separated from the front room by a glass wall, through a normal office door. The office itself is "beachy" feeling, with a grey, "weathered" wood floor, a "wave" wall paneled to look like ocean waves, and a continuation of the beach décor and plantings in the front room. The idea behind the look-and-feel of the Seashore Homes office was to move the perception and experience of "real estate brokerage" toward the concept of a charming beach village like Nye Beach.

8. A Property Report from the Lincoln County Assessor's Office notes that this commercial lease space within the Archway Place development was constructed in 2007. No changes are proposed to the building façade. Access to the space has been improved to meet ADA requirements. All other improvements are to the interior of the building.
9. The following are past land use actions involving the subject property:
  - A. File No. 2-CUP-06/2-NB-06 – approved the “Archway Place” mixed use development, consisting of 5,400 square feet of commercial space on the ground floor and nine townhouse on the second and third floors.
10. The Newport Municipal Code (NMC) Section 14.34.030 allows for a conditional use permit to be processed and authorized using a Type II (staff level) decision-making procedure under the following circumstances:
  - A. The proposed use generates less than 50 additional trips per day as determined in the document entitled Trip Generation, an informational report prepared by the Institute of Traffic Engineers; and
  - B. Involves a piece(s) of property that is less than one (1) acre in size.
11. Upon acceptance of the application, the Community Development Director shall notify property owners within 200 feet of the subject property and affected public/private agencies/utilities. The applicant submitted a list of property owners within the area to be notified as part of the application request. Said notice was mailed on December 13, 2018. (Copy of the notice is in the file.) The notice contained the criteria by which the conditional use permit is to be assessed. Affected parties were given until December 27, 2018, in which to make comment on the application.
12. One comment was received in response to the public notice, an email from Wendy Engler, dated December 27, 2018, requesting a public hearing on the application. Ms. Engler stated that the request for a hearing stems from the fact that one of the businesses has already been operating and the other appears to have a building permit and has already made a significant investment in remodeling the space for the proposed business. She further noted that requesting input from neighboring properties on businesses that already appear to be approved and are moving forward puts everyone in an awkward and unfortunate position. Ms. Engler also conveyed to staff verbally that lease area C-1 was supposed to be a public courtyard, which is not how it is presently constructed.
13. The criteria for the Conditional Use Permit pursuant to NMC Section 14.34.050 are:
  - A. The public facilities can adequately accommodate the proposed use.
  - B. The request complies with the requirements of the underlying zone or overlay zone.
  - C. 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.

- D. A proposed building or building modification is consistent with the overall development character of the area with regard to building size and height, considering both existing buildings and potential buildings allowable as uses permitted outright.

## CONCLUSIONS

1. NMC Section 14.34.030/ “Approval Authority,” states that a request qualifies as a Type II decision if a proposed use generates less than 50 additional trips per day and the subject property is less than an acre. The applicant’s floor plan and narrative indicate that a little over 600 square feet of space will be used. The space was originally designed for specialty retail use, an Institute of Traffic Engineers trip generation category that encompasses sales and personal service retail uses (Ref: ITE Category 814). The leasable area is not being expanded; therefore, no additional vehicle trips per day will be generated as a result of the new tenancy. According to the Assessor’s Map, the subject property is well under an acre in size. Given the above, the request complies with the criteria to qualify for a Type II decision-making process by the Community Development Director. A Type II decision-making process is one where the initial decision is made by the Director with public notice and an opportunity to comment but without a hearing (NMC 14.52.020(B)); therefore, Ms. Engler’s request for a hearing cannot be granted.
2. With regards to the criteria for approval of a Conditional Use Permit listed under NMC 14.34.050, the following conclusions can be drawn:
  - A. *The public facilities can adequately accommodate the proposed use.*
    - i. Public facilities are defined in the Municipal Code as including sanitary sewer, water, streets and electricity. The applicant’s findings indicate that the public facilities can adequately accommodate the proposed use.
    - ii. The applicant asserts that there will be a minimum impact on public facilities. They point out that the office is a small (just over 600 sq. ft.), boutique brokerage catering to the specialized market of people looking to purchase a beach home. Additional foot and motor traffic generated will be no more than other retail establishments.
    - iii. Water service is available via an 8-inch line in NW Coast Street. Sewer service is provided via a 12-inch main in the same street. Electric service is available at the site.
    - iv. The Archway Place mixed-use development abuts NW Coast, NW Beach, and NW 3<sup>rd</sup> Streets. These paved roadways are fully developed with sidewalks and marked crosswalks. This street section has been scaled to slow vehicle speeds and promote pedestrian movement, which complements storefront access. Structured storm drainage infrastructure is in place to collect the runoff from the property and street, with the drainage ultimately being discharged into the ocean.
    - v. Based on the above, the Community Development Director finds that the applicant has met their burden of demonstrating that this criterion is met in regard to the adequacy of the public facilities.

B. *The request complies with any special requirements of the underlying zone or overlay zone.*

i. The underlying zone for the property is C-2/"Tourist Commercial." Personal service-oriented businesses are a conditional use in this district. The site is also within the Historic Nye Beach Design Review District.

ii. A personal service-oriented land use category was created when the commercial and industrial land use element of the zoning ordinance was restructured in 2011 (Ordinance No. 2022). This use category is characterized as including the following types of businesses:

*“Personal service-oriented: Branch banks; urgency medical care; Laundromats; photographic studios; photocopy and blueprint services; printing, publishing and lithography; hair, tanning, and personal care services; tax preparers, accountants, engineers, architects, real estate agents, legal, financial services; art studios; art, dance, music, martial arts, and other recreational or cultural classes/schools; hotels (non-transient); motels (non-transient); taxidermists; mortuaries; veterinarians; kennels limited to boarding and training with no breeding; and animal grooming.”*

This category of uses was identified as conditional within the city’s C-2/“Tourist Commercial” zone because there is a finite amount of retail space in tourist oriented areas, and policy makers determined that such space needs to be reserved for complimentary uses. Many personal-service uses do not need to be located in tourist areas, and can just as effectively locate in the City’s other commercial or light industrial zones where there are additional lease or ownership opportunities. The conditional use process is the mechanism for reviewing personal-service uses to ensure they complement the tourist oriented nature of the C-2 district.

iii. The applicant believes the brokerage will directly address the fundamental requirement of C-2 zoning; "to provide for tourist needs as well as for the entertainment needs of permanent residents." They point out that tourists visiting Newport dream of a beach home, and many also end up walking around Nye Beach. Some are here to determine if this is the right area for them to buy a beach home. Some are here to begin the buying process in earnest. There is no better, or more entertaining place to do this, than Nye Beach. The applicant conveys that they learned this first-hand while working at Oregon Coast Properties, another real estate brokerage in Nye Beach. Tourists would drop in, some to just chat about the area and get an introduction to properties and pricing, and some to seriously begin a search for a beach home. Dreaming of beach homes, looking at beach homes, and talking to a broker about a possible purchase, are all part of the vacation experience for many of Newport's tourists. The applicant notes that he and his wife bought their home in Newport twenty years ago, and it began in just this way-an anniversary visit to the beach, dreaming about a beach home and visiting a local real estate brokerage, then driving by a home that, to their great surprise and totally unplanned, they ended up buying!

iv. Considering that the applicant's business plan focuses on the sale of homes to tourists, catering to pedestrians as a way of drawing in potential clients, it is understandable that the real estate business would need to locate in a tourist commercial area. This is the type of complimentary relationship that policy makers understood would make some personal-service uses appropriate in a C-2 district. Such an argument would be difficult to make for other types of personal-service uses, such as a veterinarian clinic or tax preparing service, that lack a connection to tourism.

v. The Historic Nye Beach Design Review District includes architectural standards for new development. Its provisions apply to the exterior of buildings and trigger when new development or substantial improvements are proposed to commercial structures (NMC 14.30.030(B)). Minor changes have been made to entrance of the lease space, including ADA improvements; however, they fall far short of qualifying as a "substantial improvement" to the Archway Place mixed use building. The term "substantial improvement" is defined as an improvement with a cost that is equal to or exceeds 50% of the market value of the building. The bulk of the changes are tenant improvements to the interior of the building, which are not subject to design review.

vi. Ms. Engler expressed a concern to city staff that a portion of unit C-1 was to be a public courtyard. The Archway Place mixed use development was the subject of a public hearings process with the final decision being made, on appeal, by the Newport City Council (File 2-CUP-06/2-NB-06, Final Order dated June 19, 2006). The record shows that detailed elevation drawings and a three dimensional model of the project were provided to the Council. A public courtyard was not a part of the concept. The Council did; however, include a condition of approval allowing the applicant to modify the design to improve the visual appearance of the portion of the project facing NW 3<sup>rd</sup> Street, which includes the unit C-1 lease space at the corner of NW 3<sup>rd</sup> and NW Coast.

vii. The City Council decision was appealed to the Land Use Board of Appeals (LUBA), an action that was later withdrawn (LUBA File 2006-126). A letter to the Council, Commission, and city staff from the appellant Raymond Bradley, dated August 15, 2006, indicates that the developer and concerned citizens had negotiated a change to the design that incorporated an open courtyard at the corner of NW 3<sup>rd</sup> and Coast, which is now a portion of the space leased by the applicant. An illustration of the change was included with the letter. Further, the letter notes that Ms. Engler was involved in those negotiations and it is dated two weeks after the LUBA appeal was dismissed.

viii. Approved building plans, dated February 13, 2007, do not show an open courtyard at the corner of NW 3<sup>rd</sup> and NW Coast. Instead they show the space enclosed and identify it as a commercial tenant court. This is the front entry area the applicant has designed to look and feel like a room in a beach house. Emails between the developer, Mr. Bradley, and Lon Brusselback (Ms. Engler's husband) demonstrate that the parties were engaged in design discussions as the



final plans were prepared for the Archway Place building, with the developer making revisions in response to their feedback, adding decks and modifying the roofline. City staff sought confirmation that the developer and appellants had worked through the design issues and, in a March 13, 2007, Mr. Bradley stated “*I have reviewed your most recent drawings and they appear to be in the spirit of what we had previously agreed to when you agreed to make certain modifications and I agreed to dismiss my LUBA appeal.*”

ix. Plans for the Archway Place mixed use development, approved by the City Council, show the building enclosed, without a courtyard at the intersection of NW 3<sup>rd</sup> and NW Coast. This is the final city land use decision and the approved building plans are consistent with that decision. While the Council imposed a condition of approval that allowed some modifications to the design, its decision did not require that such changes occur. The developer and appellants engaged in discussions to modify the design of the project, conversations that at one point included an open publicly accessible courtyard on land that is now leased by the applicant. It is unclear why that design change was not pursued and others, such as the addition of decks and modifications to the roofline, were implemented. What is clear from the record is that the appellants and developer were engaged in constructive dialogue as the design was finalized, with the chief appellant signing off on the final documents. Further, it is evident from the record that the commercial space leased by the applicant is configured in a manner consistent with the City Council decision approving the project.

x. Based on the above, the Community Development Director finds that this criterion has been satisfied.

**C. *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. For the purpose of this criterion, “adverse impact” is the potential adverse physical impact of a proposed conditional use including, but not limited to, traffic beyond the carrying capacity of the street, unreasonable noise, dust, or loss of air quality.***

i. This criterion relates to the issue of whether or not the proposed use has potential "adverse impacts" and whether conditions may be attached to ameliorate those "adverse impacts." Impacts are defined in the Zoning Ordinance as the effect of nuisances such as dust, smoke, noise, glare, vibration, safety, and odors on a neighborhood.

ii. The applicant contends that Seashore Homes Realty will have no negative environmental impact on nearby properties. It will be an enhancement of those properties by providing a new and additional experience for tourists and locals who visit Nye Beach.

iii. As previously noted, the project will not generate additional vehicle trips to the site, so its impact on traffic is negligible. Further, given the personal-service nature of the use and the fact that it will occur within an enclosed structure, it is unlikely that any nuisance concerns outlined above will be an issue.

iv. To ensure that there are no adverse impacts that could create a nuisance, a condition of approval should be imposed to require the applicant comply with all applicable building codes, fire codes, and other public health and safety regulations to ensure that the use will not be detrimental to the safety and health of persons in the neighborhood.

v. Based on the above, the Community Development (Planning) Director finds that this criterion has been satisfied.

***D. The proposed building or building modification is consistent with the overall development character of the area with regard to building size and height, considering both existing buildings and potential buildings allowable as uses permitted outright.***

i. The applicant's findings note that the Seashore Homes office is in the existing Archway Place building. It occupies a one-story street-level office. The only exterior modification has been the entry, which has been modified to allow direct entry, including wheelchair entry, from the street. This patio room, at the NW corner of 3rd and Coast, has not been accessible from the street until now.

ii. Further, as discussed in prior findings, the exterior façade of the lease space is consistent with the City Council land use decision and approved building plans.

iii. Based on the above, the Community Development (Planning) Director finds that this criterion has been satisfied.

### **OVERALL CONCLUSION**

The request complies with the criteria established for a Conditional Use Permit and is hereby **APPROVED** with the following condition(s):

1. Approval of this land use permit is based on the submitted written narrative and plans listed as Attachments to this report. No work shall occur under this permit other than that which is specified within these documents. It shall be the responsibility of the property owner to comply with these documents and the limitations of approval described herein.
2. The applicant shall comply with all applicable building codes, fire codes, zoning ordinance requirements, and other public health and safety regulations to ensure that the use will not be detrimental to the safety and health of persons in the neighborhood. The applicant is responsible for obtaining the necessary approvals and permits pertaining to the proposed use.

## 2-CUP-22 Comments

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### COMMENT 1

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Hello Ms. Boxer—Thank you for sending your letter. Although the comment period is over we continue to allow public comment up until my decision is made, and I have not made my decision. Your comment will go into the file for 2-CUP-22

Beth



**Beth Young, AICP**

City of Newport Community Development Department  
City Hall, 169 SW Coast Hwy.  
Direct Line: 541-574-3341

Pronouns: she, her, they, their

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**From:** [charboxer2@comcast.net](mailto:charboxer2@comcast.net) <[charboxer2@comcast.net](mailto:charboxer2@comcast.net)>

**Sent:** Monday, August 22, 2022 9:49 AM

**To:** Beth Young <[B.Young@NewportOregon.gov](mailto:B.Young@NewportOregon.gov)>

**Cc:** Derrick Tokos <[D.Tokos@NewportOregon.gov](mailto:D.Tokos@NewportOregon.gov)>

**Subject:** File No.2-CUP-22

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Derrick and Beth, I realize I am too late responding for this to qualify as public comment. All of my mail goes to my Portland address and piles up while I am in Newport. I had a longer than usual stay in Newport as I am getting ready to open my vintage store on the bay front over Labor Day. I arrived back in Portland on Saturday night and opened the Public Notice for the above referenced application.

I own property on the oceanfront side of Cliff Street, so I often comment on changes in the Nye Beach neighborhood. I tentatively plan on putting my property at 213 NW Cliff Street up for sale early next year.

I know there is concern from several of the retail business owners (that I am friends with) to have yet another real estate related business in Nye Beach. Nye Beach is marketed by the Nye Beach Merchants as an “artistic neighborhood with shopping and restaurants”. Upon approval, there will be three (3) real estate offices located in such a small area on Coast Street. I know other businesses are concerned about this as it leaves less reason for people to wander around to shop and eat when real estate offices use the street level space. What does a 3<sup>rd</sup> real estate business bring to an area that already has 2 real estate sales office and a mortgage company? What can

another real estate business sales office offer that one of the other companies doesn't offer? The C-2 zoning allows for "Personal service-oriented retail sales and services", but I would question the need for 3 sales office is such close proximity to each other. Considering the real estate industry is now considered to be in the early stages of recession, I guess it will be survival of the fittest when there isn't enough business for all 3 sales offices to survive. If you look at the RMLS, there are multiple price reductions on many of the properties listed for sale along the coast. The Oregon Coast is not immune to a decline in real estate sales and values. There has been a record run-up of sales and property values, but real estate is cyclical, and we are entering a new cycle in the real estate market.

I realize the City of Newport has to look at the application objectively, however I wanted to at least comment (knowing it is not public comment), but comment as a property owner nearby.

Charlotte Boxer

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## COMMENT 2

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Thank you, Wendy. I will put this in the file and it will be considered for my decision.

Beth



**Beth Young, AICP**

City of Newport Community Development Department  
City Hall, 169 SW Coast Hwy.  
Direct Line: 541-574-3341

Pronouns: she, her, they, their

Emails to and from this address are subject to public disclosure under Oregon public records law.

**From:** Wendy Engler <[wendy.engler@yahoo.com](mailto:wendy.engler@yahoo.com)>

**Sent:** Friday, August 19, 2022 4:36 PM

**To:** Beth Young <[B.Young@NewportOregon.gov](mailto:B.Young@NewportOregon.gov)>

**Subject:** Testimony: File No. 2-CUP-22

**[WARNING]** This message comes from an external organization. Be careful of embedded links.

---

Hello Beth,

This is my written testimony on File No. 2-CUP-22:

General testimony related to the Peninsula Urban Design Plan contained in the Comprehensive Plan and its implementing ordinance, the Historic Nye Beach Overlay Zone which governs this CUP Application:

- The City has invested years of planning and untold financial resources into preserving and improving the Nye Beach neighborhood with the goal of creating and maintaining a vibrant mixed-use district that contributes to the economy of Newport and is also a great place to live, work and visit.

- When the Nye Beach Overlay was established in 1997, the C-2 zoning allowed offices above the ground floor only in the central core area in order to create a pedestrian and business friendly streetscape without the “missing teeth” that offices fronting the sidewalk can create.

- The Streetscape improvements in 2000 were meant to further the pedestrian orientation of NW Coast in order to enhance foot traffic and commercial activity from NW 6th south to NW Olive.

- Currently, there are 3 existing real estate-oriented offices on the ground floor on NW Coast St between NW 3rd and NW Beach.

This is the heart of pedestrian and commercial activity in Nye Beach.

If this application is approved, there will be 4 offices and 6 retail businesses fronting NW Coast. That’s 2/3rds of the businesses as offices fronting the sidewalk in the core tourist area. The purpose of Conditional Use Permits is to prevent this from happening.

- In the future, perhaps there could be spacing requirements for offices in the C-2 zone of the Nye Beach Overlay, similar to those for dispensaries or the above ground floor requirement reinstated .

- This business sounds fine it’s just a matter of being out of place in the core C-2 zone on the ground floor.

File No. 2-CUP-22

Testimony on the specific Applicable Criteria: NZO Section 14.34.050:

(1) Yes - Public facilities can accommodate the proposed use.

(2) No- The request does not comply with the requirements of the underlying zone or overlay zone. Here’s why:

This property is in the heart of the C-2 Zone. The purpose of this zone is “to provide for tourist needs as well as for the entertainment needs of permanent residents.” This purpose is not acknowledged in the applicant’s application dated 8/04/2022. It states:

#6a. ....”The office will serve our real estate professionals and their clients.”

#7b. “The Real Estate offices complies with current zoning.”

Their business plan and compliance with zoning requirements does not address how they will serve tourists and contribute to the active pedestrian streetscape.

(3) No - The adverse impact of this business is that it doesn’t fit the C-2 Zoning purpose and doesn’t contribute to preserving and enhancing an active streetscape on NW Coast St.

(4) Yes -There is no building modification so it meets this criteria.

End of Testimony

If you have any questions please contact me.

Thank you,  
Wendy Engler

---

COMMENT 3

---

Hello—Please send me more information on this comment such as the permit application number, the applicant or address. Otherwise I cannot consider this as a public comment on a specific land use application.

Thank you,  
Beth



**Beth Young, AICP**  
City of Newport Community Development Department  
City Hall, 169 SW Coast Hwy.  
Direct Line: 541-574-3341

Pronouns: she, her, they, their

Emails to and from this address are subject to public disclosure under Oregon public records law.

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**From:** Beth Young  
**Sent:** Wednesday, August 10, 2022 1:35 PM  
**To:** 'Kris Beshire' <[beshire@charter.net](mailto:beshire@charter.net)>  
**Cc:** Derrick Tokos <[D.Tokos@NewportOregon.gov](mailto:D.Tokos@NewportOregon.gov)>  
**Subject:** RE: Design District

Hello --Is this in reference to Conditional Use Permit application #2-CUP-22? Please give me a name, address or CUP # so I can place it in the correct file.

Beth

<< OLE Object: Picture (Device Independent Bitmap) >>

-----Original Message-----

From: Kris Beshire <[beshire@charter.net](mailto:beshire@charter.net)>  
Sent: Wednesday, August 10, 2022 10:42 AM  
To: Beth Young <[B.Young@NewportOregon.gov](mailto:B.Young@NewportOregon.gov)>  
Subject: Design District

[WARNING] This message comes from an external organization. Be careful of embedded links.

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Guidelines were put in place for commercial space for a good reason. As neighbors, we strongly recommend that no conditional use be granted.

Kristine & Alan Beshire  
537 SW Woods St.  
Newport, OR 97365  
beshire@charter.net

Sent from my iPad

CITY OF NEWPORT

OCT 31 2022

RECEIVED

October 29, 2022

Newport Planning Department, City Hall  
169 SW Coast Hwy  
Newport, OR 97365

RE: Conditional use permit for 316 NW Coast St., Newport, OR

Ladies and Gentlemen of the Newport Planning Commission;

I wish to use this opportunity to voice my support for the subject conditional use permit.

I have long owned property across the street and we are facing a different world than when the Master Plan was adopted. It is getting harder to compete with Amazon and attract retailing tenants. The Mom and Pop shops are diminishing in numbers.

I feel that it is important to remember that it was adopted as a "master plan" which, I assume, means it is open to changes when appropriate.

I am concerned that as things progress, unless some changes are accepted, we will be facing vacancies, empty buildings, and a declining neighborhood. It seems to me that selling real estate out of that location is a reasonable fit for the area.

Thank you for this opportunity to be heard.

Regards,

Gary Mines





**CITY OF NEWPORT  
NOTICE OF A PUBLIC HEARING**

The City of Newport Planning Commission will hold a de novo public hearing on Monday, November 14, 2022, at 7:00 p.m. in the City Hall Council Chambers to consider File No. 2-CUP-22-A, a request submitted by Zachary Dablow, P.C., attorney at law, representative (Ty Hildebrand, K & B Investments, LLC, applicant/property owner), for an appeal of the Community Development Director's decision denying a Conditional Use Permit Application (File No. 2-CUP-22). The appeal challenges the Community Development Director's denial of a request per Section 14.03.070/"Commercial and Industrial Uses" of the Newport Zoning Ordinance, for a conditional use permit to allow the operation of a real estate office in a C-2/"Tourist Commercial" zone for which personal service oriented retail sales and services are a conditional use. The property is located at 316 NW Coast St, Newport, OR 97365 (Lincoln County Assessor's Map 11-11-05-CC; Tax Lot 80001). The applicable criteria per 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. The Planning Commission will hold a de novo public hearing on the decision that has been appealed. With a de novo hearing, any interested person or entity can provide public testimony, including the introduction of new evidence that was not available at the time the original decision was rendered. Testimony and evidence must be directed toward the criteria described above or other criteria in the Newport 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. Written testimony must be received by 3:00 p.m. the day of the hearing or be personally entered into the record during the hearing. The hearing will include a report by staff, testimony (both oral and written) from those in favor or opposed to the application, rebuttal by the applicant, and questions and deliberation by the Planning Commission. Pursuant to ORS 197.797(6), any person prior to the conclusion of this 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. 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).

***FOR PUBLICATION ONCE ON FRIDAY, November 4, 2022.***

11/4/2022

of: Parking, driveway, pedestrian, storm, and landscape improvements at the Lincoln City Cultural Center site. This will consist of curbing, sidewalks, a driveway with pedestrian ramps, infiltration trench, aggregate base, HMAC pavement, striping, and extensive landscape improvements and artistic paving as detailed in the bid form. The Issuing Office for the Bidding Documents is: Civil West Engineering Services; Keven Shreeve, PE. Bidding Documents may be viewed at [www.questcdn.com](http://www.questcdn.com), and at the Lincoln City Cultural Center. To be qualified to submit a Bid the Contractor must obtain the bidding documents at [www.questcdn.com](http://www.questcdn.com), QuestCDN Project No. 8330059. All pre-Bid questions and responses will be posted on QuestCDN. A non-mandatory pre-bid conference will be held at 2:00 PM local time November 22nd at Lincoln City Cultural Center. This contract is subject to ORS 279C.800 to 279C.870 regarding prevailing wage rates. Owner reserves the right to reject all bids, and to waive any technicalities or informalities in connection with the bids. No Bidder may withdraw their bid until thirty (30) days after the bid opening. By order of: Lincoln City Cultural Center Published: Newport News Times, Newport, OR Friday November the 4th, and Wednesday the 16th, 2022. DJC, Portland, OR Friday November the 4th, and Wednesday the 16th, 2022. N04, N16 64-16

**SUMMONS IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR LINCOLN COUNTY**

Case No. 22CV31219 WILLIAM J. LUND; and ALSO ALL OTHER PERSONS OR PARTIES UNKNOWN claiming any right, title, claim, estate, lien, or interest in the property described in the Complaint herein. To: ALL OTHER PERSONS OR PARTIES UNKNOWN Explanation of the Complaint and Relief Requested. Plaintiffs seek a money judgment against defendant Lund, for the amounts due on a promissory note and foreclosure of a Trust Deed, which granted Plaintiffs, as beneficiaries by assignment, a security interest in certain real property commonly referred to as NW Spring Street (Bare Lots), Newport, Oregon 97365, and more particularly described as PARCEL I: The North Half of Lot 1, and all of Lots 2, 3, 4, and 5, Block 37, OCEAN VIEW, in Lincoln County, Oregon. TOGETHER WITH that portion of vacated alley contiguous to and Westerly of said

lots as vacated by Ordinance recorded November 21, 1966 in Book 273, Page 17, Lincoln County Records. EXCEPTING THEREFROM any portion of Northwest 14th Street vacated by Ordinance recorded November 21, 1966 in Book 273, Page 17, Lincoln County Records. PARCEL II: Beginning at the Northeast corner of Lot 5, Block 37, OCEANVIEW, as shown on the original plat recorded April 5, 1884 in Plat Book 1, page 19, Lincoln County Records; thence North 60 feet to the Southeast corner of Block 48 of said plat; thence West on the South line of said Block 48 to the mean high tide line of the Pacific Ocean; thence Southerly along said high tide line to the Northwest corner of said Block 37; thence East on the North line thereof to the point of beginning, being the portion of vacated Northwest 14th Street, former Rock Street in said plat, vacated by vacation recorded November 21, 1966 in Book 273, Page 17, Lincoln County Records, in the Complaint (the "Property"). The relief requested may impact the rights and interests of third parties who are presently unknown (the "Unknown Parties"), who are joined in this case pursuant to ORCP 20 J. Because of the possible adverse effect of this lawsuit, notice is being given, and the Unknown Parties are being given the opportunity to appear in the case and present their claims and defenses to the relief requested by Plaintiffs. Plaintiffs seek (1) a money judgment be awarded against Lund in the amount of \$919,304.53, and for additional sums that may be awarded to Plaintiffs, together with post-judgment interest from the date of entry until paid, and (2) a declaration that the lien of Plaintiffs' Trust Deed is prior in time, right, title, and interest to any interest in the Property of Defendants, and forever foreclosing all right, title, lien, claim or interest of Defendants in the Property and declaring any such rights are inferior to Plaintiffs', and foreclosing the lien of the Trust Deed and ordering the sale of the Property by the Sheriff of Lincoln County, in the manner prescribed by law. Plaintiffs are seeking a deficiency judgment against Lund. IN THE NAME OF THE STATE OF OREGON: You are hereby required to appear and answer the Complaint filed against

you in the above-entitled case within 30 days from the first date of publication of this summons, and if you fail so to answer, for want thereof, the Plaintiffs will apply to the court for the relief demanded therein. NOTICE TO DEFENDANTS: READ THESE PAPERS CAREFULLY! You must "appear" in this case or the other side will win automatically. To "appear" you must file with the court a legal document called a "motion" or "answer." The "motion" or "answer" must be given to the court clerk or administrator within 30 days of the date of first publication specified herein along with the required filing fee. It must be in proper form and have proof of service on the Plaintiffs' attorney or, if the Plaintiffs do not have an attorney, proof of service on the Plaintiffs. The date of first publication is November 4, 2022. If you have questions, you should see an attorney immediately. If you need help in finding an attorney, you may contact the Oregon State Bar's Lawyer Referral Service online at [www.oregonstatebar.org](http://www.oregonstatebar.org) or by calling 503-684-3763 or toll-free elsewhere in Oregon at 800-452-7636. WATKINSON, LAIRD, RUBENSTEIN, P.C., Of Attorneys for Plaintiffs, Julia I. Manela, OSB No. 023771, Email: [jmanela@wrlaw.com](mailto:jmanela@wrlaw.com), 1203 Willamette Street, Ste 200, PO Box 10567, Eugene, OR 97440, T: 541-484-2277, F: 541-484-2282. Trial Attorney: Connor D. King, OSB No. 193945, Email: [cking@wrlaw.com](mailto:cking@wrlaw.com), N04, N11, N18, N25 63-25

**PUBLIC SALE**

The following storage units will be sold at public auction on Saturday, November 19, 2022 at 11:00 AM for non-payment of rent and other fees. Auction is pursuant to Auction Rules and Procedures of Lincoln Storage 4809 S Coast Hwy South Beach, OR 97366 541-867-6550. Rules are available upon inquiry. Unit 358 Krystal Bolden N02, N04, N09, N11 58-11

**NOTICE OF ABANDONED PROPERTY**

Mobile Home Located at: 724 SW Ferry Ave, Siletz, OR 97380 #30. Manufacturer: Unknown, ID# 162174, X# 77286, M204245, Year: 1973. Owner on record: Carrie Hawkins. If there will be a sale specify whether it will be: No Sale. 1.) If you intend to reside in the home located in Siletz Mobile Home Park you must first qualify as a tenant. 2.) No subleasing. 3.) If you intend to remove the home from the park this must be done within 14 days of bid approval. Contact information:

Dawn Newton (541) 563-6868 O28, N04, N11 56-11

**NOTICE OF ABANDONED PROPERTY**

Mobile Home Located at: 724 SW Ferry Ave, Siletz, OR, 97380 #55. Manufacturer: Unknown, ID#: 218723, X#151840, M#368775, Year: 1968. Owner on record: Mary Dedrick. If there will be a sale specify whether it will be: Sealed bid, PO Box 696, Waldport, OR 97394. 1.) If you intend to reside in the home located in Siletz Mobile Home Park you must first qualify as a tenant. 2.) No subleasing. 3.) If you intend to remove the home from the park this must be done within 14 days of bid approval. Contact information: Dawn Newton (541) 563-6868 O28, N04, N11 55-11

**CITY OF NEWPORT NOTICE OF A PUBLIC HEARING**

The City of Newport Planning Commission will hold a de novo public hearing on Monday, November 14, 2022, at 7:00 p.m. in the City Hall Council Chambers to consider File No. 2-CUP-22-A, a request submitted by Zachary Dablow, P.C., attorney at law, representative (Ty Hildebrand, K & B Investments, LLC, applicant/property owner), for an appeal of the Community Development Director's decision denying a Conditional Use Permit Application (File No. 2-CUP-22). The appeal challenges the Community Development Director's denial of a request per Section 14.03.070 "Commercial and Industrial Uses" of the Newport Zoning Ordinance, for a conditional use permit to allow the operation of a real estate office in a C-2/"Tourist Commercial" zone for which personal service oriented retail sales and services are a conditional use. The property is located at 316 NW Coast St, Newport, OR 97365 (Lincoln County Assessor's Map 11-11-05-CC; Tax Lot 80001). The applicable criteria per 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. The Planning Commission will hold a de novo public hearing on the decision that has been appealed. With a de novo hearing any interested person or entity can provide public testimony, including the introduction of new evidence that was not available at the time the original decision was rendered. Testimony and evidence must be directed toward the criteria described above or other criteria in the Newport Comprehensive Plan and its implementing ordinance 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. Written testimony must be received by 3:00 p.m. the day of the hearing or be personally entered into the record during the hearing. The hearing will include a report by staff, testimony (both oral and written) from those in favor or opposed to the application, rebuttal by the applicant, and questions and deliberation by the Planning Commission. Pursuant to ORS 197.797(6), any person prior to the conclusion of this 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. 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). N04 52-04

**NOTICE TO INTERESTED PERSONS**

NOTICE IS HEREBY GIVEN that GABRIEL HOCKEMA has been appointed as the personal representative of the above estate. All persons having claims against the estate are required to present them, with vouchers attached, to the undersigned attorney for the personal rep-

resentative at 5300 Meadows Road, Suite 200, Lake Oswego, OR 97035, within four months after the date of first publication of this notice, or the claims may be barred. All persons whose rights may be affected by the proceedings may obtain additional information from the records of the court, the personal representative, or the attorney for the personal representative. O28, N4, N11 50-11

**LEGAL NOTICE OF BOARD VACANCY**

Due to a resignation, a vacancy has been declared for the Subdivision 3 board seat on the Central Lincoln People's Utility District's Board of Directors. This is normally an elected office, but will be a mid-term appointment by the Board of Directors; the current term of which expires December 31, 2024. Eligible candidates, under ORS 261, must be registered voters or capable of being registered voters residing in Subdivision 3; Central Lincoln territory in South Lincoln County and portions of Lane County to wit: Lincoln County Precincts 1-8 which include Waldport, Asea, Seaview, Yachats, Bayview, Seal Rock and South Beach; and Lane County Precincts 701, 703 and 707 which include the area along Highway 101 from the Lincoln County/Lane County border to the Florence City Limits, Swisshome and Mapleton. Candidates may verify they reside within Subdivision 3 by contacting the Lincoln County Clerk's Office. Candidates also must have resided in Central Lincoln's District continuously for two years or more. Candidates, meeting the above requirements and who desire to serve the public as a Central Lincoln board member, are invited to submit letters of interest and/or resumes to fill the vacancy addressed to the Board, and must be submitted electronically to Board Executive Assistant Sunnetta Capovilla at [scapovilla@cencoast.com](mailto:scapovilla@cencoast.com) no later than Tuesday, November 10, 2022. Only electronic submissions will be accepted. Candidates must be available to be interviewed on December 14, 2022 in Newport. It is anticipated the candidate selected could be appointed by Central Lincoln's Board of Directors to fill the vacancy effective January 1, 2023. Central Lincoln is a public organization for community service under ORS Chapter 261, and a governmental entity. Central Lincoln's mission is "to ensure our communities have access to reliable and affordable energy products and services." O26, O28, N2, N4, N9 47-09

**COVERAGE IN THE COUNTY - CALL 541-265-8571 TO START YOUR SUBSCRIPTION TODAY!**

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

**NOTICE IS HEREBY GIVEN** that the City of Newport Planning Commission will hold a *de novo* public hearing to consider an appeal of the Community Development Director's decision denying a conditional use permit application (File No. #2-CUP-22).

**File No:** # 2-CUP-22-A

**Appellant & Property Owner:** Zachary Dablow, P.C., attorney at law, representative (Ty Hildebrand, K & B Investments, LLC, applicant/property owner).

**Request:** Appeal challenging the Community Development Director's denial of a request per Section 14.03.070/"Commercial and Industrial Uses" of the Newport Zoning Ordinance, for a conditional use permit to allow the operation of a real estate office in a C-2/"Tourist Commercial" zone for which personal service oriented retail sales and services are a conditional use.

**Location:** 316 NW Coast St, Newport, OR 97365 (Lincoln County Assessor's Map 11-11-05-CC; Tax Lot 80001).

**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:** The Planning Commission will hold a *de novo* public hearing on the decision that has been appealed. With a *de novo* hearing, any interested person or entity can provide public testimony, including the introduction of new evidence that was not available at the time the original decision was rendered. Testimony and evidence must be directed toward the criteria described above or other criteria in the Newport 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. Written testimony must be received by 3:00 p.m. the day of the hearing or be personally entered into the record during the hearing. The hearing will include a report by staff, testimony (both oral and written) from those in favor or opposed to the application, rebuttal by the applicant, and questions and deliberation by the Planning Commission. Pursuant to ORS 197.797(6), any person prior to the conclusion of this 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:** 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, Planning Director, Community Development Department, (541-574-0629) (address above).

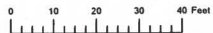
**Time/Place of Hearing:** Monday, November 14, 2022; 7:00 p.m.; City Hall Council Chambers (address above).

**MAILED:** October 24, 2022.

**PUBLISHED:** November 4, 2022/News-Times.

<sup>1</sup> 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.

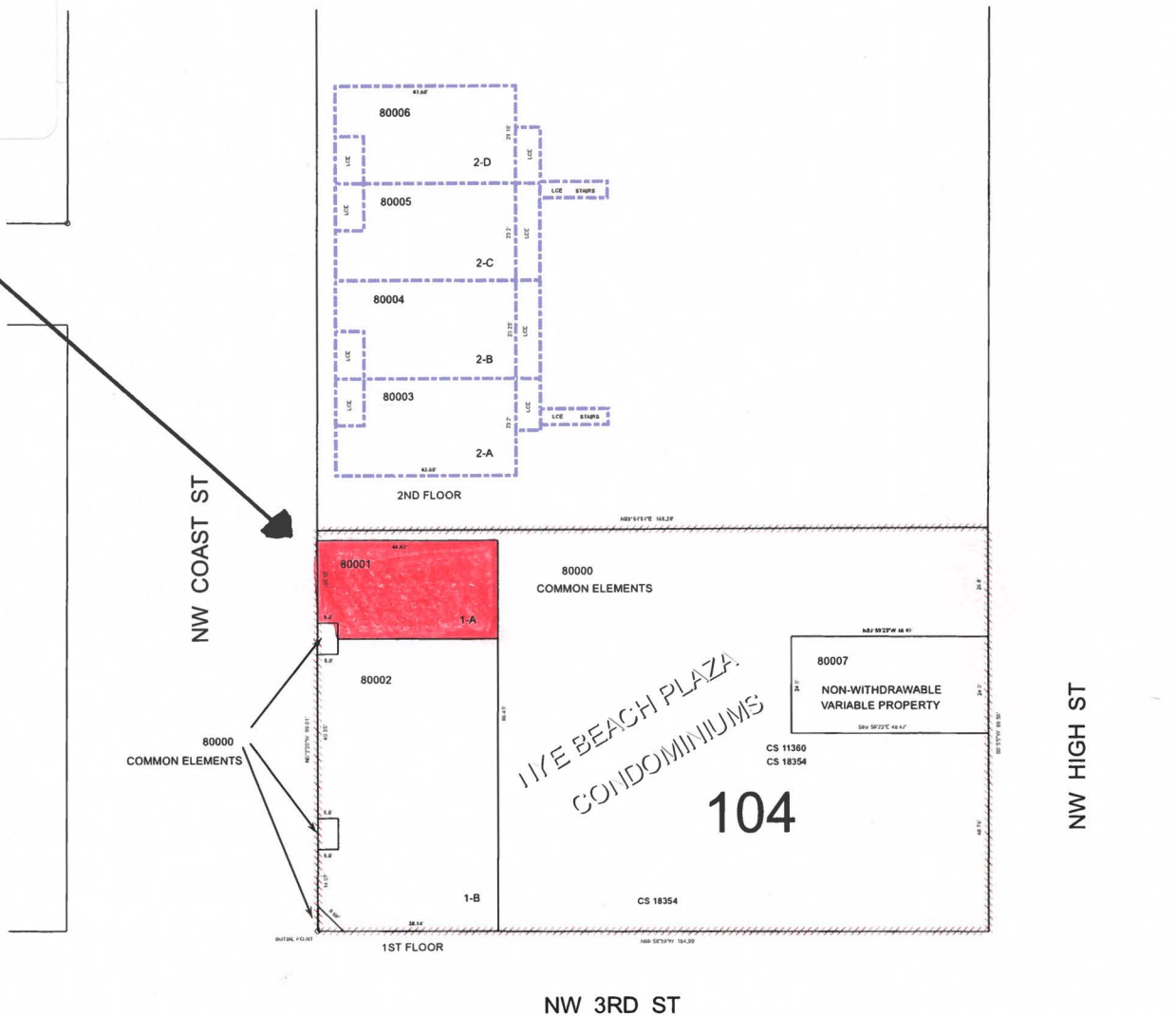
THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY



SUPPLEMENTAL MAP NO. 2  
S.W.1/4 S.W.1/4 SEC.5 T.11S. R.11W. W.M.  
LINCOLN COUNTY  
1" = 20'

11 11 05 CC  
SUPP MAP NO 2  
NEWPORT

Subject Property  
File No. 2-CUP-22-A



Revised: SEB  
02/19/2014

NEWPORT  
SUPP MAP NO 2  
11 11 05 CC

ACKERMAN CAROLYN  
310 NW COAST ST  
NEWPORT,OR 97365

ARCHWAY PLACE CONDOMINIUM  
HOMEOWNERS ASSOCIATION  
325 NW COAST ST  
NEWPORT,OR 97365

ATTILIO NICHOLAS & ATTILIO JANELLE  
14413 W EUGENE TERR  
SURPRISE,AZ 85379

BEAN JOSEPH W TRUSTEE & MUNGER  
KAREN L TRUSTEE  
435 CHESHIRE FARM LN  
ST LOUIS,MO 63141

BENNETT STEVEN G & BENNETT  
MARLA J  
2255 DAWNWOOD DR  
PHILOMATH,OR 97370

BRADLEY RAYMOND J  
700 LAWRENCE ST  
EUGENE,OR 97401

BREADEN BARBARA L & BREADEN  
RONALD P  
2155 DEVOS ST  
EUGENE,OR 97402

BREADEN MATTHEW & BREADEN  
RADHIKA  
14353 AMBERWOOD CIR  
LAKE OSWEGO,OR 97035

BRUSSELBACK LAWRENCE J &  
BRUSSELBACK WENDY C  
255 NW COAST ST  
NEWPORT,OR 97365

CHADWICK DOUGLAS A & CHADWICK  
TRACY A  
334 NW HIGH ST  
NEWPORT,OR 97365

CHAN HOMESTEAD LLC  
4402 NW SENECA CT  
CAMAS,WA 98607

CHAPMAN LUCINDA  
PO BOX 206  
NEWPORT,OR 97365

CLAPPER JOAN L  
560 SE VERA AVE  
CORVALLIS,OR 97333

COPLEY C SIMONE  
2000 NE 84TH AVE  
PORTLAND,OR 97220

COPPER CUP LLC  
613 NW 3RD ST  
NEWPORT,OR 97365

D & V PROPERTIES LLC  
PO BOX 172  
TIDEWATER,OR 97390

DEVRIES JOSEPH CHARLES TTEE &  
DEVRIES JEANNIE STASIA TTEE  
327 NW HIGH ST  
NEWPORT,OR 97365

DITLEFSEN MICHAEL & JENNE JANIE  
1055 HIGHLAND AVE NE  
SALEM,OR 97301

FOSTER CARL W COTRUSTEE &  
FOSTER VICTORIA S COTRUSTEE  
477 E FISHING CREEK LN  
EAGLE,ID 83616

FRANKLIN ELIZABETH J TSTEE &  
FRANKLIN MICHAEL T TSTEE  
742 NW BEACH DR  
NEWPORT,OR 97365

HERNANDEZ GENARO SANTOS &  
HERNANDEZ ROCIO SANTOS  
PO BOX 312  
NEWPORT,OR 97365

HETH MICHELLE K  
1181 RYAN CT  
WEST LINN,OR 97068

HOGAN FRANK A & HOGAN JUDY A  
TRUSTEES  
42 QUIET HILLS RD  
POMONA,CA 91766

HUGHES COLLEEN C LVG TRUST &  
HUGHES COLLEEN C TRUSTEE  
269 LINNAEUS AVE  
COOKEVILLE,TN 38501

K&B INVESTMENTS LLC  
ATTN: TY HILDEBRAND  
2668 CASCADIA INDUSTRIAL ST S  
SALEM,OR 97302

KING MARIJO & PRESTEEN SCOTT  
408 S 31ST ST  
PHILOMATH,OR 97370

KOCHTA EGHILD TSTEE  
626 NW 3RD ST  
NEWPORT,OR 97365

LAMPSON MITCHELL B  
325 NW COAST ST UNIT F  
NEWPORT,OR 97365

LEHRMAN RORY A & LEHRMAN  
ANGELA M  
215 NW HIGH ST  
NEWPORT,OR 97365

LINGHAM JUDITH M  
PO BOX 28  
NEWPORT,OR 97365

**LOVAS STEPHEN E COTTEE & LOVAS  
SONJA S COTTEE  
PO BOX 2170  
NEWPORT,OR 97365**

**MINES GARY L TRUSTEE & MINES VICKI  
R TRUSTEE  
1218 NE 125TH AVE  
VANCOUVER,WA 98684**

**MOORE ROBERT J  
210 E FLAMINGO RD UNIT 328  
LAS VEGAS,NV 89169**

**MORRONE NATALE F JR  
923 SE BAY BLVD  
#300A  
NEWPORT,OR 97365**

**MSM PROPERTIES LLC  
2397 NW KINGS BLVD #173  
CORVALLIS,OR 97330**

**NAGY EVELYN D  
PO BOX 10412  
EUGENE,OR 97440**

**NYE BEACH PLAZA CONDOMINIUMS  
ASSOCIATION OF UNIT OWNERS  
PO BOX 10412  
EUGENE,OR 97440**

**NYE PLACE LLC  
13999 S CLACKAMAS RIVER DR  
OREGON CITY,OR 97045**

**OLD TOWN CONDOMINIUMS  
ASSOCIATION OF UNIT OWNERS  
501 COLDWATER CRK DR  
ROCK SPRINGS,WY 82901**

**SEAVIEW HOMES LLC  
193 NW 70TH  
NEWPORT,OR 97365**

**SHAYKIN YANTIFF SERGIO J & BATTIGE  
AIMEE  
1818 SE MULBERRY AVE  
PORTLAND,OR 97214**

**SOULAMI TARIK BELHAJ &  
PRESISKAWATY NENNY  
17300 NE 25TH WAY  
REDMOND,WA 98052**

**SRD PROPERTIES LLC  
200 SE VIEW CT  
NEWPORT,OR 97365**

**WANKER MARK JOSEPH  
21373 SW JOHNSON RD  
WEST LINN,OR 97068**

**WIEBE MARTHA W TSTEE & WIEBE  
DAVID A TSTEE  
10205 HELMICK RD  
MONMOUTH,OR 97361**

**WOLD RACHEL & WOLD TYRONE  
12590 SW GLACIER LILLY CIR  
PORTLAND,OR 97223**

**DAVID ADOLF  
826 SW LEE ST  
NEWPORT,OR 97365**

**ZACHARY DABLOW  
494 STATE STREET, SUITE 300D  
SALEM, OR 97301**

**Wendy Engler**

**Email: wendy.engler@yahoo.com**

**Charlotte Boxer**

**Email: charboxer2@comcast.net**

**Kristine & Alan Beshire**

**Email: beshire@charter.net**

**Exhibit "A"**

**File 2-CUP-22-A**

**Adjacent Property Owners Within 200 Ft**

NW Natural  
ATTN: Dave Sanders  
1405 SW Hwy 101  
Lincoln City, OR 97367

*Email: Bret Estes*  
*DLCD Coastal Services Center*  
brett.estes@dlcd.oregon.gov

CenturyLink  
ATTN: Corky Fallin  
740 State St  
Salem OR 97301

Central Lincoln PUD  
ATTN: Ty Hillebrand  
PO Box 1126  
Newport OR 97365

Charter Communications  
ATTN: Keith Kaminski  
355 NE 1<sup>st</sup> St  
Newport OR 97365

**\*\*EMAIL\*\***  
odotr2planmgr@odot.state.or.us

**\*\*EMAIL\*\***  
Nye Neighborhood Association  
Jan Kaplan  
nye.neighbors@gmail.com

Jan Kaplan, NNA President  
35 NW High St  
Newport OR 97365

Wendy Engler, NNA Secretary  
255 NW Coast St. Apt. B  
Newport OR 97365

Joseph Lease  
Building Official

Rob Murphy  
Fire Chief

Aaron Collett  
Public Works

Beth Young  
Associate Planner

Jason Malloy  
Police Chief

Steve Baugher  
Interim Finance Director

Laura Kimberly  
Library

Michael Cavanaugh  
Parks & Rec

Spencer Nebel  
City Manager

Clare Paul  
Public Works

Derrick Tokos  
Community Development

David Powell  
Public Works

Lance Vanderbeck  
Airport

**EXHIBIT 'A'**  
**(Affected Agencies)**

**(2-CUP-22-A)**

# MEMO

City of Newport  
Community Development Department



***\*\*Distributed Via Email\*\****

**Date:** October 24, 2022

**To:** Spencer Nebel, City Manager  
Clare Paul, Public Works  
Aaron Collett, Public Works  
David Powell, Public Works  
Rob Murphy, Fire  
Jason Malloy, Police  
Steve Baugher, Finance  
Michael Cavanaugh, Parks & Rec.  
Laura Kimberly, Library  
Lance Vanderbeck, Airport  
Beth Young, Associate Planner  
Derrick Tokos, Community Development  
Joseph Lease, Building Official  
Public Utilities

**From:** Sherri Marineau, Executive Assistant

**RE:** Conditional Use Permit # 2-CUP-22-A

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I have attached a copy of a public notice concerning a land use request. The notice contains a brief explanation of the request, a property description and map, and a date for a public hearing. You may want to review this information to determine if there are any effects to your department and if you would like to make comments.

We must have your comments at least 10 days prior to the hearing period in order for them to be considered. **Should no response be received, a “no comment” will be assumed.**

sm

Attachment



November 14, 2022

City of Newport  
Planning Commission ("Commission")  
Via Submission to Staff by Email: [d.tokos@newportoregon.gov](mailto:d.tokos@newportoregon.gov)

**RE: File No. 2-CUP-22  
Analysis and Written Testimony in Support of Conditional Use Approval**

Dear Sirs/Madams of the Planning Commission:

I represent the applicant, in the above referenced matter. I provide the below stated points and analysis in support of the applicant's appeal of the denial of conditional use for the siting of a personal services office for the provision of real estate services in the Nye Beach district.

Attached as Exhibit 1 are the original application materials. By way of background, the applicant was seeking a conditional use permit due to the zoning at the planned development site, given that the site is a C-2/Tourist Commercial zone district, as outlined in the staff memorandum.

The staff memorandum lays out some history of the zone district, and outlines that two other real estate services business are currently located in the zone district. The first, grandfathered in before the creation of the district, the second, approved based on the concept that the real estate services were directly targeted to tourists. The staff went on to outline that the business plan provided by the current applicant has some special events, but that the department evaluated those as more ancillary, and were not weighted as heavily.

Having reviewed the staff memorandum submitted to the Commission, I also attached Exhibit 2, exemplars of the events, at all Realty One locations, that regularly make up part of Realty One's business plan. These events, are in fact entertainment, both for the residents, and for tourists. Said another way, the Commission should view the business plan attachment of the staff; and the exemplars of what these events can look like in Exhibit 2, and; in the humble view of the applicant, find that the applicant's business plan is more analogous to the focus of tourist pedestrian traffic that was approved previously. These events frequently have been organized around tourist heavy periods, such as Memorial Day, demonstrating their efforts to specifically serve tourists through the business plan.

Respectfully, the prior approved conditional use permit for Seashore realty was approved, seemingly solely on the basis that real estate services could be geared for tourism, without an entertainment component to that business plan. The current applicant's business plan has all of those more updated notions of real estate sales being in the interest of tourism, but also adds an express entertainment component to the use of space, that more closely aligns with the goals of the zone district, in providing entertainment options to the tourists and residents of the community.

While the applicant does have another location for a business office, the current site was selected by the applicant in part for how well the target customers of tourists could better dovetail with the entertainment component of the applicant's business plan. The size of the applicant should not deter the Commission from evaluating the specific connection between the entertainment options

November 14, 2022  
Page 2

offered by the applicant, and how it is uniquely tailored to serve, at least as well as other real estate services providers, the goals of the zone district.

The applicant thanks the Commission for considering the conditional use approval.

Sincerely,

*s/ Zachary Dablow*

Zachary Dablow

*nrb*  
*Enclosures*  
*cc: Realty One*

## APPLICATION SUBMITTAL REQUIREMENTS

### Conditional Use (Staff Level Type II decision-making process)

The following information must be submitted with a City of Newport Land Use application for Conditional Use:

1. Site plan, drawn to scale, showing the dimensions and arrangement of the proposed development on the applicant's lot.
2. Building elevations (if the building is existing, photographs documenting the building elevations are sufficient if no exterior changes are proposed).
3. A Sign plan (if applicable).
4. A current 18" x 24" Lincoln County Assessor's tax map(s) showing the subject property and the notification area. The notification area is all properties within 200 feet of the subject property. (*Lincoln County Assessor's office is located in the Lincoln County Courthouse at 225 W Olive St, Newport*)
5. A list of names and addresses of property owners, as shown in the records of the Lincoln County Assessor, within the notification area described in #4 above.
6. For commercial activities that are conditional, a proposed plan of business operation.
7. Written findings of fact addressing the following criteria:
  - (a) That the public facilities can adequately accommodate the proposed use.
  - (b) That the request complies with the requirements of the underlying zone or overlay zone.
  - (c) That 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. (For purpose of this criterion, "adverse impact" is the potential adverse physical impact of a proposed Conditional Use including, but not limited to, traffic beyond the carrying capacity of the street, unreasonable noise, dust, or loss of air quality.)
  - (d) If the application is for a proposed building or building modification, that it is consistent with the overall development character of the area with regard to building size and height, considering both existing buildings and potential buildings allowable as uses permitted outright.
8. A written statement describing the nature of the request.
9. Fee of \$728.00.



## City of Newport Land Use Application

Applicant Name(s):	Property Owner Name(s) <i>if other than applicant</i>
<b>Ty Hildebrand</b>	<b>Ty Hildebrand</b>
Applicant Mailing Address:	Property Owner Mailing Address:
<b>2668 Cascadia Industrial St S Salem OR Same</b>	
Applicant Phone No.	Property Owner Phone No.
<b>503-881-2313</b>	<b>503-881-2313</b>
Applicant Email	Property Owner Email
<b>ty@rogwv.com</b>	<b>ty@rogwv.com</b>
Authorized Representative(s): <i>Person authorized to submit and act on this application on applicant's behalf</i>	
<b>David Adolf</b>	
Authorized Representative Mailing Address:	
<b>826 SW Lee St Newport OR 97365</b>	
Authorized Representative Telephone No.	
<b>509-981-8685</b>	
Authorized Representative Email: <b>oregoncoastdave@gmail.com</b>	

**Project Information**

Property Location: <i>Street name if address # not assigned</i>	
<b>316 NW Coast St Newport OR 97365</b>	
Tax Assessor's Map No.: <b>111105CC8000100</b>	Tax Lot(s):
Zone Designation: <b>C-2</b>	Legal Description: <i>Add additional sheets if necessary</i>
Comp. Plan Designation:	
Brief description of Land Use Request(s):	
<i>Examples:</i>	
<ol style="list-style-type: none"> <li>1. <i>Move north property line 5 feet south</i></li> <li>2. <i>Variance of 2 feet from the required 15-foot front yard setback</i></li> </ol>	<b>Real Estate Office</b>
Existing Structures: if any	
Topography and Vegetation:	

**Application Type (please check all that apply)**

<input type="checkbox"/> Annexation <input type="checkbox"/> Appeal <input type="checkbox"/> Comp Plan/Map Amendment <input checked="" type="checkbox"/> Conditional Use Permit <input type="checkbox"/> PC <input type="checkbox"/> Staff <input type="checkbox"/> Design Review <input type="checkbox"/> Geologic Permit	<input type="checkbox"/> Interpretation <input type="checkbox"/> Minor Replat <input type="checkbox"/> Partition <input type="checkbox"/> Planned Development <input type="checkbox"/> Property Line Adjustment <input type="checkbox"/> Shoreland Impact <input type="checkbox"/> Subdivision <input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> UGB Amendment <input type="checkbox"/> Vacation <input type="checkbox"/> Variance/Adjustment <input type="checkbox"/> PC <input type="checkbox"/> Staff <input type="checkbox"/> Zone Ord/Map <input type="checkbox"/> Amendment <input type="checkbox"/> Other
---	---	---

FOR OFFICE USE ONLY

File No. Assigned:		
Date Received:	Fee Amount:	Date Accepted as Complete:
Received By:	Receipt No.	Accepted By:

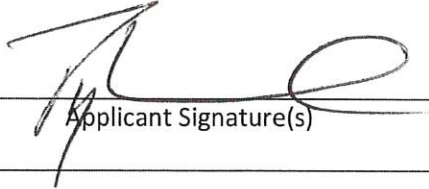
City Hall  
 169, SW Coast Hwy  
 Newport, OR 97365  
 541.574.0629



# City of Newport Land Use Application

I understand that I am responsible for addressing the legal criteria relevant to my application and that the burden of proof justifying an approval of my application is with me. I also understand that this responsibility is independent of any opinions expressed in the Community Development and Planning Department Staff Report concerning the applicable criteria.

I certify that, to the best of my knowledge, all information provided in this application is accurate.

  
Applicant Signature(s)

8/1/22  
Date

Property Owner Signature(s) (if other than applicant)

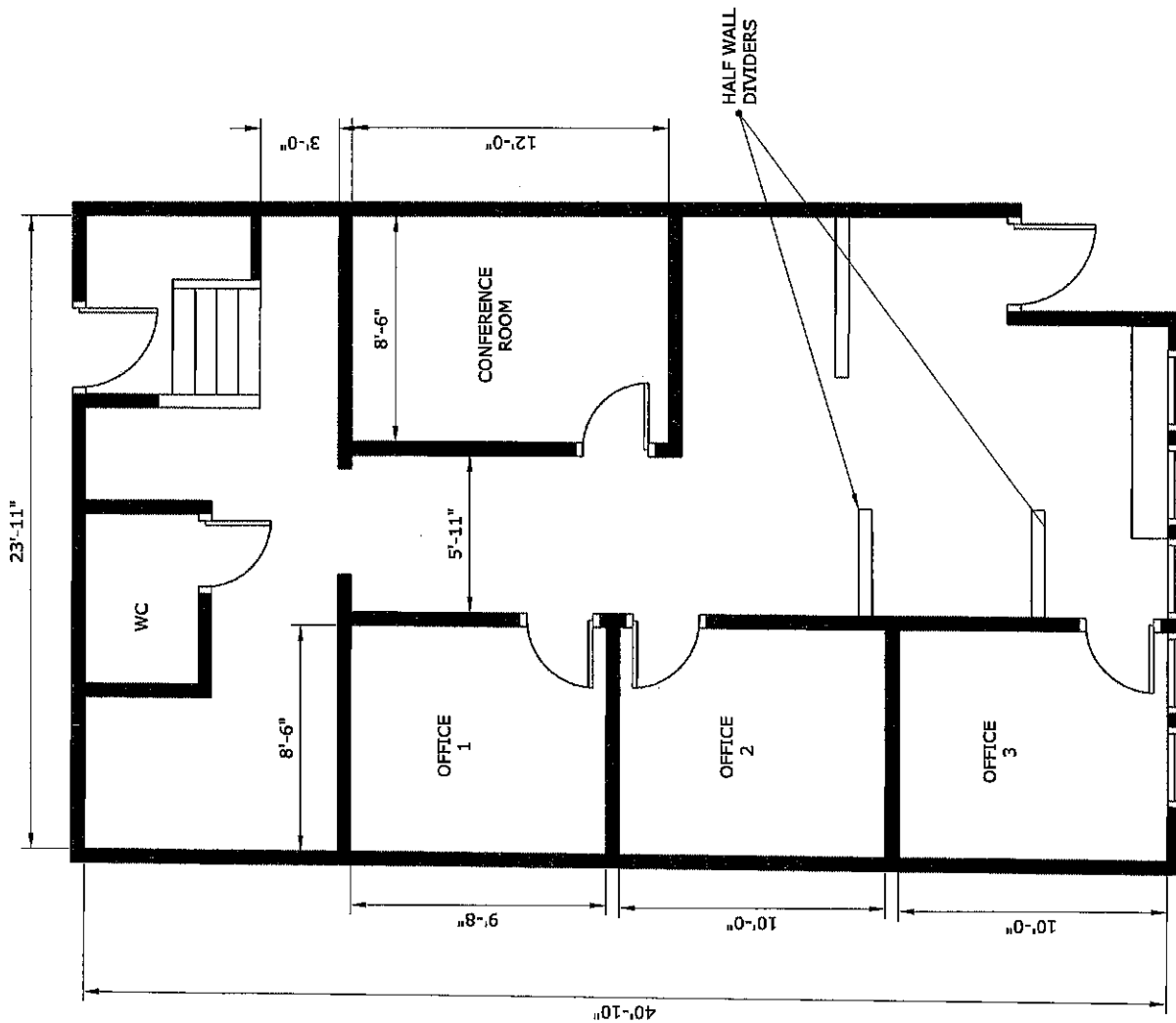
Date

  
Authorized representative Signature(s) (if other than applicant)

8/4/22  
Date

**Please note application will not be accepted without all applicable signatures.**

**Please ask staff for a list of application submittal requirements for your specific type of request.**





316


314

Front












**Salem Sign Co., Inc.**  
1825 FRONT ST. N.E.  
SALEM, OR 97301  
503-371-6362  
CCB # 65297

**SPECIFICATIONS**

**MATERIAL:**  
Polymetal


**VINYL:**  
3M Gold Nugget  
3M Matte Black

SCALE: 1" = 1'-0"

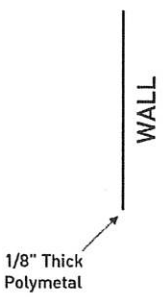
THIS DRAWING IS THE PROPERTY OF SALEM SIGN CO., INC.

### Non-Illuminated Wall Display



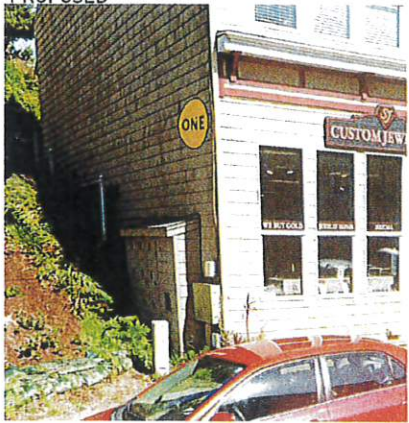
2'-0"

SIDE VIEW



1/8" Thick Polymetal

PROPOSED



\*Sign shown at approximate size & scale.

**SK# 27857-22**

JOB TITLE: Realty One at the Beach

LOCATION: Newport, OR


DATE: 7/1/2022

DRAWN BY: M.B.

SALES: Corey Spady

APPROVED BY:

74  
EXHIBIT 1 - Page 8 of 12



**Salem Sign Co., Inc.**  
1825 FRONT ST. N.E.  
SALEM, OR 97311  
503-371-6362  
CCB# 65297

**SPECIFICATIONS**


**CABINET:**  
Custom  
Fabricated  
Aluminum;  
painted black

**LETTERS:**  
1/2" Thick  
Push Thru  
Acrylic; white

**VINYL:**  
3M Gold Nugget  
(230-141)

**ILLUMINATION:**  
White LED


SCALE: 1" = 1'-0"



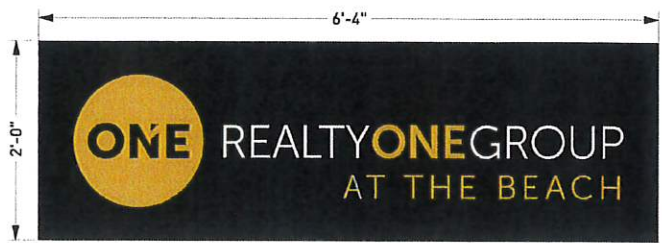
THIS DRAWING IS THE PROPERTY  
OF SALEM SIGN CO., INC.

### Illuminated Wall Display

**SIDE VIEW**




2'-0"




6'-4"

**VERIFY SIGN AREA  
& ELECTRICAL**

1/2" Thick Push Thru  
Acrylic Letters/Logo



**PROPOSED**



\*Sign shown at approximate size & scale.

<b>SK#</b> 27854-22	<b>JOB TITLE:</b> Realty One at the Beach	<b>LOCATION:</b> Newport, OR	<b>DATE</b> 7/1/2022	<b>DRAWN BY:</b> M.B.	<b>SALES:</b> Corey Spady	<b>APPROVED BY:</b>
---------------------	---	------------------------------	----------------------	-----------------------	---------------------------	---------------------

ParcelID	Situs Address	Owner	Address1	Address2	Address3	City/State/Zip
11-11-05-CC-09200-00	728 NW BEACH DR	FRANKLIN ELIZABETH J	742 NW BEACH DR			NEWPORT, OR 97365
11-11-05-CC-09300-00		HERNANDEZ GENARO SANTOS &	HERNANDEZ ROCIO SANTOS	PO BOX 312		NEWPORT, OR 97365
11-11-05-CC-09400-00	716 NW BEACH DR	CHAPMAN LUCINDA	PO BOX 206			NEWPORT, OR 97365
11-11-05-CC-09402-00	881 NW BEACH DR	CHAPMAN LUCINDA	PO BOX 206			NEWPORT, OR 97365
11-11-05-CC-09403-00	861 NW BEACH DR	CHAPMAN LUCINDA	PO BOX 206			NEWPORT, OR 97365
11-11-05-CC-09500-00	722 NW BEACH DR	HERNANDEZ GENARO SANTOS & D & V PROPERTIES LLC	HERNANDEZ ROCIO SANTOS	PO BOX 312		NEWPORT, OR 97365
11-11-05-CC-09800-00		COPLY C SIMONE	2000 NE 84TH AVE			TIDEWATER, OR 97390
11-11-05-CC-10700-00	730 NW 3RD ST	BRADLEY RAYMOND J	700 LAWRENCE ST			PORTLAND, OR 97220
11-11-05-CC-10800-00	722 NW 3RD ST	DEVRIES JOSEPH &	DEVRIES JEANNIE	328 NW HIGH ST		EUGENE, OR 97401
11-11-05-CC-11300-00	327 NW HIGH ST	LINGHAM JUDITH M	PO BOX 28			NEWPORT, OR 97365
11-11-05-CC-11400-00	335 NW HIGH ST	SHAYKIN YANTIFF SERGIO J &	BATTIGE AIMEE	1818 SE MULBERRY AVE		PORTLAND, OR 97214
11-11-05-CC-11500-00	408 NW COAST ST	SHAYKIN YANTIFF SERGIO J &	BATTIGE AIMEE	1818 SE MULBERRY AVE		PORTLAND, OR 97214
11-11-05-CC-11600-00	407 NW HIGH ST	SEAVIEW HOMES LLC	193 NW 70TH			NEWPORT, OR 97365
11-11-05-CC-11700-00		LOVAS STEPHEN E COTTEE &	LOVAS SONJA S COTTEE	PO BOX 2170		NEWPORT, OR 97365
11-11-05-CC-12700-00	419 NW HIGH ST	LINGHAM JUDITH M	PO BOX 28			NEWPORT, OR 97365
11-11-05-CC-12800-00	335 NW HIGH ST	WOLD RACHEL &	WOLD TYRONE	12590 SW GLACIER LILLY CIR		PORTLAND, OR 97223
11-11-05-CC-13000-00	582 NW 3RD ST	WANKER MARK JOSEPH	21373 SW JOHNSON RD			WEST LINN, OR 97068
11-11-05-CC-13200-00	326 NW HIGH ST	CHADWICK DOUGLAS ALAN	334 NW HIGH ST			NEWPORT, OR 97365
11-11-05-CC-13300-00	334 NW HIGH ST	DITLFESEN MICHAEL &	JENNE JANIE	1055 HIGHLAND AVE NE		NEWPORT, OR 97365
11-11-05-CC-13400-00	406 NW HIGH ST	OLD TOWN CONDOMINIUMS	ASSOCIATION OF UNIT OWNERS	501 COLDWATER CRK DR		SALEM, OR 97301
11-11-05-CC-70000-00	411 NW COAST ST	MORRONE NATALE F JR	923 SE BAY BLVD			ROCK SPRINGS, WY 82901
11-11-05-CC-70001-00	708 NW BEACH DR	SRD PROPERTIES LLC	200 SE VIEW CT			VANCOUVER, WA 98684
11-11-05-CC-70002-00	704 NW BEACH DR	MOORE ROBERT J	210 E FLAMINGO RD UNIT 328			NEWPORT, OR 97365
11-11-05-CC-70003-00	411 NW COAST ST	CHAN HOMESTEAD LLC	ATTN DAVID K CHAN & 560 SE VERA AVE	4402 NW SENECA CT		NEWPORT, OR 97365
11-11-05-CC-70004-00	869 NW BEACH DR	CLAPPER IOAN L	ASSOCIATION OF UNIT OWNERS	ATTN EVELYN NAGY		LAS VEGAS, NV 89169
11-11-05-CC-70005-00	875 NW BEACH DR	NYE BEACH PLAZA CONDOMINIUMS	3603 BURNING TREE DR S	PO BOX 10412		CAMAS, WA 98607
11-11-05-CC-80000-00		K&B INVESTMENTS	310 NW COAST ST			EUGENE, OR 97440
11-11-05-CC-80001-00	316 NW COAST ST	ACKERMAN CAROLYN	ATTILIO JANELLE			SALEM, OR 97302
11-11-05-CC-80002-00	312 NW COAST ST	ATTILIO NICHOLAS &	HUGHES COLLEEN C TRUSTEE			NEWPORT, OR 97365
11-11-05-CC-80003-00	622 NW 3RD ST	HUGHES COLLEEN C LYG TRUST & KOCHTA EGHILD TSTEE	626 NW 3RD ST	14413 W EUGENE TERR		SURPRISE, AZ 85379
11-11-05-CC-80004-00	624 NW 3RD ST	NAGY EVELYN D	PO BOX 10412	269 LINNAEUS AVE		COOKEVILLE, TN 38501
11-11-05-CC-80005-00	626 NW 3RD ST	NYE BEACH PLAZA CONDOMINIUMS	ASSOCIATION OF UNIT OWNERS			NEWPORT, OR 97365
11-11-05-CC-80006-00	628 NW 3RD ST	ARCHWAY PLACE CONDOMINIUM	ATTN EVELYN NAGY	PO BOX 10412		EUGENE, OR 97440
11-11-05-CC-88000-00		MSM PROPERTIES LLC	ATTN STEVEN W MOCK	PO BOX 800		SOUTH BEACH, OR 97366
11-11-05-CC-88001-00	305 NW COAST ST, UNIT C-1	MSM PROPERTIES LLC	ATTN STEVEN W MOCK	2397 NW KINGS BLVD #173		CORVALLIS, OR 97330
11-11-05-CC-88002-00	305 NW COAST ST, UNIT C-2	MSM PROPERTIES LLC	ATTN STEVEN W MOCK	2397 NW KINGS BLVD #173		CORVALLIS, OR 97330
11-11-05-CC-88003-00	315 NW COAST ST, UNIT C-3	MSM PROPERTIES LLC	ATTN STEVEN W MOCK	2397 NW KINGS BLVD #173		CORVALLIS, OR 97330
11-11-05-CC-88004-00	315 NW COAST ST, UNIT C-4	MSM PROPERTIES LLC	ATTN STEVEN W MOCK	2397 NW KINGS BLVD #173		CORVALLIS, OR 97330
11-11-05-CC-88005-00	701 NW BEACH DR, UNIT C-5	MSM PROPERTIES LLC	ATTN STEVEN W MOCK	2397 NW KINGS BLVD #173		CORVALLIS, OR 97330
11-11-05-CC-88006-00	701 NW BEACH DR, UNIT C-6	MSM PROPERTIES LLC	ATTN STEVEN W MOCK	2397 NW KINGS BLVD #173		CORVALLIS, OR 97330
11-11-05-CC-88007-00	701 NW BEACH DR, UNIT C-7	MSM PROPERTIES LLC	ATTN STEVEN W MOCK	2397 NW KINGS BLVD #173		CORVALLIS, OR 97330
11-11-05-CC-88008-00	715 NW BEACH DR, UNIT C-8	MSM PROPERTIES LLC	ATTN STEVEN W MOCK	2397 NW KINGS BLVD #173		CORVALLIS, OR 97330
11-11-05-CC-88009-00	325 NW COAST ST, UNIT A	KING MARJO &	PRESTEEN SCOTT	408 S 31ST ST		PHILOMATH, OR 97370
11-11-05-CC-88010-00	325 NW COAST ST, UNIT B	HOGAN FRANK A &	HOGAN JUDY A TRUSTEES	42 QUIET HILLS RD		POMONA, CA 91766
11-11-05-CC-88011-00	325 NW COAST ST, UNIT C	WIEBE MARTHA W TSTEE &	WIEBE DAVID A TSTEE	10205 HELMICK RD		MONMOUTH, OR 97361
11-11-05-CC-88012-00	325 NW COAST ST, UNIT D	BREADEN BARBARA L &	BREADEN RONALD P	2155 DEVOS ST		EUGENE, OR 97402
11-11-05-CC-88013-00	325 NW COAST ST, UNIT E	BENNETT STEVEN G &	BENNETT MARLA J	2255 DAWNWOOD DR		PHILOMATH, OR 97370
11-11-05-CC-88014-00	325 NW COAST ST, UNIT F	LAMPSON MITCHELL B	325 NW COAST ST UNIT F			NEWPORT, OR 97365

11-11-05-CC-88015-00	325 NW COAST ST, UNIT G	SOULAMI TARIK BELHAI &	PRESISKAWATY NENNY	17300 NE 25TH WAY	REDMOND, WA 98052
11-11-05-CC-88016-00	325 NW COAST ST, UNIT H	BREADEN MATTHEW &	BREADEN RADHIKA	14353 AMBERWOOD CIRC	LAKE OSWEGO, OR 97035
11-11-05-CC-88017-00	325 NW COAST ST, UNIT I	BEAN JOSEPH W TRUSTEE &	MUNGER KAREN L TRUSTEE	435 CHESHIRE FARM LN	ST LOUIS, MO 63141
11-11-08-BB-05300-00	581 NW 3RD ST	FOSTER CARL W TRUSTEE &	FOSTER VICTORIA S COTRUSTEE	604 EAST 25TH ST	VANCOUVER, WA 98663
11-11-08-BB-05400-00	613 NW 3RD ST	COOPER CUP LLC	613 NW 3RD ST		NEWPORT, OR 97365
11-11-08-BB-05500-00	258 NW COAST ST	HEITH MICHELLE K	1181 RYAN CT		WEST LINN, OR 97068
11-11-08-BB-05600-00	215 NW HIGH ST	LEHRMAN RORY A &	LEHRMAN ANGELA M	215 NW HIGH ST	NEWPORT, OR 97365
11-11-08-BB-11000-00	255 NW COAST ST	BRUSSELBACK LAWRENCE J &	BRUSSELBACK WENDY C	255 NW COAST ST	NEWPORT, OR 97365
11-11-08-BB-11100-00		BRUSSELBACK LON &	BRUSSELBACK WENDY	255 NW COAST ST	NEWPORT, OR 97365
11-11-08-BB-11200-00	715 NW 3RD ST	NYE PLACE LLC	13999 S CLACKAMAS RIVER DR		OREGON CITY, OR 97045

City of Newport  
169 SW Coast Hwy  
Newport, OR 97365  
Date 8/4/2022

**RE: Conditional Use Application Submittal Requirements**

Dear Recipient,

Questions:

**#6**

- a. Our plan is to operate a real estate office out of the building. The office will serve our real estate professionals and their clients.

**#7**

- a. The public facilities will adequately accommodate real estate professionals, clients and vendors.
- b. The Real Estate office complies with current zoning.
- c. The office will not have any adverse impact on the surrounding community. We have parking available behind the building. This is a very small real estate office that will not be full at any given time.
- d. There will be no change to the exterior of the building. We will be updating the space to a professional office.

**#8**

- a. We are wanting to open a real estate office. We currently have 5 offices, 2 on the coast and 3 in the valley. Our offices are very professional and we believe will add to the already great NYE beach community.

Sincerely,

*Ty Hildebrand*

Owner, Realty ONE Group At the Beach and Willamette Valley  
[ty@rogwv.com](mailto:ty@rogwv.com) | 503-881-2313 | [www.ROGWV.com](http://www.ROGWV.com) | [www.ROGATB.com](http://www.ROGATB.com)

Realty ONE Group At the Beach  
826 Lee SW St  
Newport OR 97365

**OUTDOOR DROP-SITE  
LOCATIONS**

Advantage Real Estate  
205 E Olive St,  
Newport, OR 97365

Martek Real Estate  
567 N Coast Hwy 101,  
Newport, OR 97365

Realty ONE Group at the Beach  
826 SW Lee St,  
Newport, OR. 97365

Fire & Rescue Newport  
245 NW 10th St,  
Newport, OR 97365

The Eagles  
737 SW 32nd St,  
Lincoln City, OR 97367

The Lutheran Church  
1226 SW 13th St,  
Lincoln City, OR 97367

Fire & Rescue Lincoln City  
2525 NW Hwy 101  
Lincoln City, OR 97367

Lincoln County Board of Realtors

**TOY DRIVE**

12/08/2021 - 12/17/2021



**Happening  
Now Through  
December  
17th!**

**Accepting new, unwrapped Toys & Gift  
Certificates for Lincoln County youth! Donations  
will be given to our local Salvation Army to be  
distributed throughout our County to qualifying  
children and families!**



**ONE** REALTYONEGROUP  
AT THE BEACH

**Come Join Us For Another  
Fun Night Out!**

**Thursday October 7th**

**5:30 p.m.-7:30 p.m.**

**240 SE Hwy 101  
Lincoln City, OR 97367**

*Local Artisans:*

**Vinyl Night!**



*Headstand Photography*

*By Jon Monroe*

Catering Provided By:

**Side Door Cafe**

**DOOR  
PRIZES!!!!**



If you would like to participate  
as an

**Artisan, Musician or Caterer**

**Give Us Call**

Each Office Is Independently Owned And Operated



**Bring Your  
Favorite  
Vinyl And  
We Will DJ!**





REALTY ONE GROUP  
AT THE BEACH

**Come Join Us For Another Fun  
Night Out!**

**Thursday August 5th**

**4:00 p.m.-8:00 p.m.**

**240 SE Hwy 101  
Lincoln City, OR 97367**

*Local Artisans:*

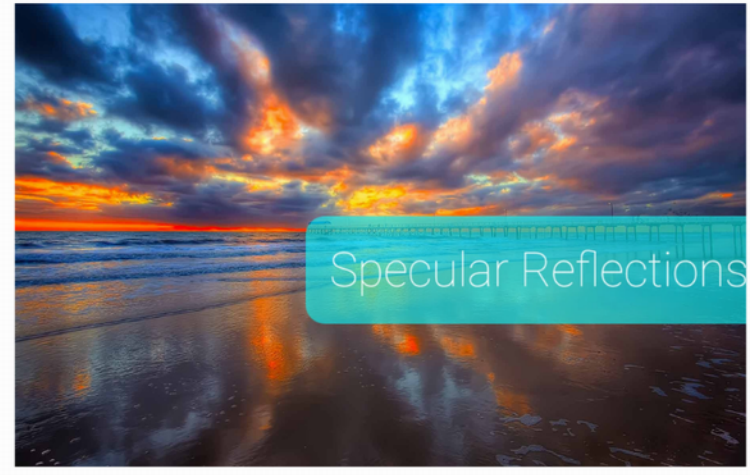


*Pam Young Pottery*

Catering Provided By  
**Side Door Cafe**

Until We Run Out....  
So Don't Miss Out

**Live Music!**



**Drawings  
For  
Fantastic  
Door Prizes**



If you would like to participate  
as an

**Artisan, Musician or Caterer**

**Give Us Call**

Each Office Is Independently Owned And Operated





**ONE** REALTY**ONE**GROUP

AT THE BEACH

**Come Join Us For  
Our 1st  
*Local  
Beach Vibes  
Night!***

**Kick off the Memorial Day weekend with us! Check out our new office while enjoying music, refreshments and local artists Steve & Calisse Browne and Ben Soeby. Their creations will be available to purchase. We can't wait to see everyone and catch up.**

**240 SE Hwy 101 Lincoln City, OR 97367**

**5/27/2021**

**4:00 p.m. - 8:00 p.m.**

EXHIBIT 2 - Page 4 of 5

Each Office Is Independently Owned And Operated





REALTY ONE GROUP  
AT THE BEACH

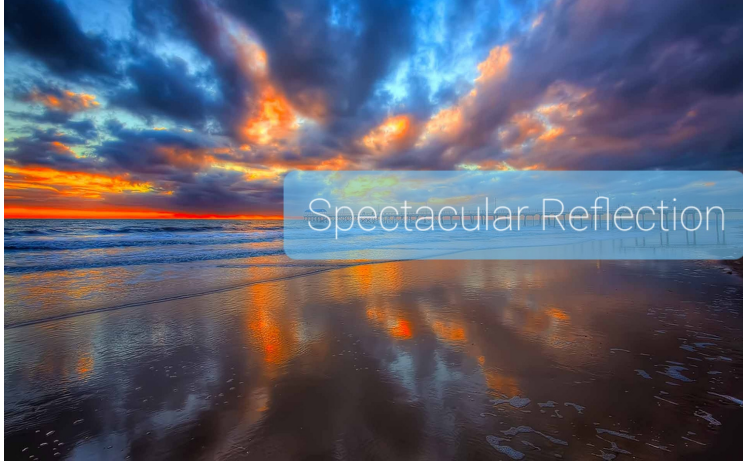
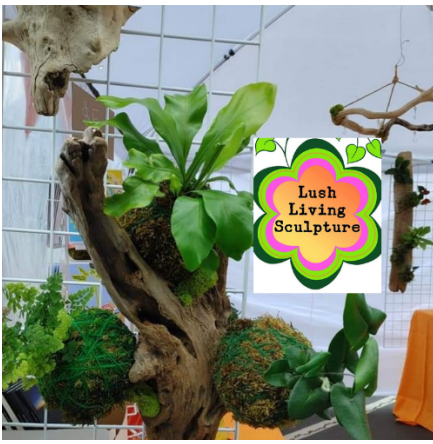
Come Join Us For Another Fun  
Night Out!

Thursday July 1st  
4:00 p.m.-8:00 p.m.

240 SE Hwy 101  
Lincoln City, OR 97367

Live Music!

Local Artisans:



Catering Provided By  
**Mazatlan**

Until We Run Out...  
So Don't Miss Out



If you would like to participate  
as an  
Artisan, Musician or Caterer  
Give Us Call

Drawings For  
Door Prizes From:

**"Side Door Cafe"**  
**\$50.00 Gift Certificate**

**"Chinook Winds Casino"**  
**A One Night Stay in an  
Oceanfront Room and Dinner  
For Two at the Rogue River  
Steak House**

Each Office Is Independently Owned And Operated



**Derrick Tokos**

---

**From:** Lucinda Chapman [REDACTED]  
**Sent:** Monday, November 14, 2022 2:47 PM  
**To:** Derrick Tokos  
**Subject:** Fwd: For Public Comment: City of Newport Planning Commission

**[WARNING]** This message comes from an external organization. Be careful of embedded links.

---

Sent from my iPhone

Begin forwarded message:

**From:** Lucinda Chapman [REDACTED]  
**Date:** November 14, 2022 at 2:21:23 PM PST  
**To:** Lucinda Chapman [REDACTED]  
**Subject:** For Public Comment: City of Newport Planning Commission

It is our opinion that the City of Newport's denial of a conditional use permit application; (File No. #2-CUP-22) , was accurate and correct. The Nye Beach District and its C2 zoning was designed to create and accommodate tourism, the backbone of Newport's economy. We now have two real estate offices in the Nye Beach area. This new proposal would add a third real estate office, within a block of the other existing offices.

In an already intensely competitive real estate market, to add an additional real estate store front; only makes it less likely that any office will succeed.

Our goal in this beautiful community; is to create a business parameter that supports prosperity, and good business for all. We survive on our tourism and Mom and Pop businesses. Let's not overwhelm any area with too many of the same businesses, for any of them to be successful. We don't need a real estate office on every block, we don't need a marijuana dispensary on every block, we don't need UBER, we have a Newport Cab.

Thank you for your consideration and for your more than accurate denial of a conditional use permit for File No: 2-CUP-22.

Sincerely--  
Lucinda Chapman  
Real Estate Broker, Nye Beach Property Owner, Business Owner

415 NW Coast St.  
Newport, Oregon 97365

Text or Call 5412703435