



**CITY OF NEWPORT
PLANNING COMMISSION MEETING MINUTES
NEWPORT CITY HALL
NOVEMBER 9, 2017 – 5:30 P.M.**

1. CALL TO ORDER

Chairperson Haley called the Planning Commission Meeting to order at 5:30 p.m.

2. ROLL CALL

Present (4): Chairperson Kevin Haley, Vice-Chair Marvin Taylor, Commissioner Anthony Mahmood, and Commissioner David Tweeten.

Not Present (1): Commissioner Saengmany Ratsabout

3. APPROVAL OF PLANNING COMMISSION MINUTES

A. Minutes of the October 12, 2017 Planning Commission Meeting

Commissioner Mahmood motioned to approve the October 12, 2017 Planning Commission Meeting minutes. Seconded by Commissioner Tweeten. Approved 4-0.

4. PUBLIC HEARING

A. CUP and PUD- Bailey Meadows Development

City Planner Sherri Buss presented the proposed Planned Unit Development (PUD) and Conditional Use Permit (CUP) known as Bailey Meadows. The development would be on approximately 64 acres and would consist of 189 homes including single family and villa style homes. Ms. Buss informed the Commission a PUD generally asks for flexibility from City Ordinance including zoning standards and engineering standards. The recommendation from staff is to recommend flexibility on zoning standards as the density serves a public purpose. The recommendation from staff is to not grant flexibility on the engineering standards.

Ms. Buss informed the Commission of the items which are analyzed when considering a PUD or major subdivision. The first thing to consider is if the PUD is compatible with the City's comprehensive plan. The goals which need to be met include how the land is to be used, protection of natural sources, permit the urban densities in the Rural Estates district to support the cost of extending water and sewer to the area, and to consider trail connections. The plan meets the goals of the comprehensive plan but the lots are smaller than required by the zoning standards.

Staff recommendation for flexibility of the zoning standards would allow for smaller lots to be created. Staff recommended a final grading plan to be submitted due to the steep slopes in the development area. A performance bond is recommended by staff in the event of unforeseen expenses during the development. Protections of the wetlands have been reviewed and approved by the Watershed District. Parks and trails include a tot-lot and trails near La Lake and Ria Lake. Staff recommends the labels of "public open space" have the label of "public" removed due to the locations. The staff recommended a conservation area of at least 50 feet needs to be around the lakes with a trail.

Ms. Buss informed the Commission the staff has recommended conditions which would meet the goal of the comprehensive plan. The goal of the comprehensive plan for the land to be used efficiently has been met by how the development is put together. The flexibility recommended provides more efficiently. The goal of meeting a similar purpose for the development compared to the surrounding areas is also met as there are parks and single family homes in the area. The goal of protecting natural resources has been addressed by controlling storm runoff to be filtered natural to the Watershed Districts standards. Staff recommends a fence and signage be installed along the border with Woodbury's parks in order to stop encroachment by future residents. The goal of extending public utilities while not providing a burden to the current tax base would be less than the proposed value and amount of homes being built. The goals of not having the development produce negative impacts upon the City. The potential for negative impacts is limited based upon staff recommendations.

Ms. Buss informed the Commission of the recommendations from Washington County. The right-of-way would need to be increased from the drawn 100 feet to 150 feet. The two entrances are ok but need to have the grading flattened at the entrances and turn lanes will need to be installed. Military Road will be able to handle the increased traffic from the development. The County will not provide additional noise abatement on existing roads and should be considered by the developer.

Ms. Buss informed the Commission the recommendations of staff regarding the engineering standards are to keep the 60 foot right-of-ways, 31 foot street widths, and the use of barrier curbing. The right-of-way allows for a sidewalk to be installed without having to run utilities underneath preventing additional costs for repairs. The street width is to allow for the flow of traffic and emergency vehicles. Barrier curbing is the standard the City is using as street reconstruction continues.

City Engineer Jon Herdegen provided a detailed report contained in a memo detailing environmental concerns. Block standards were considered in staff recommendations and the properties generally meet the standards. Landscaping recommendations were provided by staff as well in reference to City Code.

Chairperson Haley opened the public hearing regarding Bailey Meadows PUD/CUP submittal at 5:57 p.m. on November 9, 2017.

Chairperson Haley invited members of the audience to provide comments and questions to the Planning Commission regarding the Bailey Meadows PUD/CUP.

Community and audience members in attendance who chose to speak include: Marilyn Palmer residing at 1042 Catherine Drive, Janice Colby residing at 1630 Wild Ridge Court South, Tom VerBout residing at 2560 Bailey Court, Laura VerBout residing at 2560 Bailey Court, and Steve Sandell residing at 4639 Wild Cannon Trail (Woodbury). Comments and questions brought forth to the Commission included: the buffer zone with Woodbury, change in traffic patterns along Military Road, construction traffic during the construction phases, streets and cul-de-sacs as part of the development, property value increases, cost of infrastructure improvements supplying the development, increased noise controls, type of houses, confidence in the development being fully built out and all units sold, tax revenue compared to increased expenses, policing, ice and snow removal, upkeep of trails, value of the new units, effects of high density developments, storm water run-off controls, other pollution effects and controls, changes to Ria Lake, potential conflict of interest with the Planning Commission Chair, the TKDA report completed in 2005, improvement to the City as a whole, and the impact to the schools.

The Commission, City Staff, Matt Pavek with Civil Site Group, and John Rahask responded to the comments and questions proposed. Concerns regarding property values were addressed through an independent appraiser hired by the City. New home prices are based upon the sale of similar homes in surrounding community presented by Mr. Pavek. Concerns regarding traffic along Military Road and during construction were addressed by Mr. Herdegen. Zoning concerns were addressed by Ms. Buss. Concerns regarding the environmental impacts of the development were analyzed by the Watershed District and explained by Mr. Herdegen and Ms. Buss.

Chairperson Haley closed the public hearing regarding Bailey Meadows PUD/CUP submittal at 6:35 p.m. on November 9, 2017.

5. BAILEY MEADOWS DEVELOPMENT

A. Resolution No. P.C. 2017-7- RECOMMENDING THE NEWPORT CITY COUNCIL APPROVE A CONDITIONAL USE PERMIT, PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAT FOR A MAJOR SUBDIVISION

The Commission discussed the flexibility options regarding the City's Zoning Code as requested by the developer. The allowance of flexibility did not present significant negative impacts. The overlay zoning protecting bluff land areas, water sources, and other natural resources would not be allowed flexibility.

The Commission discussed the flexibility options regarding the City's Engineering standards as requested by the developer. The Commission discussed the request for a smaller right-of-way, shorter width streets, and the use of surmountable curbing. Allowing flexibility of the engineering standards was not recommended by staff. Discussion between the Commission and Staff included the pros and cons of a smaller right-of-way and smaller street widths including short and long term consequences.

Discussion regarding the use of surmountable curbing compared to barrier curbing included the way it effects the development and maintenance. Surmountable curbing provides easier development as the location of the tapered driveways will be based upon the position of the single stall garage which will be determined by the purchaser of the new home. The drawback to using surmountable curbing is for snow plowing and it provides an opportunity inviting residents to potentially park in their yards. The pros to using barrier curb is that it provides protection of front yards from snow plowing and is consistent with the standard implemented during street construction. The drawback to using barrier curb during the construction of the development could create additional costs as the aprons would need to be moved. The cost between surmountable curb and barrier curb is similar.

Commissioner Mahmood motioned to approve Resolution No. P.C. 2017-7 with conditions to add staff work with the developer regarding engineering standards, La Lake Park is provided with a 10 foot buffer with signs, changes are made to the trail along Ria Lake, and the Parks Board reviews the design of the Tot-Lot park. Seconded by Commissioner Taylor. Approved 4-0.

6. COMMISSION & STAFF REPORTS

None.

7. NEW BUSINESS

None.

8. ANNOUNCEMENTS

A. Upcoming Meetings and Events:

- | | | |
|--------------------------|-------------------|-----------|
| 1. City Council Meeting | November 16, 2017 | 5:30 p.m. |
| 2. Library Board Meeting | November 28, 2017 | 5:30 p.m. |
| 3. City Council Meeting | December 7, 2017 | 5:30 p.m. |

9. ADJOURNMENT

Commissioner Tweeten motioned to adjourn the Planning Commission Meeting. Seconded by Commissioner Mahmood. Approved 4-0.

The Planning Commission Meeting was adjourned at 7:58 p.m. on November 9, 2017.

Respectfully Submitted:
Travis Brierley,
Assistant to the City Administrator

Signed: _____
Kevin Haley, Chairperson