



**City of Newport  
Planning Commission Minutes  
Newport City Hall  
July 13, 2017**

**1. CALL TO ORDER**

Chairperson Haley called the meeting to order at 5:31P.M.

**2. ROLL CALL**

Commissioners Present – Kevin Haley, Marvin Taylor, Anthony Mahmood, David Tweeten, Saengmany Ratsabout

Commissioners Absent –

Also present – Deb Hill, City Administrator; Bill Sumner, Council Liaison; Sherri Buss, TKDA Planner; Jon Herdegen, City Engineer

**3. APPROVAL OF PLANNING COMMISSION MINUTES**

**A. Planning Commission Minutes of the June 8, 2017 Meeting**

**B. Planning Commission Minutes of the June 8, 2017 Workshop Meeting**

**Motion by Tweeten, seconded by Ratsabout, to approve the June 8<sup>th</sup>, 2017 minutes as presented. With 5Ayes, 0 Nays, the motion carried.**

**Chair Haley recused himself as he had a conflict of interest with the Catherine Development and turned over the meeting to Vice Chair Taylor.**

**4. APPOINTMENTS WITH COMMISSION**

**A. Concept Plan Approval for Catherine Drive Development**

Sherri Buss, City Planner, presented on this item and the following were the planning commission comments:

- The Preliminary Plan should include the trail connection from Ria Lake to Military Road identified by staff, and support the county-wide Greenways Plan.
- A Commissioner noted that the developers should consider providing greater creativity in design to meet the goals for PUD's. He suggested consideration of "pocket" neighborhoods to make better use of the space in front yards, particularly in the villa neighborhoods. (Pocket neighborhoods are designed so that homes face a common front yard, and have garages at the back with driveways off a common alley).
- The design of the entry off Military Road is important. The neighborhood should not look like a "gated" community that is closed off to the rest of Newport.
- The Commissioners questioned the areas identified as "public open space" within the neighborhoods as staff did in their comments. They also asked about whether other Newport residents would actually have access to the proposed trails if no parking is provided.
- The Commissioners discussed the developer's request for flexibility in street width. They expressed a preference to permit parking on one side of the street to try to reduce the amount of impervious surface within yard areas.
- The Commission also noted that the developer may not need to have sidewalks on both sides of the street to provide connectivity.
- The Commissioners questioned the area provided for storm water management. The developers stated that the areas called "public open space" around ponds are not meant to be dedicated park space or open to the public – they are ponding areas that may be owned in common by the development.

- Commissioners noted the staff comments regarding limited areas shown for storm-water management, and asked about where the runoff generated by the new development will go. The developers responded that it will follow the same general paths as it does now, and they will need to meet permit requirements.
- Commissioners noted the need to meet the City's park dedication requirement. The developers responded that the trail area and connection between La Lake and Ria Lake will meet most of that requirement, along with the proposed Tot Lot.
- Commissioners and a resident noted that Ria Lake has changed over time, but is an attractive amenity. They encouraged a public access on the lake, a public shoreline, and maintenance of the character of the lake by limiting activities to passive recreation, canoeing, and kayaking.
- Commissioners noted the steep topography in the northeast portion of the site and questioned whether this area is developable. The developers responded that they will need to look at this in greater detail in the grading plan.
- A resident commented that is important to keep Ria Lake and La Lake as clean as possible, and maintain the hydrology of the lake and wildlife habitat areas as much as possible.
- The Commission noted that the Park Board should review the proposed park dedication areas and provide comments to the City Council on the Preliminary Plat.
- The developer clarified several items, including the need to revise the density calculations, the request for street flexibility to reduce the amount of impervious surface within the development, the proposed park dedication, and the nature of the "villa" homes.

**Andy Olson** – I live on Lake Ria in Woodbury. There are only two things I caught that would concern me. I'm in construction and I know what is drawn doesn't always happen. The hydraulics of keeping La Lake as clean as possible and making sure it doesn't dry up because suddenly water that used to get there no longer gets there, even though you catch it and soak it and run it here and there. I don't want my lake to dry up. My second concern is – 200 units, and everybody has access to canoes. I've lived on the lake awhile now, and I'll tell you the process everyone goes through. You move in, everyone has a canoe or a kayak. Every summer they are there, they are out once a week going around the lake. The next summer, you notice you can see all the way around the lake. You see the baby wood ducks, baby ducks, and baby geese. One canoe out there chases these things off the lake, and everyone kind of catches onto that. I'm concerned the impact people are going to have on the wildlife resource that we have on this little closed community lake at this time. I guarantee there won't be wood ducks on the lake anymore if 200 people throw a canoe into the lake anytime they want. So the wildlife impact concerns me. That's why I live there. It's nice to see the progression of wildlife through my yard. You can get rid of the coyotes – I hear them out there all the time, but there is a lot of other wildlife out there and it's a system that's going to go away. We know that, and it's a concern.

## **5. COMMISSION AND STAFF REPORTS**

### **6. NEW BUSINESS**

### **7. ANNOUNCEMENTS**

#### **A. Upcoming Meetings and Events:**

1. Special Planning Commission Meeting July 19<sup>th</sup>, 2017 5:30p.m.
2. City Council Meeting July 20<sup>th</sup>, 2017 5:30 p.m.
3. Park Board Meeting July 27<sup>th</sup>, 2017 6:00 p.m.
4. City Council Meeting August 3<sup>rd</sup>, 2017 5:30 p.m.

### **8. ADJOURNMENT**

**Motion by Mahmood, seconded by Ratsabout, to adjourn the Planning Commission Meeting at 6:41 p.m. With 4 Ayes, 0 Nays, the motion carried.**

Signed: \_\_\_\_\_

Kevin Haley, Chairperson

Respectfully Submitted,  
Jamie Smith  
Library & Community Center Coordinator