



**CITY OF NEWPORT  
PLANNING COMMISSION MEETING MINUTES  
NEWPORT CITY HALL  
November 8, 2018**

**1. CALL TO ORDER**

Chairperson Taylor called the Planning Commission meeting to order at 5:30 p.m. on November 8, 2018.

**2. ROLL CALL**

Present (3): Chairperson Marvin Taylor, Commissioner David Tweeten, and, Commissioner Laurie Elliott.

Not Present (2): Commissioner Anthony Mahmood and Commissioner Saengmany Ratsabout.

**3. APPROVAL OF PLANNING COMMISSION MINUTES**

**A. Minutes** of the August 9, 2018 Planning Commission Meeting

**B. Minutes** of the September 13, 2018 Planning Commission Meeting

Commissioner Tweeten motioned to approve the minutes of August 9 and September 13, 2018. Seconded by Chairperson Taylor. Approved 3-0.

**4. ZONING ORDINANCES- R-1/R-1A Lot Requirements**

City Planner Sherri Buss informed the Commission a request came from Council regarding the lot size requirements in R-1 districts. A sample property reviewed for a potential change is 675 10<sup>th</sup> Street and 882 7<sup>th</sup> Ave. This property is just under the allowable dimensions for a lot split to meet current standards.

Planner Buss informed the Commission there are 50 foot wide lots in town as the City did allow for smaller lots in the past. Those lots are non-conforming and any development would need to meet all other standards as stated in the City Code. Neighboring city ordinances were examined and compared to the regulations for Newport's R-1 district. There is a range of dimensional requirements but no neighboring communities require 90 foot corners.

Planner Buss informed the Commission reducing corner lots to 75 feet would affect approximately a dozen homes. Other ordinances which would need to be looked at would include impervious surface coverage, setback requirements, and Comprehensive Plan impacts regarding the change in lot size. Items in the Comprehensive plan include life-cycle housing, affordable housing, maintaining the character of neighborhoods and sustainable parks and trails. The request is for a small portion of the Zoning Codes. The district standards for all districts can be discussed after the Comprehensive Plan is approved.

The Commission discussed if the current standard should be changed as it changes the ability to market a property as a smaller lot with current set-backs would only allow for a small house to be built. An example used was some of the smaller homes built by Stone River Homes and impacts they have on the neighboring properties. Fill-in housing east of Highway 61 and the effect of new homes on the essential character of neighborhoods.

The Commission discussed how lot sizes would affect the affordability of new homes and life-cycle housing. There are also density requirements which need to be met in order to extend water and sewer lines to new homes. Other items discussed by the Commission included defining move-up housing, potential areas for re-development, price points for new homes regarding the type of home compared to the lot size, what size lot works for Newport, and what planning can still be done with the Comprehensive Plan moving forward.

The Commission discussed what lot size should be presented at a public hearing. The current standard of 70 foot interior lot width and a 90 foot corner lot width. The Commission agreed to post a public hearing for the next Planning Commission meeting to discuss smaller lot sizes. The agreed upon lot size to be used for discussion is 60 foot interior lot width and a 75 foot corner lot width with the current set-back standards.

**5. COMMISSION REPORTS**

None.

**6. NEW / OLD BUSINESS**

None.

**7. ADJOURNMENT**

Chairperson Taylor motioned to adjourn the Planning Commission meeting. Seconded by Commissioner Elliott. Approved 3-0.

The Planning Commission Meeting was adjourned at 6:24 p.m. on November 8, 2018.

Respectfully Submitted:  
Travis Brierley,  
Assistant to the City Administrator

Signed: \_\_\_\_\_  
Marvin Taylor, Chairperson