



**CITY OF NEWPORT
PLANNING COMMISSION MEETING MINUTES
NEWPORT CITY HALL
September 13, 2018**

1. CALL TO ORDER

Chairperson Taylor called the Planning Commission meeting to order at 5:30 p.m. on September 13, 2018.

2. ROLL CALL

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

Not Present (0): None.

3. APPROVAL OF PLANNING COMMISSION MINUTES

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

Chair Taylor requested to have the sentence regarding the “Eco Industrial Park” removed from the minutes.

Chair Taylor motioned to approve the minutes of the July 12, 2018 meeting as with the requested change. Seconded by Commissioner Elliott. Approved 4-0-1 (Ratsabout abstained).

4. PRESENTATION- Zumbro House

City Planner Buss informed the Commission that they requested to see the building design, building materials, and the site plan. The discussion regarding park dedication and parking will be discussed with Council.

Chris Onken, President, Zumbro Homes presented colored elevations of the proposed building. The design is a mix of stone on the lower level, a pitched roof, and a mixture of colors for the siding. Proposed park dedicated items on the property include a courtyard, a basketball court, a volleyball court, and other open spaces.

Kent Simon Miller Hanson Partners explained that there are two elevators in the building. There will also be access to the courtyard from the inside of the building, room for shops, and community gathering areas. There are no balconies on the building to avoid maintenance issues. The retail spaces include shops in the main building and a separate 7,000 square foot building for public consumption.

The Commission discussed the layout of the building, parking, supply deliver, flow of traffic, and building design. Mr. Simon informed the Commission the traffic on the site during operation would be regulated with signs. Trash was briefly discussed and is dependent on disposal levels but will meet city code requirements.

5. 2040 COMPREHENSIVE PLAN

A. Public Hearing

City Planner Sherri Buss presented a slideshow to the Commission. A background of how the plan 2040 Comprehensive Plan was developed and what processes are left until it is approved. Copies of the plan are available on the City’s website and can be reviewed at City Hall. The Comprehensive Plan is updated every 10 years.

Planner Buss informed the Commission the public hearing is required to be held prior to adoption, affected jurisdictions have been notified of the plan and were able to provide comments, and the final plan should be voted on in December by the City Council.

Planner Buss presented some of the assets the City has which include a small town identity, natural features, a location near major transportation, and diverse businesses. Some of the concerns presented by the community in 2017 regarding future planning included prioritizing development areas, attracting new businesses, improving the City's image, and protecting natural resources.

The City is positioned to grow 30% in population by 2040. Planned land use is designed to support the growth of residential and commercial growth. The Metropolitan Council projects 746 new housing units in Newport by 2040. The overall density for development will be 5.9 units per acre with the regional standard of 5.0 units per acre. The projected growth will be supported with a plan for the growth, prioritization of development and re-development areas, creative new connections, life cycle housing, and protection of natural resources all while preserving the heritage of Newport.

The goals of housing are to provide 78 new affordable housing units between 2021 and 2030. In order to achieve this, the City would set a goal to preserve existing affordable housing, provide assistance for the maintenance of the properties, and provide locations which support a variety of housing programs.

The comprehensive plan addressed the 2040 Parks and Trails Plan which represents the current parks in town. The plan includes a proposed riverfront park and future trail connections. The new connections will provide easier access between parks, amenities, and historic locations.

The City plans to improve municipal services by replacing old services and expanding new services. The City is also taking part in the 3M settlement funds planning in order to protect Newport's water supply. The South Washington Watershed District must also approve the City's 2040 Local Water Management Plan.

The City has adopted the Mississippi River Corridor Critical Area (MRCCA) rules in 2017. Newport is one of 30 communities in the MRCCA. The MRCCA districts include river neighborhoods, separated from the river, and urban mixed. The rules of MRCCA require cities to protect and regulate several natural resources, natural vegetation, historical sites, and other items.

The 2040 Comprehensive Plan will be implemented by updating the zoning map, zoning ordinances, city code to be consistent with MRCCA, adopt a local water management plan and surface water regulations, adopt a city budget, adopt a capital improvement plan, and enforce the city's ordinances. The City will vote to submit the 2040 Plan to the Metropolitan Council, get approval of the local water management plan by the South Washington Watershed District, get Metropolitan Council approval of the 2040 Plan, and the City will need to adopt the 2040 Plan along with zoning changes.

Chairperson Taylor opened the public hearing at 6:18 p.m. on September 13, 2018.

Pauline Schottmuller residing at 97 10th Street commented that the 2040 plan had a greater emphasis on affordable housing and high-density growth. Compared Newport to neighboring communities. So. St. Paul only asks for 4 units per acre compared to the 5.9 mentioned by Newport's plan. What we do not stress in Newport's plan is "move-up" housing. Residents who would want to move to a nicer home would need to move out of the Newport and go somewhere else. The 2020 plan regarding value shows that only 4% of homes in Newport are over 300K. 50-149K is 72% of housing stock (2030 comp plan).

Planner Buss informed Ms. Schottmuller that the Metropolitan Council does not require a specific affordable housing stock percentage. Rather the requirement is to increase the affordable housing stock by 78 houses between 2021 and 2030 if the development market presents this as a feasible option.

Chairperson Taylor closed the public hearing at 6:55 p.m. on September 13, 2018.3

Commission discussion included what the term “small town” should mean and how it should be defined in the comprehensive plan. Discussion included how specific the term was and if Newport should use it in a specific or generalized way that would not exclude a group of people. The Commission consensus was the term of “small town” was more of an idea rather than something that has to be fully defined.

The Commission discussed the impact of ground water being contaminated in neighboring communities and how it is likely one day that the contamination makes it to Newport’s wells. Financial aid from the 3M settlement will benefit the City to development preventative measures. There is also the ability of the City to use interconnected water supply systems with neighboring cities in order to reduce contamination in the water once Newport is directly affected.

Other Commission discussion included identifying what the City would want in Newport such as residential development, noise mitigation from neighboring communities, and attracting retail stores. A marketing plan was suggested to complete these goals as the Comprehensive Plan is a guideline more than a set agenda.

6. COMMISSION REPORTS

None.

7. NEW / OLD BUSINESS

None.

8. ADJOURNMENT

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

The Planning Commission Meeting was adjourned at 7:18 p.m. on September 13, 2018.

Respectfully Submitted:
Travis Brierley,
Assistant to the City Administrator

Signed: _____
Marvin Taylor, Chairperson