

Minutes
City of Newport Planning Commission Regular Session
Monday, May 24, 2010

Commissioners Present: Jim Patrick, John Rehfuss, Melanie Sarazin, Mark Fisher, Gary East, Rod Croteau, and Glen Small.

City Staff Present: Community Development Director (CDD) Derrick Tokos and Senior Administrative Assistant Wanda Haney.

Because the work session ran a little long, Chair Patrick called the meeting to order in the Council Chambers of Newport City Hall at 7:24 p.m.

A. Approval of Minutes.

1. Approval of the work session and regular session Planning Commission meeting minutes of May 10, 2010.

MOTION was made by Commissioner Fisher, seconded by Commissioner Rehfuss, to approve the minutes of the Planning Commission meetings of May 10, 2010, as presented. Commissioner Croteau noted that his name had been omitted from the roll call. Commissioner Fisher amended his motion, seconded by Commissioner Croteau, to approve the May 10th minutes as amended. The motion carried unanimously in a voice vote.

B. Consent Calendar.

1. Final Order for File No. 1-ADJ-10. Final Order approving a request submitted by Newport Bay Ventures, LLC (Dennis Bartoldus, authorized representative) for 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 on Tax Lots 7001, 7002 & 9000 of Assessor's Map 11-11-08-CA. The Planning Commission held a public hearing on this matter on May 10, 2010.

MOTION was made by Commissioner Small, seconded by Commissioner Fisher, to approve the Final Order for File No. 1-ADJ-10 as presented. The motion carried unanimously in a voice vote.

2. Final Order for File No. 2-CUP-10. Final Order approving a request submitted by Ocean Bleu Seafood, LLC, (Mercedes V. Donovan, authorized agent) for a conditional use permit to allow operation of a deli in conjunction with a seafood market located in the W-2 zoning district at 808 SW Bay Blvd. The Planning Commission held a public hearing on this matter on May 10, 2010.

MOTION was made by Commissioner East, seconded by Commissioner Rehfuss, to approve the Final Order for File No. 2-CUP-10 as presented. The motion carried unanimously in a voice vote.

C. Citizen/Public Comment. No comments.

D. New Business. No new business to discuss.

E. Public Hearings.

Legislative Land Use Actions:

1. File No. 1-Z-10. A request initiated by the City of Newport involving legislative text amendments to the Newport Zoning Ordinance (NZO) (Ordinance No. 1308, as amended) updating Section 2-5-4 ("Planned Developments"), clarifying the criteria that apply to preliminary development plans and final development plans, adding an allowance for neighborhood commercial uses in residential planned developments, creating an expedited process for minor amendments to final development plans, and eliminating redundant language. The Planning Commission will forward a recommendation to the City Council.

Chair Patrick opened the public hearing for File No. 1-Z-10 at 7:26 p.m. by reading the summary from the agenda. He asked for the staff report. Tokos noted that this is part of the comprehensive zoning code update. The Commission worked through this section at a couple of work sessions. This involves a lot of substantive changes and is mainly just being cleaned up a bit. The amendment clarifies the difference between the criteria for preliminary and final development plans. A provision has been added to allow neighborhood commercial development, which would be small neighborhood commercial uses in residential planned developments. The process for minor development amendments has been expedited. A lot of redundant language was removed. Tokos said that he has made no changes since the Commission signed off at the last work session. Patrick closed the hearing.

MOTION was made by Commissioner East, seconded by Commissioner Sarazin, to approve the zoning ordinance amendments for the Planned Development section as presented in File No. 1-Z-10. The motion carried unanimously in a voice vote. The amendment will now go before the City Council.

F. Unfinished Business. Tokos reminded the Commissioners of the ethics training on July 6th, and noted that he had received confirmation that all but two of the Commissioners could attend. Regarding the meeting on June 14th, Tokos said there will be a work session, but not on geologic hazards. At the regular session, there are two hearing items scheduled; the continued geologic hazards code update, and a conditional use permit request. Tokos said we could use time limits for speakers if the Commissioners feel it is appropriate. The latest version of the draft ordinance based on tonight's work session will be on the website prior to that.

G. Adjournment. There being no further business to come before the Planning Commission, the meeting adjourned at approximately 7:30 p.m.

Respectfully submitted,

Wanda Haney
Senior Administrative Assistant