

**CITY OF NEWPORT  
NOTICE OF PUBLIC HEARING**

**Name of Applicant:** CT Property Partners LLC  
**Application Number:** 2021-PC19  
**Date of Application:** March 10, 2022  
**Date Letter of Completeness Issued:** March 25, 2022  
**Date of Public Hearing before the Newport Planning Commission:** September 26, 2022

**Description of Proposal and Project Permits:** The applicant is proposing to annex 6.79 acres of undeveloped land within Pend Oreille County into the City of Newport. The annexation area consists of a single tax parcel and is located within the Newport Urban Growth Area, parcel #463119050001. Upon annexation, the property would be rezoned to Residential Multifamily (R-2). The annexation area is serviced by all city services including water, fire, sewer, police, etc.

**Requested Approvals, Actions and/or Required Studies:** An Annexation and Zoning requires a Public Hearing before the Planning Commission with recommendation to City Council. Final decision is made by City Council. The Planning Commission and City Council must find the proposal is in accordance with Title 17, with respect to a proposed annexation and zoning map amendment.

**Other Permits Not Included, To the Extent Known:** City of Newport Site Plan, City of Newport Building Permit, Excavation Permit, Development Application, Water and Sewer Permit.

**Statement of Public Comment Period:** **The fifteen (15) day comment period commences on Wednesday, August 17, 2022, and lasts through Friday, September 2, 2022.** Any interested person/party has the right to comment on the proposal, receive notice of and participate in any hearing, request a copy of the decision once it is made and may appeal the decision subject to the requirements of Title 17.

**Statement of Preliminary Determination:** The development regulations that will be used for project mitigation and to provide consistency with the type of land use for the proposed site are outlined in the Newport Comprehensive Plan, Newport Municipal Code (NMC) 17.06.060, Title 17 Development Code and Title 18 Zoning.

**Threshold Determination:** The City of Newport has determined that this project is exempt from SEPA review per RCW 43.21C.222.

**Notice of Public Hearing:** Pursuant to NMC 17.06.060 a public hearing will be scheduled after the comment period to hear public comment on the proposed annexation. The public is invited to attend and provide comment on this proposal. The Public Hearing is scheduled before the Newport Planning Commission on September 26, 2022, at 5:30 PM at 200 S. Washington Avenue, Newport, WA 99156 or via Zoom. Meeting details are located on the City's website at <https://newport-wa.org/>

**City Contact Person:** To provide public comment or for further information about this project, please contact Abby Gribi at (509) 447-5611 or [AGribi@newport-wa.org](mailto:AGribi@newport-wa.org) or Rachel Granrath, Planner (720) 273-7172 or [rachel.granrath@scjalliance.com](mailto:rachel.granrath@scjalliance.com)

Newspaper publication date: August 17, 2022

# CITY OF NEWPORT, WASHINGTON

200 S. WASHINGTON AVENUE  
NEWPORT, WA 99156  
(509) 447-5611 FAX: (509) 447-2226

## APPLICATION

PETITIONER/OWNER: CT Property Partners, LLC (Yvonne Clark)  
342 Casey Rd, Newport  
mailing address  
ctpropertypartners@gmail.com  
Email address Telephone number 509-671-7993

LOCATION OF PROPERTY: NNA - 8<sup>th</sup> St & Silver Birch Rd  
(next to 201 8<sup>th</sup> St)

ZONING OF PROPERTY: currently - undeveloped

WHAT PERMITS ARE BEING REQUESTED (In accordance with City Ordinance #2021)

<p>Type 1: (No hearing needed; Decision maker is Mayor or designee; Appellate body is Hearing Examiner)</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Boundary Line Adjustment</li> <li><input type="checkbox"/> Building Permit (including signs)</li> <li><input type="checkbox"/> Clearing &amp; Grading Permit</li> <li><input type="checkbox"/> Code Interpretation</li> <li><input type="checkbox"/> SEPA Action</li> <li><input type="checkbox"/> Shoreline Authorization</li> <li><input type="checkbox"/> Short Plat Approval (4 or less lots)</li> <li><input type="checkbox"/> Site Plan</li> <li><input type="checkbox"/> Temporary Use Permit</li> </ul>	<p>Type 2: (Public hearing held before the Hearing Examiner; Decision maker is Hearing Examiner; Appellate body is Superior Court)</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Conditional Use Permit</li> <li><input type="checkbox"/> Variances</li> <li><input type="checkbox"/> Preliminary Binding Site Plan Approval</li> <li><input type="checkbox"/> Preliminary Plat Approval (5 or more lots)</li> <li><input type="checkbox"/> Preliminary Planned Development Approval</li> <li><input type="checkbox"/> RV Parks</li> <li><input type="checkbox"/> Shoreline Conditional Use Permit</li> <li><input type="checkbox"/> Shoreline Substantial Development Permit</li> <li><input type="checkbox"/> Shoreline Variance</li> </ul>
<p>Type 3: (No hearing needed unless noted otherwise; Decision maker is City Council; Appellate body is Superior Court)</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Final Plat Approval (5+ lots)</li> <li><input type="checkbox"/> Final Binding Site Plan Approval</li> <li><input type="checkbox"/> Final Planned Development Approval</li> <li><input type="checkbox"/> Plat Vacation or alteration **</li> <li><input type="checkbox"/> Street Vacations **</li> </ul>	<p>Type 4: (Public hearing held before the Planning Commission; Decision maker is City Council; Appellate body is Superior Court)</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Annexation</li> <li><input type="checkbox"/> Comprehensive Plan Amendment</li> <li><input type="checkbox"/> Future Land Use Map Amendment</li> <li><input type="checkbox"/> Development Regulation Revision</li> <li><input type="checkbox"/> Site Specific Rezone *</li> </ul>

\* Appeals of site specific rezones must be filed in Superior Court.

\*\* A public hearing shall be conducted by the City Council.

NOTE:

- All applicants must be accompanied by a site plan if applicable.
- All fees are listed on the City of Newport's current Fee Schedule which is adopted by Resolution. Fees must accompany the application and are non-refundable.
- Applicant is responsible for all legal publication and/or hearing examiner costs associated with the application.

Explanation of Application/Permit Requested:

Annexation of undeveloped 6.79 acres for future housing development - plot - 8<sup>th</sup> ST - Silver Birch Rd and Stateline roads - parcel # 463119050001

*Maria Clark*  
Signature of Application

10/25/2021  
Date

\*\*\*\*\*

For Official Use Only

Application Number 2021-PC19  
 Date of Application \_\_\_\_\_  
 Date of Notification \_\_\_\_\_  
 Date of Hearing \_\_\_\_\_  
 Date of Publication \_\_\_\_\_  
 Fees Paid \_\_\_\_\_  
 Action Taken \_\_\_\_\_

Granted with the following conditions, if any: \_\_\_\_\_

Denied for the following reasons: \_\_\_\_\_

\_\_\_\_\_  
Signature of Authorized Personnel

\_\_\_\_\_  
Date



App Store  
Click to restore the map content and location  
visibility where you left off.



# City Of Newport

Established 1903

## PETITION FOR ANNEXATION

**TO:** Newport City Council:  
200 S. Washington Avenue  
Newport, WA 99156

WE, the undersigned, being the owners of not less than sixty percent in value (according to the assessed valuation for general taxation), of the real property described in *Exhibit A, Legal Description*, attached hereto, lying contiguous to the City of Newport, Washington, do hereby petition that such territory be annexed and made a part of the City of Newport under provisions of RCW 35A.14.120, et seq., and any amendments thereto of the State of Washington.

The subject property proposed to be annexed lies within Pend Oreille County, Washington and is described in *Exhibit A, Legal Description* and *Exhibit B, Site Map*.

WHEREFORE, the undersigned respectfully request that the Newport City Council annex the following property to the City of Newport and request the following:

- (a) That appropriate action be taken to entertain this petition, fixing a date for a public hearing, causing notice to be published and posted, specifying the time and place of such hearing, and inviting all persons interested to appear and voice approval or disapproval of such annexation; and
- (b) That following such hearing, the City Council determine by Ordinance that such annexation and zoning shall be effective; and that property so annexed shall become a part of the City of Newport, Washington, subject to its laws and ordinances then and thereafter in force.

These pages are a group of pages containing identical text and prayer intended by the signers of this petition to be presented and considered as one petition and may be filed with other pages containing additional signatures which cumulatively may be considered as a single petition.

**WARNING:** Every person who signs this petition with any other than his or her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he or she is not a legal voter or signs a petition when he or she is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

**PRAYER OF PETITION:** (1) Annexation of area described in Exhibits "A" and "B", and (2) Assumption of indebtedness of the City of Newport, and (3) Adoption of the City of Newport Comprehensive Plan and Zoning Designations, the subject property requests a zoning designation of SFR OR Cottage Homes



# City Of Newport

Established 1903

Yvonne Clark 342 Casey Rd, Newport, WA  
1) Owner's Signature Address

Yvonne Clark 2/14/2022  
Printed Name Date

James P. Clark 342 Casey Rd, Newport, WA  
2) Owner's Signature Address

James P. Clark 2/14/2022  
Printed Name Date

\_\_\_\_\_  
3) Owner's Signature Address

\_\_\_\_\_  
Printed Name Date

\_\_\_\_\_  
4) Owner's Signature Address

\_\_\_\_\_  
Printed Name Date

\_\_\_\_\_  
5) Owner's Signature Address

\_\_\_\_\_  
Printed Name Date



City Of Newport  
Established 1903

**EXHIBIT A: LEGAL DESCRIPTION**



**FRONTIER TITLE & ESCROW**  
Company, Inc.

**EXHIBIT "A"**

**Legal Description**

**The North Half of Government Lot 5 in Section 19, Township 31 North, Range 46 E.W.M., Pend Oreille County, Washington.**

**EXCEPT, the parcel of land known as Tax 9, more particularly described as follows:**

**Beginning at the Northwest corner of Government Lot 5; thence East 80 feet; thence South 150 feet parallel with the West line of Government Lot 5; thence West 80 feet to the West line of Government Lot 5; thence North 150 feet to the point of beginning.**

*TBD*  
Address: ~~261~~ West 8<sup>th</sup> Street, Newport, WA 99156

Parcel No.: 463119050001

Abbreviated Description: N1/2 GL 5 Less Tax 9 19-31-46

\_\_\_\_\_  
Seller

\_\_\_\_\_  
Seller

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Buyer

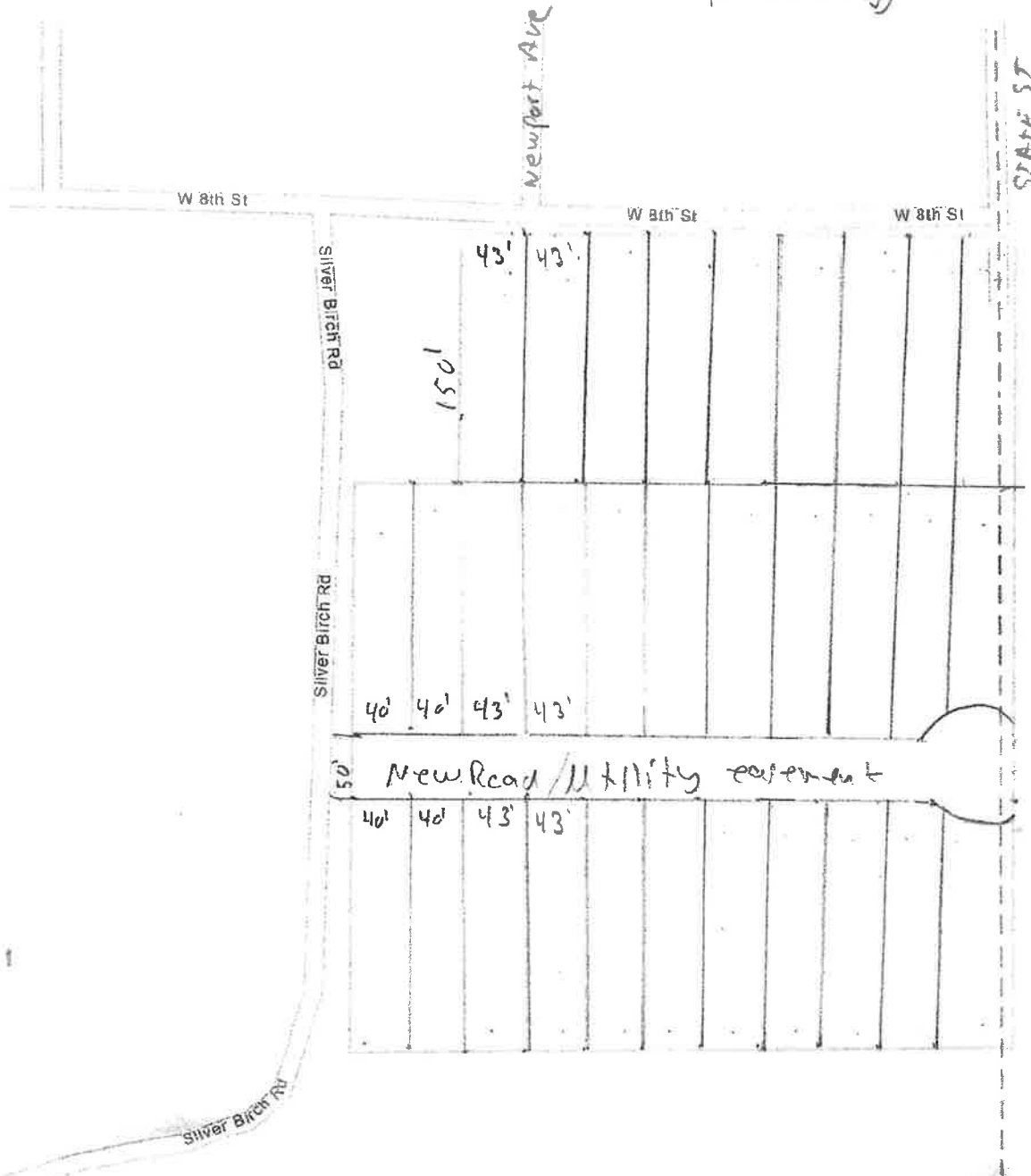


# City Of Newport

Established 1903

## EXHIBIT B: SITE MAP (preliminary)

"Alpine Estates"



(Dimensions  
are approximate  
pending survey)  
(0.79 acres per  
assessor)

parcel  
# 403119050001





City Of Newport  
Established 1903

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**FRONTIER TITLE & ESCROW**  
Company, Inc.

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Parcel No.: 463119050001

Abbreviated Description: N1/2 GL 5 Less Tax 9 19-31-46

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Seller

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Seller

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Buyer

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Buyer

# Property Search



## LEGEND

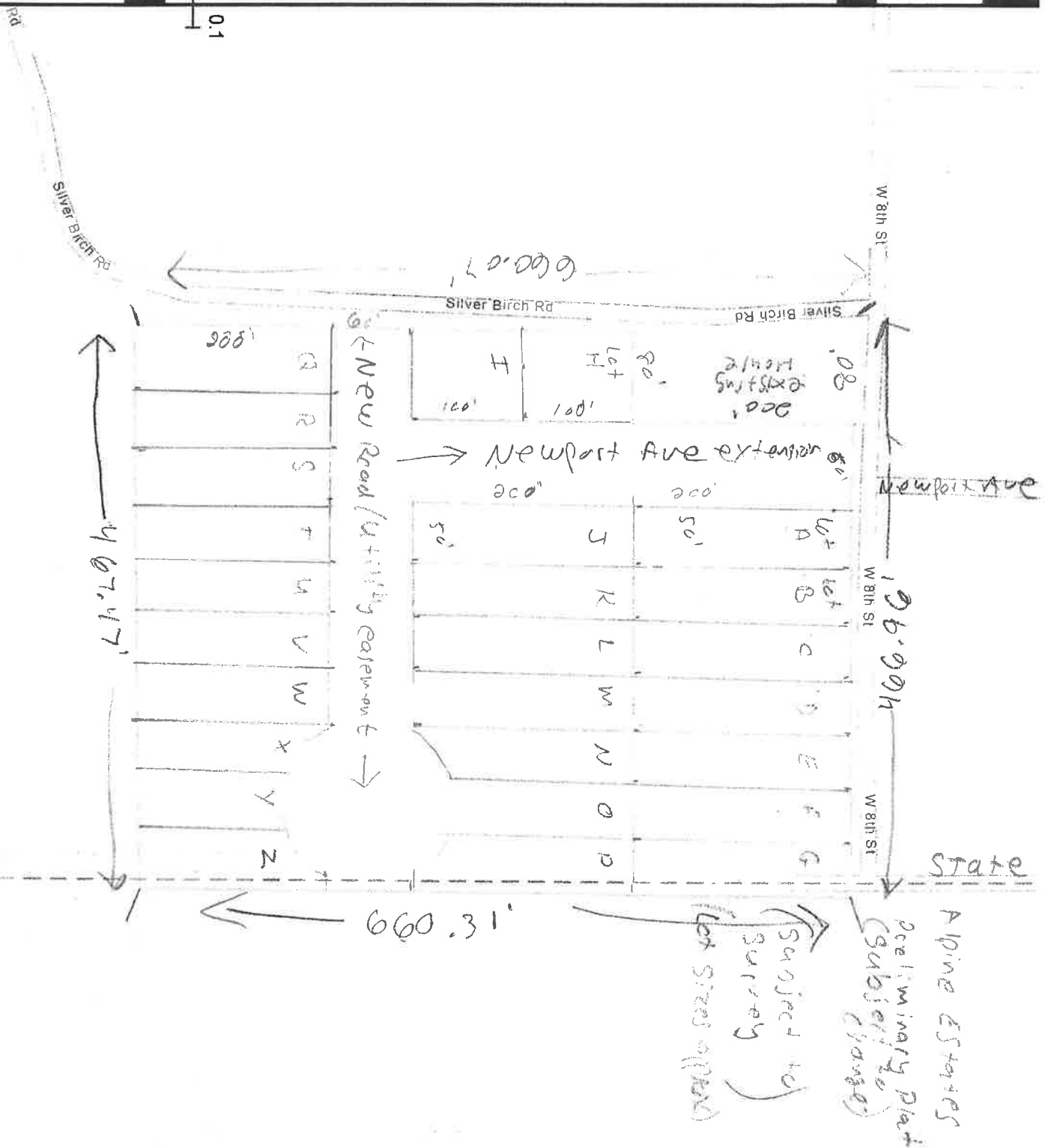
PendOreilleCountyParcels



## DISCLAIMER

Pend Oreille County does not warrant the accuracy or usefulness of the information shown. This map is intended for informational, general reference purposes only. The user of this map assumes all responsibility for use thereof. Pend Oreille County is not liable for any consequences resulting from inappropriate use of the information shown. This map consists of the best available information as of the date on this map.

contact the Pend Oreille County GIS Dept.  
mail: gis@pendoreille.org Phone: 509-447-6481



Sources: Esri, Airbus DS, USGS, NGA, NASA, C&GAR, N Robinson, NCEAS, NLS, OS, NIMA, Geodatasystemen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community. Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community



## CITY OF NEWPORT, WASHINGTON

Attn: Yvonne Clark  
CT Property Partners, LLC  
342 Casey Road  
Newport, WA 99156-9367

March 25, 2022

RE: Letter of Complete Application: Clark Annexation – Parcel #463119050001 (Application #2021-PC19)

To Whom it May Concern,

Thank you for your recent submittal to request annexation of 6.79 acres to the City of Newport. I have reviewed the application against the City's submission requirements and have found the application to be complete, conditioned on the following:

- Per Section 17.01.050(B) of the Newport Municipal Code, if annexed, this parcel is proposed to be zoned R-2 (Single Family Residential) as designated by the future land use map and to be subsequently approved by the city council.
- City staff have made a few comments/redlines to the SEPA checklist submitted with this application (attached). If annexed, these comments shall be addressed/clarified by the applicant in a revised SEPA checklist upon submittal of a completed site plan.

The Newport City Council will review the initial intent to annex that you submitted at their next meeting, to be held on Monday, April 4, 2022 at 6:00 PM. This initial review informs the council of the intent to annex, and they will issue a decision whether to pursue, deny, or pursue with conditions. The council's decision clarifies whether they want to move forward in the annexation process and is not part of a public hearing at this phase.

If you have any questions and/or comments, please do not hesitate to contact me at [rachel.granrath@scjalliance.com](mailto:rachel.granrath@scjalliance.com) or by phone at (509) 835-3770, ext. 295.

Sincerely,

Rachel Granrath, AICP, Planner  
City of Newport