

APPLICATION SUBMITTAL REQUIREMENTS

Shoreland Impact Review

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

- 1. A site plan, drawn to scale, showing the dimensions and arrangement of the proposed development of the applicant's lot.
- 2. 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)*
- 3. 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 #2 above.
- 4. Written findings of fact addressing the following criteria:
 - (a) Significant Habitat (if applicable):
 - (1) No residential, commercial, or industrial development shall be allowed within the boundaries of a significant habitat.
 - (2) Development proposed adjacent to a significant habitat shall be located no closer than 50 feet from the habitat area.
 - (3) Low density structural developments such as hiking trails, platforms for wildlife viewing, or similar types of educational, scientific, or recreational uses may be permitted within the boundaries of the of the significant habitat or the 50 foot setback area under the following conditions:
 - a. Such development shall not act as a barrier to fish or wildlife.
 - b. Such development shall not result in major disturbances or displacement of fish or wildlife.
 - c. Such development shall not alter a water course.
 - d. Such development shall not result in a permanent destruction of wetland vegetation.
 - (b) Park and Outstanding Natural Area (if applicable:

(over)

- (1) Residential, commercial, or industrial development is prohibited within a Park and Outstanding Natural Area boundary.
- (2) Development proposed adjacent to a Park and Outstanding Natural Area shall be located no closer than twenty-five (25) feet from the Park and Outstanding Natural Area.
- (3) The setback area required in (2) above shall comply with the following:
 - a. Natural vegetation shall be maintained whenever possible.
 - b. If natural vegetation cannot be maintained, it shall be replaced within one year after issuance of a final occupancy permit. A bond may be required by the Planning Director to cover the cost of such replacement.
- (c) Public Access Points (if applicable):
 - (1) Public access points shall be retained or replaced if sold, exchanged, or transferred.
- 5. Fee of \$645.00.