



**CITY OF NEWPORT
PLANNING COMMISSION MEETING
NEWPORT CITY HALL
July 12, 2018**

1. CALL TO ORDER

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

2. ROLL CALL

Present (4): Chairperson Marvin Taylor, Commissioner David Tweeten, Commissioner Anthony Mahmood, and Commissioner Laurie Elliott.

Not Present (1): Commissioner Saengmany Ratsabout

3. APPROVAL OF PLANNING COMMISSION MINUTES

A. Minutes of the June 14, 2018 Planning Commission Meeting

Commissioner Tweeten motioned to approve July 12, 2018 Newport Planning Commission Meeting Minutes. Seconded by Chairperson Mahmood. Approved 4-0.

4. FUTURE LAND USE

The Commission discussed the difference between developing housing compared to developing office-warehouse buildings. The long term maintenance of city infrastructure costs can be reduced with the use of higher density housing which can produce greater revenue for the city. The characteristics of development sites is a factor discussed. Items included the potential use of the land, amenities, and long term strategic planning for future developments.

A. Old Knox Site Redevelopment

City Planner Sherri Buss presented concept plans for the development of the old Knox site. The concept plans presented in 2009 included office/business park use or an industrial site. The site could include a train station to encompass the commercial uses. Another idea was to utilize the Maxwell Avenue from under the I-494 Bridge as a gateway to Newport by installing signage and greenery.

B. County Station Area Plan

Washington County purchased the properties in 2010 and 2011 where the concept plan was changed to a station area plan. This was the first concept presented by the County where the uses would be mixed use with housing to support the bus and train stations. Other buildings would include a city hall and hotel.

The concept plan was modified from larger buildings and a hotel to smaller buildings as the design did not represent Newport.

C. 2014-2015 Master Plans and 3-D Views

Planner Buss presented plans based on changes from the 2011 development plan which included no industrial uses west of Maxwell Avenue providing green space along with Mississippi River. The train station was removed from the plan based on the County's transit planning. Improvements would be made to Lion's Park and to the park area near the river. Amenities to the parks would include extended trails, sidewalks, and docks along the river.

D. Stormwater Concept Plan

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Planner Buss presented a brief history of plans for the redevelopment of properties along the Southwest quadrant of I-494 and US-61 including the area west of US-61 north of Glen Road. The Commission discussed the differences between the current development climates since the plans were created between 2009 and 2015.

E. MX-3 Comments- Mayor Dan Lund

Mayor Dan Lund presented a PowerPoint to the Commission regarding the strategic importance of using TIF (Tax Increment Financing) for future developments. An overview of what TIF is and how this tool provides a benefit to the City. The history of the Knox site and how TIF is being utilized with the developing of the site through the CDA (Washington County Development Authority).

The use of TIF on the Knox site (Out lot A) was intended to provide public money to support the development of new housing and commercial properties. The use of the TIF money and potential City costs was discussed between the City Council and the CDA. A consensus was determined to halt further development of the site until a revised land use plan could be created. Factors to be considered in the revision include density of residential development, commercial development, and what type of development was feasible for the site.

A meeting between the City Council and developers took place where a discussion was had on what type of business and uses would best fit and be attracted to out lot A. Challenges to the site included access and noise resulting from the highways. The cost of the property is also higher per square foot than that in neighboring communities. Other challenges include the difficulty of meeting residential density requirements while also meeting the parking requirements without building underground parking. Subsidized housing can provide additional costs to the City without getting an appropriate return with the potential for the property to have relaxed maintenance standards once the property is no longer receiving government monies. Mayor Lund proposed that no additional housing should be part of the TIF plan, reduce housing densities for the MX-3 district and to consider flexibility for floor area ratio requirements.

The Commission discussed points provide during the presentation and received input from audience members regarding the potential of building more housing next to I-494 and US-61. Planner Buss guided the conversation and answered questions regarding how TIF works and how the City is in control of what type of use is allowed within the City's zoning districts.

The Commission concluded the land should be developed with a mix of residential and commercial uses, the Fire Hall and City Hall could be potentially moved to the northern end of Lion's Park, and there should be an increase of amenities. There is no rush to develop out lot A as it was determined to wait for the right development rather than rush to get a development.

5. COMMISSION REPORTS

None.

6. NEW / OLD BUSINESS

None.

7. ADJOURNMENT

Commissioner Mahmood motioned to adjourn the Planning Commission meeting. Seconded by Commissioner Elliott. Approved 4-0.

The Planning Commission Meeting was adjourned at 7:29 p.m. on July 12, 2018.

Respectfully Submitted:
Travis Brierley,
Assistant to the City Administrator

Signed: _____
Marvin Taylor, Chairperson