



**CITY OF NEWPORT
PLANNING COMMISSION MEETING MINUTES
NEWPORT CITY HALL
January 10, 2019**

1. CALL TO ORDER

Chairperson Taylor called the Planning Commission meeting to order at 5:30 p.m. on January 10, 2019.

2. ROLL CALL

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

Not Present (0): None

3. APPROVAL OF PLANNING COMMISSION MINUTES

A. Minutes of the November 8, 2018 Planning Commission Meeting

Commissioner Tweeten motioned to approve the minutes of November 9, 2018. Seconded by Chairperson Taylor. Approved 5-0.

4. PLANNING COMMISSION CHAIRPERSON

A. Nomination and Election of a Chairperson and Vice-Chairperson

Commissioner Taylor motioned to appoint Commissioner Tweeten as the Planning Commission Chairperson. Seconded by Commissioner Ratsabout. Approved 5-0.

Commissioner Taylor motioned to appoint Commissioner Ratsabout as the Planning Commission Vice-Chairperson. Seconded by Commissioner Wasmundt. Approved 5-0.

5. ZONING ORDINANCES

A. Public Hearing- Lot Size Requirements

City Planner Sherri Buss summarized past discussions of the Commission regarding reducing lot sizes. A change in minimum lot sizes for properties in the Single Family Residential (R-1 and R-1A) Zoning District would be reducing interior lots from 70 feet widths to 60 feet widths and corner lots being reduced from 90 feet widths to 75 feet widths. This change to R-1 would affect about 2% of R-1 properties. The proposed change was compared to neighboring communities and the effect on the essential character of Newport neighborhoods. Comments were provided by the developers of Bailey Meadows to City Staff regarding the affordability and market trends of lot sizes. The proposed change would not have an effect on set-backs or other non-dimensional requirements.

Chairperson Tweeten opened the Public Hearing at 5:40 p.m. to receive comments regarding lot size requirements for R-1/R-1A Zoning Districts.

Pauline Schottmuller residing at 97 10th Street stated that historically people did not want smaller lots as they would purchase multiple 50 foot lots and how residents do not want to have small lots. Ms. Schottmuller requested more information on the properties located at 675 10th Street and 882 7th Ave as they were presented as examples of why a change to the ordinance is being presented.

Planner Buss explained the two properties are in different zoning districts and only the 675 10th Street property is located in an R-1 district.

Ms. Schottmuller presented arguments against smaller lot sizes stating that kids do not play outside and there is not support for smaller lots citing a comparison on 2nd Avenue.

Chuck Tessier, owner of 675 10th Street commented that he has been wanting to split this property for 15 years and has been encouraged by his neighbors to do so.

Bill Sumner residing at 737 21st Street commented that allowing for smaller lots will make owning a home more affordable.

Chairperson Tweeten opened the Public Hearing at 5:54 p.m. to receive comments regarding lot size requirements for R-1/R-1A Zoning Districts.

The Commission discussed what impacts of allowing smaller lots would have on the community. Items discussed was the limited number of properties that would be affected, the willingness of property owners to split and develop their properties, and the impacts on City financial accounts. Other discussion included potential changes to other lot requirements which was decided against.

Commissioner Mahmood motioned to recommend to City Council approval of amending Single Family Zoning District lot size requirements allowing interior lots a minimum lot width of 60 feet and corner lot minimum lot widths to 75 feet. Seconded by member Wasmundt. Approved 5-0.

6. COMMISSION REPORTS

None.

7. NEW / OLD BUSINESS

A. Discussion- Zoning of Island

Planner buss providing a background of the island adjacent to Cedar Lane in the Mississippi River and how it is not zoned. The City could take different actions when addressing the island to include open space zoning or amending residential zoning to cover parks as a permitted use where parks would be rezoned as residential.

The Commission discussed the effect of zoning the island or not taking any zoning action would affect the permitted uses on the island. Changes to zoning could have an effect on StemBunnies, the current user of the island.

8. ADJOURNMENT

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

The Planning Commission Meeting was adjourned at 6:38 p.m. on January 10, 2019.

Respectfully Submitted:
Travis Brierley,
Assistant to the City Administrator

Signed: _____
David Tweeten, Chairperson