

Minutes
City of Newport Planning Commission Regular Session
Monday, January 12, 2009

Commissioners Present: Jim Patrick, Mark Fisher, Jim McIntyre, John Reh fuss, Dawn Newman, and Teresa Atwill.

City Staff Present: James Bassingthwaite, Community Development Director (CDD) and Wanda Haney, Sr. Administrative Assistant.

Chair Patrick called the meeting to order in the Newport City Council Chambers at 7:09 p.m.

A. Approval of Minutes.

1. Approval of the work session and regular session Planning Commission meeting minutes of December 8, 2008. Bassingthwaite noted that the draft work session minutes had been revised with some minor language changes of a technical nature by City Engineer Lee Ritzman. A copy of the revision had been distributed at the 6:00 p.m. work session.

MOTION was made by Commissioner McIntyre, seconded by Commissioner Atwill, to approve the minutes of the December 8, 2008, Planning Commission meetings as amended. The motion carried unanimously in a voice vote.

B. Citizen/Public Comment. There was no public comment.

C. Consent Calendar. There was nothing on the consent calendar.

D. New Business.

1. Election of Planning Commission Officers (Chair and Vice Chair) to one-year terms for 2009.

MOTION was made by Commissioner Fisher, seconded by Commissioner McIntyre to re-elect Patrick as Chair. The motion carried unanimously in a voice vote.

MOTION was made by Commissioner Atwill, seconded by Commissioner Newman, to appoint Newman as Vice Chair, as next to Patrick, she had the most seniority on the Commission. The motion failed with a vote of 3-2 and one abstention, with Atwill, Newman, and Patrick voting in favor; McIntyre and Reh fuss voting against; and Fisher abstaining. **MOTION** was made by Commissioner McIntyre, seconded by Reh fuss, that Reh fuss be appointed Vice Chair. The motion failed in a 2-3 vote and one abstention, with McIntyre and Reh fuss voting in favor; Atwill, Newman, and Patrick voting against; and Fisher abstaining. There was some discussion about which of the two had the most seniority, which was Newman; and it was the consensus that the one with the most seniority should be Vice Chair. **MOTION** was made by Commissioner Fisher, seconded by Commissioner Atwill, to elect Newman as Vice Chair. The motion carried unanimously.

E. Public Hearings.

Quasi-judicial actions:

1. File No. 8-CUP-08. A request submitted by David Hallinger for approval of a conditional use permit per Section 2-2-1.040 (18) of the Newport Zoning Ordinance (NZO) (No. 1308, as amended) to allow for uses that are permitted outright in C-2/"Tourist Commercial" zoning districts, and are, therefore, conditional uses in the W-2/"Water Related" zoning district where the subject property is located. This request would modify the existing Type II Conditional Use Permit approved in Newport File No. 6-CUP-07 which allowed for approximately 800 square feet of retail commercial space on the first floor and allowed for two residential units on the second floor. The modification requested would allow for commercial uses permitted outright in the C-2 zone in the first-floor commercial space, including a possible future restaurant or food commissary, and the use of two upper-floor residential units as either long-term or short-term (nightly) rentals. The subject property is located at 126 & 134 SW Bay Blvd (Tax Lots 11200 & 11300 of Lincoln County Assessor's Tax Map 11-11-8-AC).

Patrick opened the public hearing portion of the meeting at 7:18 p.m. by noting that a request had been received from the applicant for continuance of the hearing for File No. 8-CUP-08 to the next Planning Commission meeting on Monday, January 26th at 7:00 p.m. because the applicant was unable to attend tonight's meeting.

MOTION was made by Commissioner McIntyre, seconded by Commissioner Atwill, to continue the hearing for File No. 8-CUP-08 to Monday, January 26, 2009. The motion carried unanimously in a voice vote.

F. Unfinished Business. Bassingthwaite informed the Commissioners of upcoming meetings. There will be a couple of meetings regarding parking districts on Tuesday, January 13th. The Bay Front Association will meet at 5:30 p.m. at Mo's Annex and a Nye Beach meeting will be held at the Visual Arts Center upstairs conference room at 7:00 p.m. Bassingthwaite and Savage will be meeting with these two groups. Bassingthwaite said that he thought that Nye Beach is making progress. There are a number of people with strong feelings about parking one way or another. He believes the Bay Front is somewhat similar. The City Center District may get started in the spring.

Fisher noted that he may not be able to attend the meeting on January 26th because of a possible conflict. Atwill said that she will be gone on March 23rd. Bassingthwaite noted that the only agenda item so far for the 26th is the continued hearing.

G. Adjournment. There being no further business to come before the Planning Commission, the meeting adjourned at 7:21 p.m.

Respectfully submitted,

Wanda Haney
Sr. Administrative Assistant