



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, June 28, 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, June 28, 2010, 7:00 p.m. AGENDA

A. Approval of Minutes.

1. Approval of the regular session Planning Commission meeting minutes of June 14, 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.

Quasi-Judicial Actions:

1. File No. 1-PD-10/2-PD-10/1-SUB-10. A request submitted by Landwaves, Inc. (Mike Miller of MGH Associates, Inc., authorized representative) for amendments to Phase 1 of the proposed Wilder Community Master Plan site approved by the City of Newport Planning Commission on July 27, 2009, to (a) modify setbacks, (b) revise lot coverage standards, (c) adjust lot size and densities for commercial and residential uses, (d) update street, tract, and housing category names, and (e) update the subdivision lot configurations. The number of multi-family units will increase from a maximum of 120 to 150 bringing the total for all Phase 1 dwelling units to 383. Maximum commercial square footage will increase from 25,000 square feet to 36,000 square feet. The subject property includes Tax Lot 100 of Assessor's Tax Map 11-11-20 consisting of approximately 56 acres, approximately 6 acres of Tax Lot 700 of Assessor's Tax Map 11-11-21 and Tax Lot 1300 of Assessor's Tax Map 11-11-21. The site is located in the South Beach neighborhood directly east and northeast of Mike Miller Park and is served by the newly constructed SE 40th Street.

2. File No. 2-ADJ-10. A request submitted by Don Mann (Port of Newport, property owner) (James M. Lewis, gLAs Architects, LLC, authorized representative) for approval of a 40% adjustment to Section 2-3-1.005/"Height Limitations" of the Newport Zoning Ordinance (NZO) (No. 1308, as amended) to allow an antenna on top of the future NOAA Marine Operations Center Warehouse to reach a maximum height of 56' rather than the maximum 40' building height allowed in the W-1 zone where the subject property is located. The subject property is Assessor's Map 11-11-17, Tax Lot 100.

Legislative Actions:

3. File No. 12-Z-09. Proposed revisions updating NZO Section 2-4-7 ("Geologic Hazards Overlay"). Oral testimony closed June 14th, and the written record closed June 28th at 5:00 p.m. The Planning Commission may begin deliberation at their July 12th meeting.

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)

F. Unfinished Business.

G. Adjournment.

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