



AGENDA & Notice of a Planning Commission Meeting

The Planning Commission of the City of Newport will hold a meeting at **7:00 p.m., Monday, November 30, 2009**, at the Newport City Hall, Council Chambers, 169 SW Coast Hwy., Newport, OR 97365. A copy of the meeting agenda follows.

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for persons with disabilities, should be made at least 48 hours in advance of the meeting to Peggy Hawker, City Recorder, 541-574-0613.

NEWPORT PLANNING COMMISSION Monday, November 30, 2009, 7:00 p.m.

AGENDA

A. Approval of Minutes.

1. Approval of the regular session Planning Commission meeting minutes of November 9, 2009.

B. Citizens/Public Comment.

1. A Public Comment Roster 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 signing the Roster. Each speaker should limit comments to three minutes. The normal disposition of these items will be at the next scheduled Planning Commission meeting.

C. Consent Calendar.

D. New Business.

E. Public Hearings.

Quasi-Judicial Actions:

1. **File No. 5-VAR-09.** A request submitted by Anita Emerson for approval of a Type I variance to Section 2-4-3.005/"Front Yard Vision Clearance" of the Newport Zoning Ordinance (NZO) (No. 1308, as amended) to allow a variance of 2.5 feet to the height restriction of 3.5 feet for a fence in a front yard to allow construction of a 6-foot fence. Because of the applicant's property location, they are requesting this fence height variance in order to mitigate impacts of noise from Highway 101, lights from night traffic into the neighborhood, and prevent trespassing. The subject property is located at 4054 NW Cherokee Ln (Assessor's Map 10-11-32-BA, Tax Lot 100).

2. **File No. 3-CP-09/10-Z-09.** A request submitted by Paul Knopp (Lynne Properties, LLC) (Pavitt Land Use Consulting, LLC, authorized representative) involving a minor Comprehensive Plan map amendment and Zoning map amendment. The subject property has split Comp Plan designation of Low Density Residential and High Density Residential that runs down the middle of the lot. The zoning is split between R-1 (Low Density Single-Family Residential) and R-4 (High Density Residential). The applicant is requesting that the Comp Plan designation be changed to entirely High Density Residential and the zoning to R-4 (High Density Residential) so that the property conforms to the existing development pattern. The property is Tax Lot 3100 of Lincoln County Assessor's Map 10-11-29-CD (4305 NW Cherokee Ln.). The Planning Commission will review this matter and make a recommendation to the City Council.

Legislative Actions:

Please Note: The order of the agenda may change without notice.

Please Note: ORS197.763(6): "Unless there is a continuance, if a participant so requests before the conclusion of the initial evidentiary hearing, the record shall remain open for at least seven days after the hearing." (applicable only to quasi-judicial public hearings)

3. File No. 4-CP-09/11-Z-09. A request submitted by Port of Newport (Don Mann, General Manager, authorized representative) involving a minor Comprehensive Plan text amendment and Zoning Ordinance text amendment. The purpose of the amendment is to revise the City's estuary management regulations to allow medium and deep water port facilities to be constructed within Management Unit No. 4, which consists of the US Army Corp of Engineers deep water channel. Management Unit No. 4 is already classified for development given the dredging required to keep the channel open. The amendment will allow medium and deep water port facilities only where an exception has been granted by the US Army Corp of Engineers to allow the construction. The subject property is located on Tax Lot 100 of Lincoln County Assessor's Map 11-11-17 (2000 SE OSU (Marine Science) Dr.). The Planning Commission will review this matter and make a recommendation to the City Council.

F. Unfinished Business.

G. Adjournment.

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