

CITY OF NEWPORT
NOTICE OF A PUBLIC HEARING ¹

This meeting will be a hybrid meeting conducted by video-conference and a limited number of people (up to 15) are allowed to attend in person. Please contact the Community Development Department at the phone number or email listed below for options on how you can participate by video-conference or in person in the hearing.

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Newport, Oregon, will hold a public hearing on Monday, April 12, 2021, to review amendments and to make a recommendation to the City Council as to whether or not the following amendments should be adopted. A public hearing before the City Council will be held at a later date and notice will be provided for the Council hearing.

File No. 4-Z-20

Applicants: City of Newport.

Proposal: Amendments to Newport Municipal Code to implement mandatory, and certain optional, provisions of HB 2001 (2019) that would allow duplexes on all lots and parcels in residential zone districts where single-family detached dwellings are permitted. Cottage clusters are added as a new housing type, and design standards are included for both cottage cluster and townhouse developments. The revisions further address the interplay between duplexes, accessory dwelling units and multi-family uses, and an on-street parking credit option for new residential development has been developed similar to what the City currently has in place for portions of Nye Beach.

Subject Property: Changes to allowed uses primarily impact R-1 and R-2 zoned properties within the Newport city limits.

Applicable Criteria: Pursuant to Newport Municipal Code (NMC) Section 14.36.010: Findings that the amendment to the Zoning Ordinance is required by public necessity and the general welfare of the community. Cities must also prepare findings establishing that the amendments satisfy Statewide Planning Goal 10 for Housing, and that housing affordability incentives related to deferred system development charges, property tax exemptions, and construction excise tax have been considered.

Testimony: Testimony and evidence must be directed toward the criteria described above or other criteria in the Newport 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 in "Reports/Application Material") must be received by 12:00 p.m. (Noon) the day of the hearing or must be submitted to the Planning Commission in person during the hearing. The hearing will include a report by staff, testimony (both oral and written) from the applicant, those in favor or opposed to the application, and questions and deliberation by the Planning Commission. Pursuant to ORS 197.763 (6), any person prior to the conclusion of the initial public hearing may request a continuance of the public hearing or that the record be left open for at least seven days to present additional evidence, arguments, or testimony regarding the application.

Reports/Application Materials: The staff report may be reviewed or 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, 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; d.tokos@newportoregon.gov (mailing address above in "Reports/Application Materials").

Time/Place of Planning Commission Hearing: Monday, April 12, 2021; 7:00 p.m.; City Hall Council Chambers (address above in "Reports/Application Materials").

MAILED: March 19, 2021.

PUBLISHED: April 2, 2021/News-Times.

¹ This notice is being sent to the applicant, the applicant's authorized agent (if any), affected property owners (according to Lincoln County tax records) within the notification area required for the request, affected public/private utilities/agencies within Lincoln County, and affected city departments.