



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, May 10, 2010**, 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, May 10, 2010, 7:00 p.m.

REVISED AGENDA

A. Approval of Minutes.

1. Approval of the work session and regular session Planning Commission meeting minutes of April 26, 2010.

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.

Legislative Actions:

1. File No. 1-ADJ-10. A request submitted by Newport Bay Ventures, LLC (Dennis Bartoldus, authorized representative) for approval of an adjustment to Section 2-3-2.005/"Required Yards" of the Newport Zoning Ordinance (NZO) (No. 1308, as amended). The applicant's property abuts Harbor Drive and Case Street, and both frontages are considered front yards. Therefore, the applicant is requesting a 5-foot adjustment to the required front yard setback of 15 feet (33%) to allow 10 foot front yard setbacks from Harbor Drive and from Case Street for the construction of townhouses on the property. The 5-foot adjustment on the Harbor Drive side became necessary when the applicant granted the City of Newport a 15-foot right-of-way to allow for the legalization of Harbor Drive. The subject property is Tax Lots 7001, 7002 & 9000 on Assessor's Map 11-11-08-CA.

2. File No. 2-CUP-10. A request submitted by Ocean Bleu Seafood, LLC, 5180 NW Rocky Way, Newport, OR 97365 (Mercedes V. Donovan, authorized agent) (Charlotte Boxer, 407 NW Albemarle Terrace, Portland, OR 97210, property owner) for approval of a request per Section 2-2-1.040/"Water-Dependant and Water-Related Uses" of the Newport Zoning Ordinance, for a conditional use permit to allow a seafood market and deli to operate in the W-2 zoning district. Pursuant to Section 2-2-1.040 (18), uses permitted outright in a C-2 district are allowed in the W-2 zoning district with the issuance of a conditional use permit. The subject property is located at 808 SW Bay Blvd. (Lincoln County Assessor's Map 11-11-08-CA; Tax Lot 3700).

3. File No. 2-SV-10. Continued hearing on a request submitted by Patrick J. Kelley (Maggie White, authorized representative) for the proposed vacation of that portion of NW Circle Way lying between Blocks 31 and 34, AGATE BEACH, in Lincoln County, Oregon; except the easterly 10 feet lying adjacent to the right-of-way of Hwy. 101. The

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abutting properties are currently identified on Assessor's Tax Map 10-11-29-BD as Tax Lots 13701, 13400, and 15900. The Planning Commission held a public hearing on this matter on April 12, 2010, and continued the hearing to tonight before making a recommendation to the City Council. (**PLEASE NOTE:** *There will not be a hearing on this agenda item tonight. A request has been received from the applicant to table this matter indefinitely at this point. If the applicant decides to proceed with his request and the hearing is continued, it will be re-noticed.*)

F. Unfinished Business.

G. Adjournment.

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