



## AGENDA & NOTICE OF PLANNING COMMISSION MEETING

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The Planning Commission of the City of Newport will hold a meeting at **7:00 p.m., Monday, November 22, 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.

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### NEWPORT PLANNING COMMISSION Monday, November 22, 2010, 7:00 p.m.

#### AGENDA

**A. Approval of Minutes.**

1. Approval of the work session and the regular session Planning Commission meeting minutes of October 25, 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. 3-NCU-10. Per NZO Section 2-5-1/“Nonconforming Uses, Lots, and Structures”, a request submitted by Newport Church of the Nazarene (Dean Coppage, Coastal Project Consultants, authorized representative) for approval for expansion/alteration of a nonconforming church use in a residential (R-2) zoning district in order to construct a fenced outdoor children’s playground, partially covered with a temporary wet weather cover, on a 25 x 106 foot area on the west side of the existing building on church grounds at 227 NW 12<sup>th</sup> St. Church uses are permitted in the R-2 zone following the issuance of a conditional use permit; but the church use of the property predates the establishment of this requirement and is, therefore, a nonconforming use. The building predates setback standards of the R-2 zone, making it a nonconforming structure.

**F. Unfinished Business.**

**G. Adjournment.**

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)