



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 9, 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 9, 2009, 7:00 p.m.

AGENDA

A. Approval of Minutes.

1. Approval of the work session and regular session Planning Commission meeting minutes of October 12, 2009, and the work session minutes of October 26, 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.

1. Consideration of an Appointment to fill a vacancy on the Planning Commission Citizen Advisory Committee.

E. Public Hearings.

Quasi-Judicial Actions:

1. File No. 4-CUP-09. A request submitted by Mo's Enterprises (Dylan McEntee, agent) for approval of a conditional use permit to allow expansion of the existing restaurant into former retail space next door to the west (628 SW Bay Blvd) to house extra dining area, an additional ADA restroom, and increased space for beverage equipment. 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. If the Planning Commission reaches a decision on this matter, a final order is available for adoption.

Legislative Actions:

2. File No. 9-Z-09. 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 2-5-1 ("Nonconforming Uses, Lots, and Structures"), which establishes policy and guidelines for the regulation of nonconforming uses, lots, and structures and works towards bringing them into compliance with the Ordinance, the Comprehensive Plan, and other applicable ordinances and regulations. Amendments include criteria for verification and expansion of nonconforming uses. The Planning Commission will review this matter and make a recommendation to the City Council.

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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