

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

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

**File No. 1-CUP-22:**

**Applicants & Representatives:** Mark Watkins, Applicant and Lessee (Linsey McLane-Godwin, representative) (City of Newport, Owner)

**Request:** Approval of a request per Section 14.22.100(E)(5)/“Airport Development Zone Overlay” of the Newport Municipal Code, for a conditional use permit to allow an industrial park project, with a range of light-industrial and commercial uses, on a portion of the Newport Municipal Airport designated for Non-Aeronautical Development. The concept includes a potential live work option for tenants.

**Location/Subject Property:** A 10.8 acre undeveloped lease area northwest of Runway 2-20 (Lincoln County Tax Map 11-11-32-00, Tax Lot 200 (135 SE 84th Street)).

**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. NMC Chapter 14.22.100(F)(1): Demonstrate that the uses will not create a safety hazard or otherwise limit existing and/or approved airport uses.

**Testimony:** Testimony and evidence must be directed toward the criteria described above or other criteria in the Comprehensive Plan and its implementing ordinances that a person believes applies to the decision. Failure to raise an issue with sufficient specificity to afford the City and the parties an opportunity to respond to that issue precludes an appeal (including to the Land Use Board of Appeals) based on that issue. Testimony may be submitted in written or oral form. Oral and written testimony will be taken during the course of the public hearing. Letters to the Community Development (Planning) Department (address below under "Reports/Application Material") must be received by 12:00 p.m. (noon) the day of the hearing or submitted to the Planning Commission during the hearing. The hearing will include a report by staff, testimony (both oral and written) from those in favor (including the applicant) 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 the initial public hearing may request a continuance of the public hearing or that the record be left open for at least seven days to present additional evidence, arguments, or testimony regarding the application.

**Reports/Application Material:** The staff report may be reviewed or a copy purchased for reasonable cost at the Newport Community Development (Planning) Department, City Hall, 169 SW Coast Hwy, Newport, Oregon, 97365, seven days prior to the hearing. The application materials (including the application and all documents and evidence submitted in support of the application), the applicable criteria, and other file material are available for inspection at no cost; or copies may be purchased for reasonable cost at this address.

**Contact:** Derrick Tokos, Community Development Director, (541) 574-0626 (address above in “Reports/Application Material”).

**Time/Place of Hearing:** Monday, May 9, 2022; 7:00 p.m.; City Hall Council Chambers (address above in “Reports/Application Material”).

---

<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.

MAILED: April 20, 2022.

PUBLISHED: April 29, 2022/News-Times.

Subject Property  
File No. 1-CUP-22

