



AGENDA & NOTICE OF PLANNING COMMISSION MEETING

The Planning Commission of the City of Newport will hold a meeting at **7:00 p.m., Monday, April 23, 2012**, 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.

The City of Newport Planning Commission reserves the right to add or delete items as needed, change the order of the agenda, and discuss any other business deemed necessary at the time of the meeting.

NEWPORT PLANNING COMMISSION Monday, April 23, 2012, 7:00 p.m. AGENDA

A. Roll Call.

B. Approval of Minutes.

1. Approval of the Planning Commission work session and regular session meeting minutes of April 9, 2012.

C. 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.

D. Consent Calendar.

1. Final Order for File No. 1-PD-12. Approval of a request submitted by Peter Heisler (Doug Holbrook, agent) for an amendment to the preliminary planned development plan approved in 1991 for Newport Bay Estates removing Tract A of Newport Bay Estates (designated as open space) from the approved preliminary planned development plan. The Planning Commission held a public hearing on this matter on April 9, 2012.

E. Public Hearings.

****NOTE: AT THE REQUEST OF THE APPLICANT, THE FOLLOWING HEARING, WHICH WAS NOTICED FOR THIS DATE, WILL BE POSTPONED UNTIL TUESDAY, MAY 29th.****

1. File No. 2-ADJ-12. A request submitted by Murray M. & Nancy K. Tilson for approval of an adjustment to Section 2-3-2.005/"Required Yards" of the Newport Zoning Ordinance (NZO) (No. 1308, as amended) to allow replacement of an existing deck with expansion into the 15-foot rear yard setback required in the R-1 district. The proposed deck would have a distance of about 7.82 feet at the narrowest point. NZO Section 2-3-2.025(B)(2) allows up to a 2-foot projection into a yard setback; therefore the request would result in a setback of 9.75 feet (a 35% adjustment). The subject property is located at 136 SE Larch St (Assessor's Map 11-11-09-BA, Tax Lot 4700).

F. Unfinished Business.

G. New Business.

H. Director Comments.

I. Adjournment.

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)