



**CITY OF NEWPORT
PLANNING COMMISSION MEETING MINUTES
NEWPORT CITY HALL
June 14, 2018**

1. CALL TO ORDER

Chairperson Taylor called the Planning Commission meeting to order at 5:30 p.m. on April 12, 2018.

2. ROLL CALL

Present (5): Chairperson Marvin Taylor, Commissioner David Tweeten, Commissioner Anthony Mahmood, Commissioner Saengmany Ratsabout, and Commissioner Laurie Elliott.

Not Present (0): None.

3. APPROVAL OF PLANNING COMMISSION MINUTES

A. Minutes of the April 12, 2018 Planning Commission Meeting

Commissioner Elliott motioned to approve April 12, 2018 Newport Planning Commission Meeting Minutes. Seconded by Chairperson Tweeten. Approved 4-0 (Ratsabout Abstained).

B. Minutes of the May 10, 2018 Joint Planning Commission And Parks Board Meeting

Chairperson Taylor motioned to approve May 10, 2018 Joint Planning Commission And Parks Board Meeting Minutes. Seconded by Chairperson Ratsabout. Approved 5-0.

4. PUBLIC HEARING- To consider a variance request for 1435 Glen Road

City Planner informed the Commission a variance request was submitted by Chris Emerson for the property located at 1435 Glen Road. The request is to build a garage within the set-back requirements established by the City. The slopes on the property do not prohibit the building of a garage except near the front of the property. If a garage would be built elsewhere on the property, the driveway would be affected by the slopes resulting in difficulty during winter months. The building of the garage would meet all other requirements as stated in the zoning ordinances. The garage would not alter the essential character of the property. It is recommended the variance be submitted to City Council for final approval.

The Commission discussed the location of the proposed garage on the property and the potential of locating the garage elsewhere on the property. The high slope percentages were taken into account. The Commission discussed the screening requirements and the location of the driveway. The property is not located on a road and the driveway is placed within an easement through a neighboring property.

Chairperson Taylor opened the public hearing at 5:37 p.m.

Chris Emerson residing at 1435 Glen Road addressed the Commission regarding the placement and purpose of the garage. Mr. Emerson further explained the current garage on the property is unusable due to the slope of the driveway leading to the structure. Mr. Emerson stood for questions from the Commission.

Chairperson Taylor closed the public hearing at 5:43 p.m.

A. PC Resolution No. 2018-01- Emerson Variance

Chairperson Taylor motioned to approve PC Resolution No. 2018-01 as presented. Seconded by Commissioner Ratsabout. Approved 5-0.

5. Future Land Use

A. West of Hwy 61 and North of Glen Road

Planner Buss provided the Commission with an overview of the area on the west and east side of Hwy 61 north of 61. Discussion included the decisions resulting in the current comprehensive plan. The use of the area and the densities of the districts were discussed based off a recent conversation with area developers. Changing the uses and the density requirements could open up the areas for future developments to include multi-family and businesses. Development around the transit station would need to have 30 units per acre in order to support the transit center. Business discussed included restaurants, grocery, retail, and other complementary businesses supporting the local economy.

B. Bailey Road

The Commission discussed the zoning and future land use along Bailey Road. Topics discussed included the future zoning, land use, and development opportunities. Future zoning changes to the area west of the Ria Lake would be for the development of housing and some commercial. The changes to Newport's proposed 2040 Comprehensive Plan could affect and be affected by the changes in zoning in Maplewood and Woodbury. Consideration to the Bailey Nursery properties was also considered in the event that the land is developed or Bailey Nursery was to leave. A coordinated effort between Maplewood, Woodbury, Newport, and Washington County would be used in order to investigate the best use of the Bailey property in the event the nursery is moved.

The Commission discussed the potential development along Sterling Avenue and the ability of access to Bailey Road. Coordination of the access points would be done with Washington County to maximize any development along Sterling Avenue. Sewer and water could be provided to the properties along Sterling Avenue and along parts of Bailey Road when development increases in density.

6. COMMISSION REPORTS

None.

7. NEW / OLD BUSINESS

None.

8. ADJOURNMENT

Commissioner Mahmood motioned to adjourn the Planning Commission meeting. Seconded by Commissioner Tweeten. Approved 5-0.

The Planning Commission Meeting was adjourned at 6:44 p.m. on June 14, 2018.

Respectfully Submitted:
Travis Brierley,
Assistant to the City Administrator

Signed: _____
Marvin Taylor, Chairperson