



**PLANNING COMMISSION REGULAR SESSION AGENDA**  
**Monday, November 24, 2025 - 6:00 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 the City Recorder at 541.574.0613, or [cityrecorder@newportoregon.gov](mailto:cityrecorder@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.

1. **Call to Order and Roll Call**  
*Commission Members: Bill Branigan, Bob Berman, Jim Hanselman, Braulio Escobar, John Updike, and Robert Bare.*
2. **Approval of Minutes**
  - 2.A **Approval of the Planning Commission Work Session Meeting Minutes of November 10, 2025.**  
[Draft PC Work Session Minutes 11-10-2025](#)  
[11-10-25 PC Work Session Meeting Video Link](#)
  - 2.B **Approval of the Planning Commission Regular Session Meeting Minutes of November 10, 2025.**  
[Draft PC Reg Session Minutes 11-10-2025](#)  
[11-10-25 PC Regular Session Meeting Video Link](#)

**3. Citizens/Public Comment**

*A Public Comment form 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 submitting a form. 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**

**5. Public Hearings**

**5.A Public Hearing on File 1-ADJ-25: 645-655 NW Nye Street - Minimum Lot Size Adjustment**

[File 1-ADJ-25 - Planning Staff Report.pdf](#)

[Attachment A - Application Form.pdf](#)

[Attachment B - Assessors Property Report.pdf](#)

[Attachment C - Assessors Map.pdf](#)

[Attachment D - Applicant Narrative.pdf](#)

[Attachment E - Zoning Map.pdf](#)

[Attachment F - Utility Map.pdf](#)

[Attachment G - Middle Housing Statutes.pdf](#)

[Attachment H - Public Hearing Notice.pdf](#)

**6. Director Comments**

**7. Adjournment**

**City of Newport  
Draft Planning Commission Work Session Minutes  
November 10, 2025**

|                                                                                          |                            |
|------------------------------------------------------------------------------------------|----------------------------|
| <b>LOCATION:</b> CITY COUNCIL CHAMBERS, NEWPORT CITY HALL, 169 SW COAST HIGHWAY, NEWPORT |                            |
| <b>Time Start:</b> 6:03 P.M.                                                             | <b>Time End:</b> 7:04 P.M. |

**ATTENDANCE LOG/ROLLCALL**

| COMMISSIONER/ ADVISORY MEMBER                 | STAFF                                         |
|-----------------------------------------------|-----------------------------------------------|
| Chair Bill Branigan                           | Derrick Tokos, Community Development Director |
| Commissioner Bob Berman                       | Sherri Marineau, Community Development Dept.  |
| Commissioner Jim Hanselman                    |                                               |
| Commissioner Braulio Escobar                  |                                               |
| Commissioner John Updike                      | PUBLIC                                        |
| Commissioner Robert Bare                      |                                               |
| Citizen Advisory Member Dustin Capri (absent) |                                               |
|                                               |                                               |
|                                               |                                               |

| AGENDA ITEM                                                              | ACTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|--------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>WORK SESSION MEETING</b>                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>CALL TO ORDER AND ROLL CALL</b><br><br>a. Roll Call                   | None.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>BAYFRONT PARKING STATISTICS 2024 AND 2025 PEAK SEASON COMPARISON.</b> | <p>Tokos presented a PowerPoint outlining peak season parking statistics for 2024 and 2025.</p> <p>Berman inquired about the existence of a grace period for parking enforcement; Tokos confirmed that no grace period was in place.</p> <p>Updike asked whether mobile pay could help identify repeat payors. Tokos believed it was possible but noted that further investigation would be needed to determine how to access that data.</p> <p>Berman requested clarification on how parking ticket dismissals were handled, and Tokos provided examples of common dismissal reasons.</p> <p>Updike raised concerns about the significant discrepancy in parking ticket statistics between 2024 and 2025, and questioned the low volume of notices issued across those years.</p> <p>Tokos reported that the Parking Advisory Committee was actively working on the Nye Beach Parking Program, which had been deferred to 2026.</p> |

**SCOPE OF WORK FOR RENTAL HOUSING  
MAINTENANCE PROGRAM FOR SMALL AND  
MIDSIZE CITIES.**

Tokos reviewed the scope of work for the Rental Housing Maintenance Code program toolkit, clarifying that the program was intended for rental housing and not for affordable housing, which is addressed through a separate initiative. Updike asked whether a budget had been agreed upon; Tokos responded that an approach still needed to be developed before budget totals could be finalized.

Escobar questioned whether there were examples of tenants being unable to use existing landlord-tenant law to address habitability concerns. He further asked why the City would intervene in matters that could be resolved between landlords and tenants. Tokos explained that community feedback indicated a desire for the program due to unresolved issues that tenants could not address independently.

Escobar expressed concern that the program could lead to increased rents and place additional financial burdens on tenants due to agency-related costs. Hanselman agreed, noting that the program's requirements for certifications and inspections could be onerous for the City. He added that the City might find itself caught between tenants and landlords, which was not the intended role.

Updike shared his observations of Eugene's rental program, which evolved to mirror state law and expanded beyond its original scope. He warned that the \$10 fee associated with the program could increase as the scope widened, and questioned whether this effort was a preliminary step toward a larger initiative. Tokos responded that the current scope was narrow and emphasized that the key question was whether the City truly wanted to pursue the program.

Berman raised concerns that implementing the program could reduce the housing supply, contrary to its intended goal of increasing it. Escobar believed the program would disproportionately impact small-scale "ma and pa" landlords rather than large developers. Hanselman shared his experience of renting properties at lower rates to professionals in Newport and voiced concerns about burdensome requirements that could negatively affect rental availability. Tokos reiterated that the City's commitment was to assess the program, inform consultants, and assemble a group of technical advisors.

Updike asked whether the program would apply to long-term rentals only, and Tokos confirmed that short-term rentals would not be included.

|                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|--------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                        | <p>Berman emphasized the importance of including renters and rental advocates in the advisory group. Updike added that landlord groups should also be represented. Hanselman asked whether the program was intended for affordable housing or market-rate units, and Tokos clarified that it was focused on market-rate rentals.</p> <p>Berman asked whether the City was committing to implementing the program. Tokos assured that the City’s role was limited to providing staff support to consultants and facilitating stakeholder engagement.</p> <p>Bare offered an example of how emergencies affect rentals and requested that such scenarios be considered. Tokos responded that the program was not centered on emergencies but agreed to make note of the concern.</p> <p>Updike suggested refining the model code language to avoid referencing “excess staff,” proposing instead the use of third-party contractors or a hybrid approach, as an all-staff model could be too demanding for small or medium-sized cities. Tokos agreed to discuss this with the consultants. questioned whether the task should focus on emergency response or begin with basic maintenance standards.</p> |
| <p><b>PLANNING COMMISSION WORK PROGRAM UPDATE.</b></p> | <p>Tokos noted the next meeting would have an adjustment for a Nye Street property and two work session items. They would also be discussing short-term rentals in South Beach.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

Submitted by: \_\_\_\_\_  
                    Sherri Marineau, Executive Assistant

**11-10-2025 - Planning Commission Work Session Meeting Video Link:**

[https://thecityofnewport.granicus.com/player/clip/1519?view\\_id=2&redirect=true](https://thecityofnewport.granicus.com/player/clip/1519?view_id=2&redirect=true)

City of Newport  
Draft Planning Commission Regular Session Minutes  
November 10, 2025

|                                                                                        |                            |
|----------------------------------------------------------------------------------------|----------------------------|
| <b>LOCATION:</b> CITY COUNCIL CHAMBERS, NEWPORT CITY HALL 169 SW COAST HIGHWAY NEWPORT |                            |
| <b>Time Start:</b> 7:05 P.M.                                                           | <b>Time End:</b> 7:14 P.M. |

**ATTENDANCE LOG/ROLLCALL**

| COMMISSIONER/ ADVISORY MEMBER | STAFF                                         |
|-------------------------------|-----------------------------------------------|
| Chair Bill Branigan           | Derrick Tokos, Community Development Director |
| Commissioner Bob Berman       | Sherri Marineau, Community Development Dept.  |
| Commissioner Jim Hanselman    |                                               |
| Commissioner Braulio Escobar  |                                               |
| Commissioner John Updike      |                                               |
| Commissioner Robert Bare      |                                               |
| PUBLIC                        |                                               |
|                               |                                               |

| AGENDA ITEM                                                                                                                        | ACTIONS                                                                                                                                                                                                                                        |
|------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>REGULAR MEETING</b>                                                                                                             |                                                                                                                                                                                                                                                |
| <b>CALL TO ORDER AND ROLL CALL</b>                                                                                                 |                                                                                                                                                                                                                                                |
| a. Roll Call                                                                                                                       | None.                                                                                                                                                                                                                                          |
| <b>APPROVAL OF THE MINUTES</b><br><br>a. Meeting minutes of Regular Session Meeting on October 27, 2025.                           | Motion by Berman, seconded by Bare, to approve the work session meeting minutes of October 27, 2025 with one correction. MOTION carried unanimously with Branigan, Berman, Hanselman, Escobar, Updike, and Bare all voting in favor.           |
| <b>CITIZEN/PUBLIC COMMENT</b>                                                                                                      | None.                                                                                                                                                                                                                                          |
| <b>ACTION ITEMS</b><br><br>File No. 2-CUP-25: Final Order and Findings of Fact for a Conditional Use Permit for Toyota of Newport. | Motion was made by Updike, seconded by Escobar, to approve File 1-TIA-25-A1 & A2 Final Order and Findings of Fact with conditions. MOTION carried unanimously with Branigan, Berman, Hanselman, Escobar, Updike, and Bare all voting in favor. |

|                    |       |
|--------------------|-------|
| DIRECTORS COMMENTS | None. |
|--------------------|-------|

Submitted by: \_\_\_\_\_

Sherri Marineau, Executive Assistant

DRAFT

**11-10-2025 - Planning Commission Regular Session Meeting Video Link:**

[https://thecityofnewport.granicus.com/player/clip/1520?view\\_id=2&redirect=true](https://thecityofnewport.granicus.com/player/clip/1520?view_id=2&redirect=true)

## PLANNING STAFF REPORT

### Case File No. 1-ADJ-25

- A. **APPLICANT:** Cathal Blake, CGC VI, LLC, owner (Lauren van Vliet, representative).
- B. **REQUEST:** Approval of an adjustment to Newport Municipal Code (NMC) Section 14.13.020 to reduce the 5,000 sq. ft. minimum lot size requirement in the R-2/"Medium Density Single-Family Residential" zone district to allow an 8,333 sq. ft. parcel to be divided into two 4,166.5 sq ft lots.
- C. **LOCATION:** 645-655 NW Nye Street.
- D. **LEGAL DESCRIPTION:** A portion of Lot 1, Block 15, Nye and Thompson's Addition to Newport (Assessor's Map 11-11-05-CD, Tax Lot 3800).
- E. **LOT SIZE:** Approximately 8,333 sq. ft. per Lincoln County Tax Assessor records.
- F. **STAFF REPORT**

#### 1. **REPORT OF FACT**

- a. **Plan Designation:** Low Density Residential.
- b. **Zone Designation:** R-2/"Medium Density Single-Family Residential."
- c. **Surrounding Land Uses:** Single family residential development.
- d. **Topography and Vegetation:** The property is level and clear of structures.
- e. **Existing Structures:** None.
- f. **Utilities:** All are available to the property.
- g. **Development Constraints:** None known.
- h. **Past Land Use Actions:** File No. 2-SUB-24 – Approval of a tentative subdivision plat for a four-lot townhouse development (three dwelling units with a shared off-street parking area). The project did not move forward.
- i. **Notification:** Public notice of the application and public hearing was mailed to surrounding property owners within 200 feet of the subject property and public entities and agencies on November 3, 2025. Notice of the public hearing was also published in the Lincoln County Leader on November 12, 2025.

j. **Attachments:**

Attachment "A" – Application Form  
 Attachment "B" – Lincoln County Assessor Property Report  
 Attachment "C" – Lincoln County Assessor Map  
 Attachment "D" – Application Narrative  
 Attachment "E" – Zoning and Topography Map  
 Attachment "F" – Utility Map  
 Attachment "G" – Middle Housing Land Division Statutes  
 Attachment "H" – Public Hearing Notice

2. **Explanation of the Request:** The applicant is seeking an adjustment to NMC Section 14.13.020, to reduce the 5,000 sq. ft. minimum lot size requirement in the R-2/"Medium Density Single-Family Residential" zone district so that the property can be divided into two 4,166.5 sq ft lots. The adjustment will result in a 16.7% reduction to the minimum lot size standard.

As indicated in their narrative (Attachment "D"), the applicant is requesting a reduction of the lot size minimum to divide Tax Lot 3800 into two buildable lots. The proposed adjustment is intended to support "missing middle" residential housing development, resulting in the construction of four total units, rather than only three units as currently allowed. Further, the applicant notes that the recently completed Newport Housing Capacity Analysis identifies a need for an increase in housing mix of single-family attached housing, including duplexes.

This is the first of several steps that the applicant will need to take to achieve their objective, and the only one that requires Planning Commission approval. If this request is successful, then the applicant will need to file a replat or partition application to divide the property into two lots. That is an administrative (staff level) decision. They would then construct duplex buildings on each of the resulting properties. Once the duplex buildings are completed then the applicant will be in a position to further divide the properties so that each duplex dwelling unit is situated on its own lot, as allowed per ORS 92.031 (Attachment "G").

In 2024, the applicant obtained approval of a four-lot townhouse subdivision consisting of three dwellings and a fourth lot containing a shared drive and parking area (File No. 2-SUB-24). They mentioned to staff that the project didn't pencil out, and that a fourth dwelling unit is needed to make housing development viable.

3. **Evaluation of the Request:**

a. **Comments:** No comments have been received regarding this application.

b. **Adjustment Approval Criteria (NMC 14.33.050):**

- (1) That granting the adjustment will equally or better meet the purpose of the regulation to be modified; and
- (2) That any impacts resulting from the adjustment are mitigated to the extent practical; and

- (3) That the adjustment will not interfere with the provision of or access to appropriate utilities, nor will it hinder fire access; and
- (4) That if more than one adjustment is being requested, the cumulative effect of the adjustments results in a project that is still consistent with the overall purpose of the zoning district.

c. **Planning Commission Review Required:**

- (1) *NMC Section 14.33.030(B), requires that a development request seeking to deviate more than 10%, but less than or equal to 40%, from a numerical standard shall satisfy criteria for an Adjustment as determined by the Planning Commission using a Type III decision-making procedure.*

The applicant is seeking a 16.7% reduction to the 5,000 sq. ft. minimum lot size requirement in the R-2/"Medium Density Single-Family Residential" zone district, listed in Table A of NMC Section 14.13.020. This is within the 10-40% range that requires Planning Commission approval.

d. **Compliance with Adjustment Approval Criteria (NMC 14.33.050):**

To grant the permit, the Planning Commission must find that the applicant's proposal meets the following criteria:

- (1) *Granting the adjustment will equally or better meet the purpose of the regulation to be modified.*
  - i. The 5,000 sq. ft. minimum lot size standard for the R-2/"Medium Density Single-Family Residential" zone district, listed in Table A of NMC Section 14.13.020, sets a baseline for how dense the lotting pattern can be within the zone. It influences factors such as housing options, greenspace, solar access, and privacy. It also informs how public services should be sized and configured.
  - ii. Historically, the City of Newport prohibited adjustments to minimum lot size standards that would have the effect of increasing densities in residential zones. That prohibition was eliminated in 2024 with Ordinance No. 2222 for the express purpose of creating additional residential development opportunities, particularly in infill areas, consistent with recommendations contained in Newport's 2023 Housing Production Strategy. The applicant's request is consistent with this objective.

- iii. As noted in the applicant's narrative, the project will result in development that is consistent with the existing neighborhood. As illustrated on the County Assessor's tax map (Attachment "C"), the applicant's lot is oversized for the area. Most of the surrounding lots are smaller than 5,000 sq. ft., having been created long before that minimum lot size standard was established. Many of them are between 2,900 and 4,500 sq. ft. in size, with the applicant's proposal falling in between that range.
- iv. Considering the above, it is reasonable for the Planning Commission to conclude that granting the adjustment will equally or better meet the purpose of the regulation to be modified.

*(2) Any impacts resulting from the adjustment are mitigated to the extent practical.*

- i. As noted by the applicant, the lot size adjustment is a modest reduction to the existing minimum, and it would create two lots that are similar and consistent with the neighboring platting.
- ii. Further, the applicant points out that the proposed development of two duplexes on their own lots complies with the permitted uses within the R-2 zoning district, which expressly allows two-family dwellings. This means that those that own nearby lots, many of which are of similar size to what the applicant wants to create, could develop their properties in a similar manner and further divide their properties per ORS 92.031.
- iii. Considering the above, it is reasonable for the Planning Commission to conclude that the request will result in development that is consistent with the existing lotting pattern and range of permitted housing types; therefore, no mitigation is needed.

*(3) That the adjustment will not interfere with the provision of or access to appropriate utilities, nor will it hinder fire access.*

- i. The subject property fronts NW Nye Street, a fully developed paved urban street, and there are sanitary sewer and water mains underneath the street that can be used to serve the proposed development. Storm drainage attributed to the development of the applicant's site can be directed to NW Nye Street, where it will collect into an existing piped storm drainage system.

ii. NW Nye Street is a collector roadway designed for use by fire apparatus. All development, and lots, proposed by the applicant will be oriented to this street.

iii. Considering the above, it is reasonable for the Planning Commission to conclude that granting the adjustment will not interfere with utility or fire access.

*(4) If more than one adjustment is being requested, the cumulative effect of the adjustments results in a project that is still consistent with the overall purpose of the zoning district.*

i. Adjustment of the minimum lot size standard is the only adjustment being requested for the project.

ii. Considering the above, it is reasonable for the Planning Commission to conclude that this criterion is satisfied.

4. **Conclusion:** If the Planning Commission finds that the applicant has met the criteria established in the Zoning Ordinance for granting an adjustment, 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 the Commission should deny the application.

G. **STAFF RECOMMENDATION:** As outlined in this report, this application for an adjustment to NMC Section 14.13.020, to reduce the 5,000 sq. ft. minimum lot size requirement in the R-2/"Medium Density Single-Family Residential" zone district to allow an 8,333 sq. ft. parcel to be divided into two 4,166.5 sq ft lots, satisfies the approval criteria. Accordingly, the Commission should approve this request, subject to the following:

1. Approval of this land use permit is based on the submitted written narrative and information listed as Attachments to the staff report. No use 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.



Derrick I. Tokos AICP  
Community Development Director  
City of Newport

November 19, 2025

|                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                         |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                              | <h2 style="text-align: center;">City of Newport</h2> <h3 style="text-align: center;">Land Use Application</h3>                                                                                                                                                                                          |  |
| Applicant Name(s):                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                              | Property Owner Name(s) if other than applicant                                                                                                                                                                                                                                                          |  |
| Cathal Blake                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                              | CGC VI, LLC                                                                                                                                                                                                                                                                                             |  |
| Applicant Mailing Address:                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                              | Property Owner Mailing Address:                                                                                                                                                                                                                                                                         |  |
| 20251 Hoodview Ave, West Linn, OR                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                              | 20251 Hoodview Ave, West Linn, OR                                                                                                                                                                                                                                                                       |  |
| Applicant Phone No.                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                              | Property Owner Phone No.                                                                                                                                                                                                                                                                                |  |
| 510-684-7532                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                              | 510-684-7532                                                                                                                                                                                                                                                                                            |  |
| Applicant Email                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                              | Property Owner Email                                                                                                                                                                                                                                                                                    |  |
| cal@columbiagorgecapital.com                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                              | cal@columbiagorgecapital.com                                                                                                                                                                                                                                                                            |  |
| Authorized Representative(s): Person authorized to submit and act on this application on applicant's behalf                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                         |  |
| Lauren van Vliet                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                         |  |
| Authorized Representative Mailing Address:                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                         |  |
| 20251 Hoodview Ave, West Linn, OR                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                         |  |
| Authorized Representative Telephone No.                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                         |  |
| 808-302-0992                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                         |  |
| Authorized Representative Email. lauren@columbiagorgecapital.com                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                         |  |
| <b>Project Information</b>                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                         |  |
| Property Location: Street name if address # not assigned                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                         |  |
| 655 NW Nye Street, Newport, OR                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                         |  |
| Tax Assessor's Map No.: 11-11-05-CD                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                              | Tax Lot(s): 3800                                                                                                                                                                                                                                                                                        |  |
| Zone Designation: R-2                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                              | Legal Description: Add additional sheets if necessary                                                                                                                                                                                                                                                   |  |
| Comp. Plan Designation: Residential, SF                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                              | Medium Density                                                                                                                                                                                                                                                                                          |  |
| Brief description of Land Use Request(s):                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                         |  |
| Examples:                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                         |  |
| 1. Move north property line 5 feet south                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                              | Please See Attached                                                                                                                                                                                                                                                                                     |  |
| 2. Variance of 2 feet from the required 15-foot front yard setback                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                         |  |
| Existing Structures: if any                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                         |  |
| n/a                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                         |  |
| Topography and Vegetation:                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                         |  |
| vacant, flat lot                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                         |  |
| <b>Application Type (please check all that apply)</b>                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                         |  |
| <input type="checkbox"/> Annexation<br><input type="checkbox"/> Appeal<br><input type="checkbox"/> Comp Plan/Map Amendment<br><input type="checkbox"/> Conditional Use Permit<br><input type="checkbox"/> PC<br><input type="checkbox"/> Staff<br><input type="checkbox"/> Design Review<br><input type="checkbox"/> Geologic Permit | <input type="checkbox"/> Interpretation<br><input type="checkbox"/> Minor Replat<br><input type="checkbox"/> Partition<br><input type="checkbox"/> Planned Development<br><input checked="" type="checkbox"/> Property Line Adjustment<br><input type="checkbox"/> Shoreland Impact<br><input type="checkbox"/> Subdivision<br><input type="checkbox"/> Temporary Use Permit | <input type="checkbox"/> UGB Amendment<br><input type="checkbox"/> Vacation<br><input checked="" type="checkbox"/> Variance/Adjustment<br><input checked="" type="checkbox"/> PC<br><input type="checkbox"/> Staff<br><input type="checkbox"/> Zone Ord/Map Amendment<br><input type="checkbox"/> Other |  |
| FOR OFFICE USE ONLY                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                         |  |
| File No. Assigned: 1-ADJ-25                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                         |  |
| Date Received: 10/15/2025                                                                                                                                                                                                                                                                                                            | Fee Amount: \$825                                                                                                                                                                                                                                                                                                                                                            | Date Accepted as Complete:                                                                                                                                                                                                                                                                              |  |
| Received By: sm                                                                                                                                                                                                                                                                                                                      | Receipt No. 928749296                                                                                                                                                                                                                                                                                                                                                        | Accepted By:                                                                                                                                                                                                                                                                                            |  |
| City Hall<br>169, SW Coast Hwy<br>Newport, OR 97365<br>541.574.0629                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                         |  |
| 625-25-000053-25 PLNG                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                         |  |



## 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.

*[Handwritten Signature]*  
Applicant Signature(s)

*10/15/25*  
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.**

## LINCOLNPROD PROPERTY RECORD CARD

Property ID: R199172

Map and Taxlot: 11-11-05-CD-03800-00

Tax Year: 2026

Run Date: 11/19/2025 8:19:49 AM

## PROPERTY SITUS ADDRESS

655 NW NYE ST  
Maintenance Area: E-10

## OWNER NAME AND MAILING ADDRESS

CGC VI LLC  
20251 HOODVIEW AVE  
WEST LINN, OR 97068

## LEGAL DESCRIPTION

NYE AND THOMPSON ADDN.-NEWPORT,  
BLOCK 15, LOT 1,PTN OF, SENIOR CITIZEN  
DEFERRAL-CANCELLED, NOT YET PAID,  
DOC202308469Acres: 0 Sqft:  
Effective Acres: 0

## GENERAL PROPERTY INFORMATION

Prop Class: 101  
NBH Code: NNNB  
Prop Type Code: RES  
Prop Code: Z3: BEVERLY BEACH TO MAKAI  
Next Appr Date:  
Next Appr Reason:  
Last Appr Date: 03/28/2018  
Appraiser: DAC, CJH  
Zoning: R-2  
Code Area: 104  
Related Accts:

## VALUE HISTORY

| Year | Land RMV | Imp RMV | Total RMV | Total AV | LSU Value |
|------|----------|---------|-----------|----------|-----------|
| 2025 | 287,260  |         | 287,260   | 208,260  |           |
| 2024 | 230,380  |         | 230,380   | 202,200  |           |
| 2023 | 219,940  |         | 219,940   | 196,320  |           |
| 2022 | 211,060  |         | 211,060   | 190,610  |           |
| 2021 | 184,400  | 0       | 184,400   | 184,400  | 0         |
| 2020 | 166,640  | 0       | 166,640   | 166,640  | 0         |

## ASSESSMENT INFORMATION

| Land Non-LSU:      | 287,260 | Prior MAV:     | 208,260 | Except RMV:         |
|--------------------|---------|----------------|---------|---------------------|
| Improvement:       |         | Prior MAV Adj: |         | CPR:                |
| Non-LSU RMV Total: | 287,260 | Prior AV:      | 208,260 | EX. MAV:            |
| Land LSU:          |         | Prior AV Adj:  |         | LSU:                |
| RMV Total:         | 287,260 | AV +3%:        | 214,508 | New M50 AV: 214,500 |

## SALES INFORMATION

| Date       | Type | Sale Price | Adj Sale Price | Validity | Inst. Type      | Sale Ref  |
|------------|------|------------|----------------|----------|-----------------|-----------|
| 01/19/2023 | 29   |            |                | SALE     | TD TRUSTEE'S DE | 202300691 |
|            |      |            |                | NON_SALE | BSD BARGAIN AND | 202308469 |

## BUILDING PERMITS AND INSPECTIONS

| Type | Appraiser | Issue Date | Date Checked | % Comp | Comment |
|------|-----------|------------|--------------|--------|---------|
|------|-----------|------------|--------------|--------|---------|

## PARCEL COMMENTS

GenFlag- M\_14C,M\_15C,M\_18C,M\_19C  
GenCom- ;JV#601 SCD CANC PER SCD/DOR 11/2007 REPORT CIS ;JV700 SCD ACTIVE 8/1/08 ;JV#726 SCD CANC 2/2/09;FOR  
Prop-Note- ALL IMPS GONE 2018.  
Land- 2 HOUSES

## EXEMPTIONS

| Code | Exempt RMV |
|------|------------|
|------|------------|

## Exceptions

| Code | Year | Amount   | Method |
|------|------|----------|--------|
| ADJ  | 2019 | -100,040 | 4      |

## MARKET LAND INFORMATION

| Type                    | Table | Method | Acres | Base Value | Adjustment Code - % | NBHD %                   | Total Adj % | Final Value |
|-------------------------|-------|--------|-------|------------|---------------------|--------------------------|-------------|-------------|
| LR: DEV RESIDENTIAL LOT | NNN   | LB     | 0.100 | 149,020    |                     |                          |             | 132,380     |
| SD: SITE DEVELOPMENT    | NNOS2 | LT     |       | 21,000     | LSF-1500            |                          |             | 22,500      |
| LR: DEV RESIDENTIAL LOT | NNN   | LB     | 0.100 | 149,020    |                     |                          |             | 132,380     |
| Total Acres:            |       |        | 0.200 |            |                     | Total Market Land Value: |             | 287,260     |

## LAND SPECIAL USE

| Code       | SAV | Unt | Pr | MSAV | Unt | Pr | LSU |
|------------|-----|-----|----|------|-----|----|-----|
| Total LSU: |     |     |    |      |     |    |     |



Canceled No.

Taxlot

1000

2000  
5900

5000

5300

5700

5800  
7401

7500

7600

3100

3400  
3600

9200

9300

9600

10500-21

11400

11500

11600

11900  
12200

12300

12400

12500

12700-31  
13200

13300

13804

**To:** Derrick Tokos, Building Director, City of Newport  
**Date:** October 15, 2025  
**Applicant:** Cathal Blake - CGC VI, LLC  
**Subject:** Land Use Application  
**Address:** 655 NW Nye Street, Newport, Oregon

---

### **Summary**

Applicant requests an adjustment to the lot size minimum for property in zone R-2, 655 NW Nye Street, in order to create four units of long term rental housing. The adjustment would be a -16.7% change from existing lot size minimums.

### **Description of Application:**

The applicant is requesting a reduction of the lot size minimum to divide Tax Lot 3800 into two buildable lots. The proposed adjustment is intended to support "missing middle" residential housing development, resulting in the construction of four total units, rather than only three units as currently allowed. In the 2022-2042 Housing Capacity Analysis the City of Newport identified the need for an increase in housing mix of single-family attached housing, including duplexes.

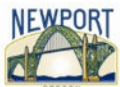
Newport has enough land to support its growing population but not enough housing. According to the 2022-2042 Housing Capacity Analysis, the City estimates 626 new units need to be produced, with 15% allocated for duplexes. This request for an adjustment is a direct response to the Housing Capacity Analysis on long term rentals: "Housing has become increasingly difficult for many residents in Newport to afford. Rental costs increased by 27% between 2011 and 2021, while household income changed little during that 10-year period." (pg.1) The addition of four new units would alleviate some of the strain the rental community faces, retaining residents in Newport.

The lot is currently 8,333 sqft, according to an Existing Conditions Survey conducted by Northstar Surveying. The adjustment request would create two lots on the site. Each new lot will be 4,166.5 sqft, which is only 833.5 sqft under the existing R-2 minimum of 5,000 sqft, a -16.7% change. The scale of duplexes will adapt to the smaller lot size so as to be architecturally and aesthetically pleasing.

The adjustment is a modest reduction to the existing minimum, and it would create two lots that are similar and consistent with the neighboring platting. The proposed development of two duplexes on their own lots complies with the permitted uses within the R-2 zoning district, which expressly allows two-family dwellings. The intention of the resulting developments from the lot size minimum adjustment will be consistent with the existing neighborhood.

**Submittal Requirements:**

1. This application does not deviate from required setbacks.
2. The resulting developments will not deviate from building height limitations and will scale to the size of their adjusted lot.
3. Lincoln County Assessors tax map is included in a supplemental document.
4. List of names and addresses of property owners is included in supplemental documents.
5. The adjustment exists in a developed and preexisting neighborhood outfitted with adequate services. Written findings are not requested for this type of adjustment.
6. This application does not request multiple deviations.



City of Newport  
Community Development Department  
169 SW Coast Highway  
Newport, OR 97365  
Phone: 1.541.574.0629  
Fax: 1.541.574.0644

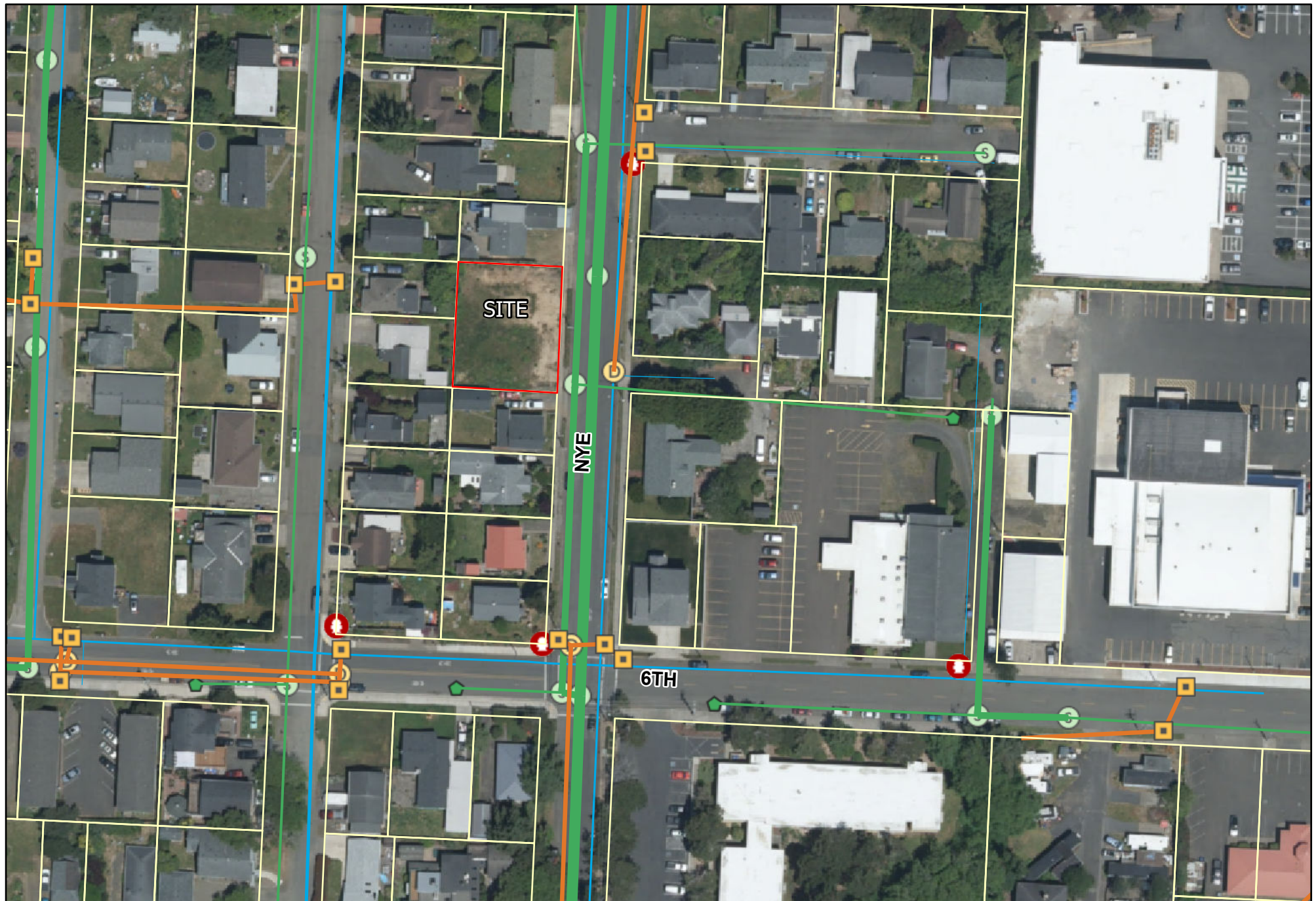
This map is for informational use only and has not been prepared for, nor is it suitable for legal, engineering, or surveying purposes. It includes data from multiple sources. The City of Newport assumes no responsibility for its compilation or use and users of this information are cautioned to verify all information with the City of Newport Community Development Department.

### Zoning Map 645 and 655 NW Nye Street

Image Taken July 2018  
4-inch, 4-band Digital Orthophotos  
Quantum Spatial, Inc. Corvallis, OR

0 50 100 200 Feet





City of Newport  
Community Development Department  
169 SW Coast Highway  
Newport, OR 97365  
Phone: 1.541.574.0629  
Fax: 1.541.574.0644

### 645-655 NW Nye Street - Utility Map (water (blue), sewer (green), storm (orange))

Image Taken July 2024  
4-inch, 4-band Digital Orthophotos  
GeoTerra, Inc., Eugene, OR

This map is for informational use only and has not been prepared for, nor is it suitable for legal, engineering, or surveying purposes. It includes data from multiple sources. The City of Newport assumes no responsibility for its compilation or use and users of this information are cautioned to verify all information with the City of Newport Community Development Department.

0 50 100 200 Feet



**92.031 Middle housing land division; conditions of approval.** (1) As used in this section, "middle housing land division" means a partition or subdivision of a lot or parcel on which the development of middle housing is allowed under **ORS 197A.420 (2) or (3).**

(2) A city or county shall approve a tentative plan for a middle housing land division if the application includes:

- (a) A proposal for development of middle housing in compliance with the Oregon residential specialty code and land use regulations applicable to the original lot or parcel allowed under ORS 197A.420 (5);
- (b) Separate utilities for each dwelling unit;
- (c) Proposed easements necessary for each dwelling unit on the plan for:
  - (A) Locating, accessing, replacing and servicing all utilities;
  - (B) Pedestrian access from each dwelling unit to a private or public road;
  - (C) Any common use areas or shared building elements;
  - (D) Any dedicated driveways or parking; and
  - (E) Any dedicated common area;
- (d) Exactly one dwelling unit on each resulting lot or parcel, except for lots, parcels or tracts used as common areas; and
- (e) Evidence demonstrating how buildings or structures on a resulting lot or parcel will comply with applicable building codes provisions relating to new property lines and, notwithstanding the creation of new lots or parcels, how structures or buildings located on the newly created lots or parcels will comply with the Oregon residential specialty code.

(3) A city or county may add conditions to the approval of a tentative plan for a middle housing land division to:

- (a) Prohibit the further division of the resulting lots or parcels.
- (b) Require that a notation appear on the final plat indicating that the approval was given under this section.
- (4) In reviewing an application for a middle housing land division, a city or county:
  - (a) Shall apply the procedures under ORS 197.360 to 197.380.
  - (b) May require street frontage improvements where a resulting lot or parcel abuts the street consistent with land use regulations implementing ORS 197A.420.
  - (c) May not subject an application to approval criteria except as provided in this section, including that a lot or parcel require driveways, vehicle access, parking or minimum or maximum street frontage.
  - (d) May not subject the application to procedures, ordinances or regulations adopted under ORS 92.044 or 92.046 that are inconsistent with this section or ORS 197.360 to 197.380.
  - (e) May allow the submission of an application for a middle housing land division at the same time as the submission of an application for building permits for the middle housing.
  - (f) May require the dedication of right of way if the original parcel did not previously provide a dedication.
- (5) The type of middle housing developed on the original parcel is not altered by a middle housing land division.
- (6) Notwithstanding ORS 197A.425 (1), a city or county is not required to allow an accessory dwelling unit on a lot or parcel resulting from a middle housing land division.
- (7) The tentative approval of a middle housing land division is void if and only if a final subdivision or partition plat is not approved within three years of the tentative approval. Nothing in this section or ORS 197.360 to 197.380 prohibits a city or county from requiring a final plat before issuing building permits. [2021 c.103 §2]

**Note:** 92.031 was added to and made a part of 92.010 to 92.192 by legislative action but was not added to any smaller series therein. See Preface to Oregon Revised Statutes for further explanation.

**197A.420 Duplexes; middle housing.** (1) As used in this section:

(a) "City" or "city with a population of 25,000 or greater" includes, regardless of size, any city within Tillamook County and the communities of Barview/Twin Rocks/Watseco, Cloverdale, Hebo, Neahkahnie, Neskowin, Netarts, Oceanside and Pacific City/Woods.

(b) "Cottage clusters" means groupings of no fewer than four detached housing units per acre with a footprint of less than 900 square feet each and that include a common courtyard.

(c) "Middle housing" means:

- (A) Duplexes;
- (B) Triplexes;
- (C) Quadplexes;
- (D) Cottage clusters; and
- (E) Townhouses.

(d) "Townhouses" means a dwelling unit constructed in a row of two or more attached units, where each dwelling unit is located on an individual lot or parcel and shares at least one common wall with an adjacent unit.

(2) Except as provided in subsection (4) of this section, each city with a population of 25,000 or greater and each county or city within a metropolitan service district shall allow the development of:

(a) All middle housing types in areas zoned for residential use that allow for the development of detached single-family dwellings; and

(b) A duplex on each lot or parcel zoned for residential use that allows for the development of detached single-family dwellings.

(3) Except as provided in subsection (4) of this section, each city not within a metropolitan service district with a population of 2,500 or greater and less than 25,000 shall allow the development of a duplex on each lot or parcel zoned for residential use that allows for the development of detached single-family dwellings. Nothing in this subsection prohibits a local government from allowing middle housing types in addition to duplexes.

(4)(a) Except within Tillamook County, this section does not apply to:

- (A) Cities with a population of 1,000 or fewer, except inside of Tillamook County;
- (B) Lands not within an urban growth boundary;
- (C) Lands that are not incorporated and also lack sufficient urban services, as defined in ORS 195.065; or
- (D) Lands that are not incorporated and are zoned under an interim zoning designation that maintains the land's potential for planned urban development.

(b) This section does not apply to lands that are not zoned for residential use, including lands zoned primarily for commercial, industrial, agricultural or public uses.

(5) Local governments may regulate siting and design of middle housing required to be permitted under this section, provided that the regulations do not, individually or cumulatively, discourage the development of all middle housing types permitted in the area through unreasonable costs or delay. Local governments may regulate middle housing to comply with protective measures adopted pursuant to statewide land use planning goals.

(6) This section does not prohibit local governments from permitting:

- (a) Single-family dwellings in areas zoned to allow for single-family dwellings; or
- (b) Middle housing in areas not required under this section.

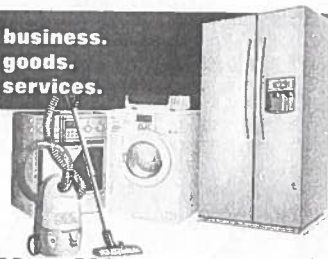
(7) A local government that amends its comprehensive plan or land use regulations relating to allowing additional middle housing is not required to consider whether the amendments significantly affect an existing or planned transportation facility. [Formerly 197.758]

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

The City of Newport Planning Commission will hold a public hearing on Monday, November 24, 2025, at 7:00 p.m. in the City Hall Council Chambers to consider File No. 1-ADJ-25, a request submitted by applicant Cathal Blake, CGC VI, LLC, owner (Lauren van Vliet, representative) for an adjustment filed pursuant to Newport Municipal Code (NMC) Section 14.13.020 to reduce the 5,000 sq. ft. minimum lot size requirement in the R-2/"Medium Density Single-Family Residential" zone district to allow an 8,333 sq. ft. parcel to be divided into two 4,166.5 sq ft lots. The adjustment will result in a 16.7% reduction to the minimum lot size. The request is an adjustment between 10-40% and requires a Planning Commission decision pursuant to NMC Section 14.33.030(C). The property is located at 645-655 NW Nye Street (Assessor's Map 11-11-05-CD, Tax Lot 3800). The applicable criteria per Newport Municipal Code (NMC) 14.33.050; Criteria for Approval of an Adjustment: (A) Granting the Adjustment will equally or better meet the purpose of the regulation to be modified; and (B) Any impacts resulting from the Adjustment are mitigated to the extent practical. That mitigation may include, but is not limited to, such considerations as provision for adequate light and privacy to adjoining properties, adequate access, and a design that addresses the site topography, significant vegetation, and drainage; and (C) The Adjustment will not interfere with the provision of or access to appropriate utilities, including sewer, water, storm drainage, streets, electricity, natural gas, telephone, or cable services, nor will it hinder fire access; and (D) If more than one Adjustment is being requested, the cumulative effect of the Adjustments results in a project which is still consistent with the overall purpose of the zoning district. Testimony and evidence must be directed toward the criteria described above or other criteria in the Comprehensive Plan and its implementing ordinances which the person believes to apply to the decision. Failure to raise an issue with sufficient specificity to afford the city and the parties an opportunity to respond to that issue precludes an appeal (including to the Land Use Board of Appeals) based on that issue. Submit testimony in written or oral form. Oral testimony and written testimony will be taken during the course of the public hearing. Letters sent to the Community Development (Planning) Department (address below under "Reports/Application Material") must be received by 3:00 p.m. the day of the hearing to be included as part of the hearing or must be personally presented during testimony at the public hearing. The hearing will include a report by staff, testimony (both oral and written) from the applicant and 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 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. The staff report may be reviewed or a copy purchased for reasonable cost at the Newport Community Development (Planning) Department (address above) 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 the above address. Contact Derrick Tokos, Community Development Director, (541) 574-0626, d.tokos@newportoregon.gov (address above).

***FOR PUBLICATION ONCE ON Wednesday, November 12, 2025.***

**Sell your household items. Sell your business.**  
**Sell your vehicles. Sell your goods.**  
**Sell or rent your homes. Sell your services.**



**Classifieds • 541-265-8571**

## 999

The Court, the personal or representative of the lawyer for the personal representative. Traci P. McDowell, PO Box 19877, New York, NY 10086-0777. DATED AND PUBLISHED: On November 12, 2010, at New York City, New York. Lawyer for Personal Representative. PERSONAL REPRESENTATIVE: Jane M. Heitsch, Director, New York Heights Drive, New York, OR 97365, 541-270-0700. PERSONAL RESIDENT: PERSONAL RESIDENT: Traci P. McDowell, OSC #184063, PO Box 19877, New York, OR 97365, 541-270-0700. F. (541) 270-0700. F. (541) 270-0700.

LCL25-562 City of NEW YORK NOTICE OF A PUBLIC HEARING

The City of New York Department of Social Services will hold a public hearing on Monday, November 24, 2010, at 7:00 p.m. in Room 201, 100 West Street, New York, New York 10038, to consider File No. 1ADU-25, a request for review by applicant Cathal Black and L.L.C., owner (Lauren van Lier, representative) for the proposed rezoning pursuant to New York Municipal Code (NMC) Section 24-207(a)(ii) to reduce the maximum lot area from 5,000 sq. ft. to 2,500 sq. ft. The size requirement in the R-2/Medium Density Residential District zoning district to allow.

tial zone district to allow

PUBL

16.611.51, plus late fees  
in the amount of \$125.00  
plus accrued interest on  
the sum of \$1,000.00  
through 12/31/2023,  
plus interest accruing  
on the principal balance  
of \$1,000.00 at a rate of  
14.34 percent per annum  
(\$5.26 per diem) from  
12/31/2023 to the date  
judgment is entered.  
(the amount owing may  
include, but is not limited  
to, any, following  
repossession and  
costs of the Vehicle);  
For the purpose of this  
order, the costs and  
attorney fees, costs and  
disbursements incurred  
by Plaintiff in the  
enforcement of this order  
on the sum of paragraphs  
A1 and A2 above, from  
the date judgment is  
entered, shall be paid by  
B. SECOND CLAIM FOR  
RELIEF: 1. For recovery  
of the 2012 Ram 1500  
Vehicle, VIN 3C63RHHG  
7T5CS241789  
(the "Vehicle"), by seizure  
of the Vehicle through  
repossession; and, alternatively, for value of  
the Vehicle if Defendant  
fails to return the Vehicle  
to Plaintiff's reasonable  
attorney fees, costs and  
disbursements incurred  
herein; and, C. For interest  
on the sum of paragraph  
B.1 above, from the date  
the contract rate of 14.34  
percent per annum,  
judgment is entered, until  
the date of payment.  
C. ALL CLAIMS FOR  
RELIEF: 1. For such other  
relief as the Court deems  
just and proper. NOTED  
TO DEFENDANT READ  
THIS ORDER CAREFULLY  
MUST "APPEAR"  
IN THIS CASE OR YOUR  
ATTORNEY MUST "APPEAR"  
WIN. TO APPEAR YOU  
MUST FILE WITH THE COURT  
A COURT A LEGAL PAPER  
CALLED A "MOTION"  
OR ANSWER. THE  
MOTION OR REPLY MUST BE  
GIVEN TO THE COURT  
WITHIN 30 DAYS OF THE  
DATE THE ORDER IS  
SIGNED HERE-  
IN ALONG WITH THE  
PROOF OF SERVICE.  
IT MUST BE IN PROPER  
FORM AND HAVE

November 4, 2006 p.m.  
Teams room 12 Pacific  
Hospital, Newport.  
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Unit# LE05  
Unit# LG0  
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Newport, OR 97365 

CLAIM FOR RELIEF: 1.  
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Directors will hold a Virtual meeting on Tuesday

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## Sherri Marineau

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**From:** Sherri Marineau  
**Sent:** Monday, November 03, 2025 9:18 AM  
**To:** Derrick Tokos; Robert Murphy; Joseph Lease; Jason Malloy; Laura Kimberly; Michael Cavanaugh; Lance Vanderbeck; Steve Baugher; Chris Beatty; Robert Moser; Ron Welsh; Nina Vetter; Todd Drage  
**Cc:** Sherri Ingles  
**Subject:** Adjustment File No. 1-ADJ-25  
**Attachments:** File 1-ADJ-25 Notice.pdf

Attached is a notice concerning a land use request. The notice contains an explanation of the request, a property description and map, and a date for the public hearing. Please review this information to see if you would like to make any 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.**

Thank you,

**Sherri Marineau**  
 Executive Assistant  
 City of Newport  
 Community Development Department  
 169 SW Coast Highway  
 Newport, OR 97365  
 ph: 541.819.7239  
 fax: 541.574.0644  
[s.marineau@newportoregon.gov](mailto:s.marineau@newportoregon.gov)



**NEWPORT**  
**OREGON**

**CITY HALL HOURS: Monday – Thursday 8:00am-6:00pm, CLOSED on FRIDAYS**

PUBLIC RECORDS LAW DISCLOSURE. This e-mail is a public record of the City of Newport, and is subject to public disclosure unless exempt from disclosure under Oregon Public Records Law. This e-mail is subject to the State Records Retention Schedule for Cities.

## Sherri Marineau

---

**From:** Sherri Marineau  
**Sent:** Monday, November 03, 2025 9:18 AM  
**To:** 'odotr2planmgr@odot.state.or.us'; Brett Estes  
**Subject:** Adjustment File No. 1-ADJ-25  
**Attachments:** File 1-ADJ-25 Notice.pdf

Attached is a notice concerning a land use request. The notice contains an explanation of the request, a property description and map, and a date for the public hearing. Please review this information to see if you would like to make any comments. We must receive comments prior to the last day of the comment period in order for them to be considered. **Should no response be received, a "no comment" will be assumed.**

Thank you,

**Sherri Marineau**  
 Executive Assistant  
 City of Newport  
 Community Development Department  
 169 SW Coast Highway  
 Newport, OR 97365  
 ph: 541.819.7239  
 fax: 541.574.0644  
[s.marineau@newportoregon.gov](mailto:s.marineau@newportoregon.gov)



**NEWPORT**  
 OREGON

**CITY HALL HOURS: Monday – Thursday 8:00am-6:00pm, CLOSED on FRIDAYS**

PUBLIC RECORDS LAW DISCLOSURE. This e-mail is a public record of the City of Newport, and is subject to public disclosure unless exempt from disclosure under Oregon Public Records Law. This e-mail is subject to the State Records Retention Schedule for Cities.

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

**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of Newport, Oregon, will hold a public hearing on November 24, 2025, to consider approval of the following request:

**File No. 1-ADJ-25**

**Applicant and Owner:** Cathal Blake, CGC VI, LLC, owner (Lauren van Vliet, representative)

**Request:** Approval of an adjustment to Newport Municipal Code (NMC) Section 14.13.020 to reduce the 5,000 sq. ft. minimum lot size requirement in the R-2/"Medium Density Single-Family Residential" zone district to allow an 8,333 sq. ft. parcel to be divided into two 4,166.5 sq ft lots. The adjustment will result in a 16.7% reduction to the minimum lot size. The request is an adjustment between 10-40% and requires a Planning Commission decision pursuant to NMC Section 14.33.030(C).

**Location:** 645-655 NW Nye Street (Assessor's Map 11-11-05-CD, Tax Lot 3800).

**Applicable Criteria:** Newport Municipal Code (NMC) 14.33.050; **Criteria for Approval of an Adjustment:** (A) Granting the Adjustment will equally or better meet the purpose of the regulation to be modified; and (B) Any impacts resulting from the Adjustment are mitigated to the extent practical. That mitigation may include, but is not limited to, such considerations as provision for adequate light and privacy to adjoining properties, adequate access, and a design that addresses the site topography, significant vegetation, and drainage; and (C) The Adjustment will not interfere with the provision of or access to appropriate utilities, including sewer, water, storm drainage, streets, electricity, natural gas, telephone, or cable services, nor will it hinder fire access; and (D) If more than one Adjustment is being requested, the cumulative effect of the Adjustments results in a project which is still consistent with the overall purpose of the zoning district.

**Testimony:** Testimony and evidence must be directed toward the criteria described above or other criteria in the Comprehensive Plan and its implementing ordinances which the person believes to apply to the decision. Failure to raise an issue with sufficient specificity to afford the city and the parties an opportunity to respond to that issue precludes an appeal (including to the Land Use Board of Appeals) based on that issue. Submit testimony in written or oral form. Oral testimony and written testimony will be taken during the course of the public hearing. Letters sent to the Community Development (Planning) Department (address below under "Reports/Application Material") must be received by 3:00 p.m. the day of the hearing to be included as part of the hearing or must be personally presented during testimony at the public hearing. The hearing will include a report by staff, testimony (both oral and written) from the applicant and 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 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/Materials:** The staff report may be reviewed or a copy purchased at the Newport Community Development Department, City Hall, 169 SW Coast Hwy, Newport, Oregon, 97365 seven days prior to the hearing. The application materials and the applicable criteria are available for inspection at no cost or copies may be purchased at this address.

**Contact:** Derrick Tokos, Community Development Director, (541) 574-0626, d.tokos@newportoregon.gov (address above in "Reports/Materials").

**Time/Place of Hearing:** Monday, November 24, 2025; 7:00 p.m.; City Hall Council Chambers (address above in "Reports/Materials").

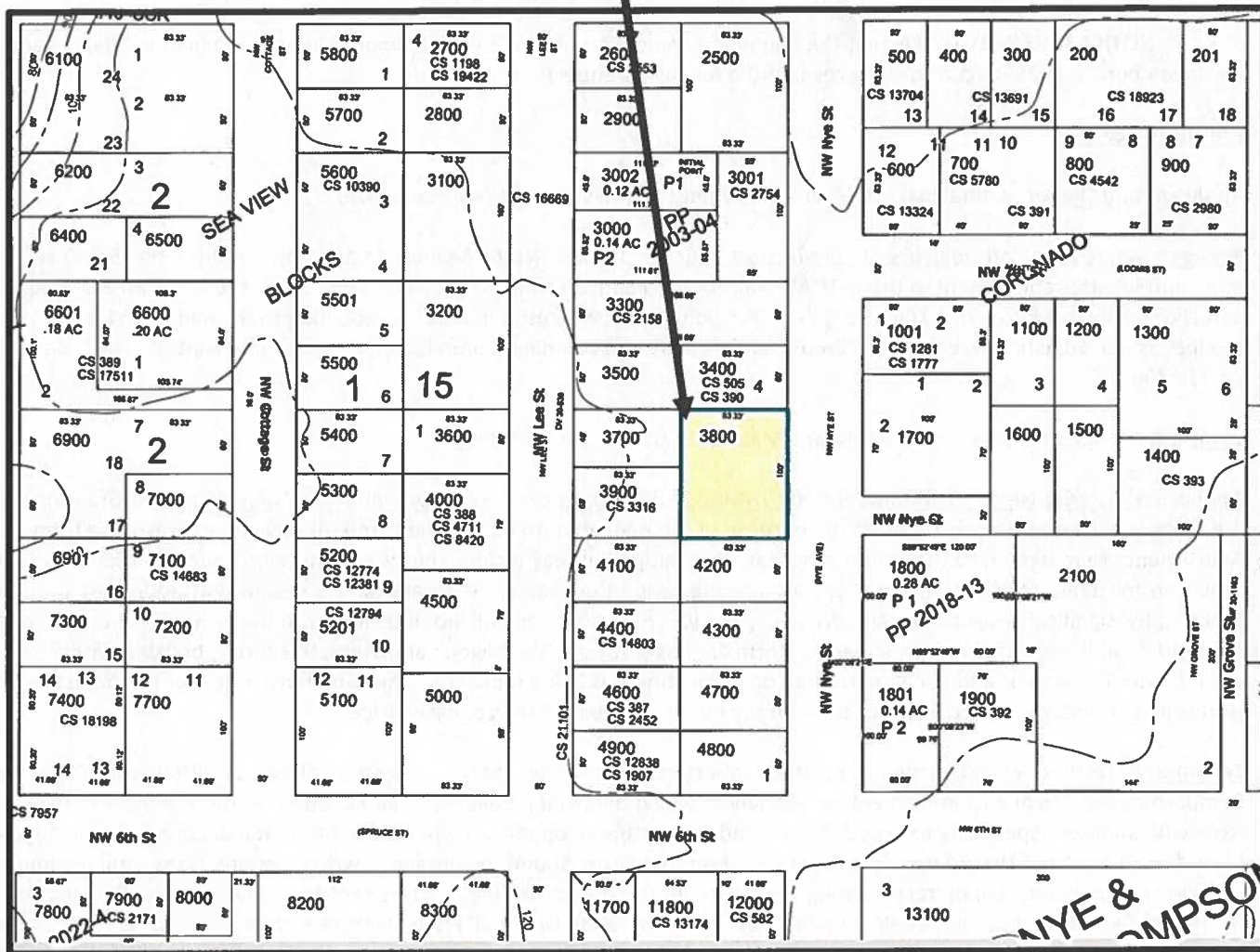
**MAILED:** November 3, 2025.

**PUBLISHED:** November 12, 2025/Lincoln County Leader.

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<sup>1</sup>This notice is being sent to affected property owners within 200 feet of the subject property (according to Lincoln County tax records), affected public utilities within Lincoln County, and affected city departments.

# Subject Property



APPLEGATE PEARL MORSE  
711 NW LEE ST  
NEWPORT, OR 97365

BECKER JOSEPH EDWARD TSTEE  
207 NW 19TH ST  
NEWPORT, OR 97365

BREMER ULRIKE  
727 NW 3RD ST  
NEWPORT, OR 97365

CGC VI LLC  
ATTN: CATHAL BLAKE  
20251 HOODVIEW AVE  
WEST LINN, OR 97068

CLASON ELISE & ERMINI EUGENE  
627 NW LEE ST  
NEWPORT, OR 97365

CORREO JAVIER NOVELLA &  
BALDERAS MARIA ROMERO  
703 NW NYE ST  
NEWPORT, OR 97365

COUTO WAYNE G TSTEE & COUTO  
KAREN M TSTEE  
6005 SW ARBOR DR  
SOUTH BEACH, OR 97366

CULLEN GERALD P  
654 NW NYE ST  
NEWPORT, OR 97365

DANDREA ANTHONY & NALVEN  
KATHARINE  
625 NW NYE ST  
NEWPORT, OR 97365

DAVIS THERESE E  
606 NW LEE ST  
NEWPORT, OR 97365

DIMARCO JESSE ANDREW  
654 NW LEE ST  
NEWPORT, OR 97365

ESTRADA ISAIAS A & LOPEZ SANDRA  
CORNEJO  
237 NW 7TH ST  
NEWPORT, OR 97365

FIRST BAPTIST CHURCH OF NEWPORT  
208 NW 6TH  
NEWPORT, OR 97365

FREUND MARK C & SERRANO MARIA  
CHUCHI V  
393 DONEGAL PL  
MARTINEZ, CA 94553

GARCIA JUAN REYES & CORDOVA  
CONSUELO HERNANDEZ  
714 NW LEE ST  
NEWPORT, OR 97365

GEARIN JULIE ANN  
PO BOX 831  
NEWPORT, OR 97365

HAYWARD SHANNON ANNIE HURLEY &  
MITCHELL CHARLES LESTER TALAN  
748 NW LEE ST  
NEWPORT, OR 97365

HOBERG BRIAN JAMES & ZIMMERMAN  
ANNA LUREE  
726 NW LEE ST  
NEWPORT, OR 97365

JOHNSON ALAN L  
12765 SE ELDERBERRY DR  
SOUTH BEACH, OR 97366

JOHNSON KEITH F TSTEE & JOHNSON  
JAN G TSTEE  
520 SW 2ND ST  
NEWPORT, OR 97365

LACKNER SCOTT J  
PO BOX 921112  
DUTCH HARBOR, AK 99692

LOPEZ JESUS MUNOZ & LOPEZ MARIA  
ELENA VALLADOLID  
631 NW NYE ST  
NEWPORT, OR 97365

MALVITCH JOHN SCOTT  
236 NW NYE CT  
NEWPORT, OR 97365

MESSER PAUL V & MESSER JULIE ANN  
725 NW NYE ST  
NEWPORT, OR 97365

MILLER DEBRA ANNE TRUSTEE  
642 NE LEE ST  
NEWPORT, OR 97365

RAWLINGS DREW L & RAWLINGS  
EMILY A  
628 NW NYE ST  
NEWPORT, OR 97365

RITZMAN LEE R & RITZMAN KATHLEEN  
727 NW LEE ST  
NEWPORT, OR 97365

SCHLANGER JED S TSTEE &  
SCHWARTZ LAURA S TSTEE  
624 NW LEE ST  
NEWPORT, OR 97365

SCHWAB DAVID J  
317 NW 56TH ST  
NEWPORT, OR 97365

SWINFORD THOMAS K & SWINFORD  
SHEILA J  
PO BOX 681  
TOLEDO, OR 97391

TAMAYO JUAN PABLO & ALCALA  
MAYRA  
448 NE 5TH ST  
NEWPORT, OR 97365

THOMPSON JENNIE L  
736 NW LEE ST  
NEWPORT, OR 97365

VELASQUEZ ROMAN T  
645 NW LEE ST  
NEWPORT, OR 97365

WESTIN KENNETH V & WESTIN SOHYUN  
P  
17050 SW BINDDALE CT  
PORTLAND, OR 97224

CGC VI LLC  
ATTN: LAUREN VAN VLIET  
20251 HOODVIEW AVE  
WEST LINN, OR 97068

File No. 1-ADJ-25

Adjacent Property Owners Within 200 Ft

**NW Natural**  
**ATTN: Dave Sanders**  
**2815 NE 36th Dr**  
**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**

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**ATTN: Corky Fallin**  
**740 State St**  
**Salem OR 97301**

**Charter Communications**  
**ATTN: Steve Manning**  
**Construction Coordinator**  
**1400 Newmark Ave**  
**Coos Bay, OR 97420**

**WaveDivision VII, LLC**  
**dba Astound Broadband**  
**650 College Rd. East, Suite 3100**  
**Princeton, NJ 08540**

**WaveDivision VII, LLC**  
**dba Astound Broadband**  
**4120 Citrus Ave**  
**Rocklin, CA 95677**

**Robert Moser**  
**Public Works**

**Chris Beatty**  
**Engineering**

**Todd Drage**  
**Engineering**

**Ron Welsh**  
**Engineering**

**Rob Murphy**  
**Fire Chief**

**Lance Vanderbeck**  
**Airport**

**Joseph Lease**  
**Building Official**

**Jason Malloy**  
**Police Chief**

**Steve Baugher**  
**Finance Director**

**Beth Young**  
**Associate Planner**

**Michael Cavanaugh**  
**Parks & Rec**

**Nina Vetter**  
**City Manager**

**Laura Kimberly**  
**Library**

**EXHIBIT 'A'**  
**Affected Agencies**  
**File No. 1-ADJ-25**

**Derrick Tokos**  
**Community Development**