



**City of Newport
Planning Commission Minutes
January 14, 2016**

1. CALL TO ORDER

Chairperson Mahmood called the meeting to order at 6:03 P.M.

2. ROLL CALL -

Commissioners present – Anthony Mahmood, Kevin Haley, Matt Prestegaard, Marvin Taylor, David Tweeten

Commissioners absent –

Also present – Deb Hill, City Administrator; Renee Eisenbeisz, Asst. to the City Administrator; Sherri Buss, TKDA Planner;

3. NOMINATION AND APPOINTMENT OF CHAIRPERSON AND VICE-CHAIRPERSON FOR 2016

Vice-Chairperson Haley - I'm good with Anthony staying as Chairperson.

Chairperson Mahmood - I'm happy staying as Chairperson.

Marvin Taylor - I feel like I'm still growing.

Motion by Prestegaard, seconded by Tweeten, to appoint Anthony Mahmood as Chairperson and Kevin Haley as Vice-Chairperson for 2016. With 5 Ayes, 0 Nays, the motion carried.

4. APPROVAL OF PLANNING COMMISSION MINUTES

Motion by Haley, seconded by Prestegaard, to approve the October 8, 2015 Minutes. With 5 Ayes, 0 Nays, the motion carried.

Motion by Haley, seconded by Prestegaard, to approve the November 12, 2015 Workshop Minutes. With 5 Ayes, 0 Nays, the motion carried.

5. APPOINTMENTS WITH COMMISSION

A. Public Hearing – To consider amendments to Section 1320, Nonconforming Uses, Lots, and Structures, Section 1330 General District Regulations, and Section 1380, Signs

Sherri Buss, TKDA Planner, and Asst. to the City Admin. Eisenbeisz presented on this item as outlined in the January 14, 2016 Planning Commission packet.

Marvin Taylor - My main concern for maintenance is in regards to a particular building in a mixed use district. Chapter 8, the bar is pretty low and doesn't really apply to mixed use districts. It's more of a general blight on the City than a specific blight to the neighbors. It's vague. My question is what's the threshold. There's so much latitude on this. It seems more for residential properties and kind of jumps around. Newport is a built environment and if this is all we have. I don't know how anything in here is enforceable. I don't think I could take this and tell from the outside if a property is a nuisance. I feel like this is so vague that it can only be complaint-driven. I don't think there's any criteria in there, especially for commercial properties. Is there a higher threshold?

Vice-Chairperson Haley - Let's take it and look at it some more.

David Tweeten - I would think that something doesn't have to be a public nuisance in order to comply with the standards.

Ms. Buss - We can look at them. We'll probably have to consult with the attorney.

Vice-Chairperson Haley - I think I know which building you're referring to. How do we give enough teeth to get those cleaned up.

Ms. Buss - Do you want me to look to see what other cities require?

Admin. Hill - It's nice to have something that is more concrete.

Ms. Buss - It doesn't look like this has been updated in some time.

Asst. to the City Admin. Eisenbeisz - Municode is going to be finishing up their review of the entire code in the next month so we might want to wait to see what they come back with.

Chairperson Mahmood - Is this something where we would need to separate businesses and residential properties.

Ms. Buss - It might be. I'll have to review. Municode might not change the content. March would give me time to look at other examples.

Matt Prestegaard - That doesn't impact our resolutions?

Asst. to the City Admin. Eisenbeisz - No.

Marvin Taylor - On page two of the red-lined version in the middle it should be "Metal storage buildings cannot be used in Newport except in the Rural Estate District or as back yard sheds in Industrial Districts." You just need to add the "in."

The Public Hearing opened at 6:22 p.m.

Bill Sumner, 737 21st Street - Someone came in and asked for a variance on having an enclosure and it was decided by the Council that they needed to have one. I think there was concerns about having a top and the materials. Do they need to match the building?

Asst. to the City Admin. Eisenbeisz - That's what this amendment is doing, taking out the requirement for materials.

Ms. Buss - Maybe you can take out the "fully" as well.

Mr. Sumner - "Enclosed with no roof." For materials, is that in the amendment?

Asst. to the City Admin. Eisenbeisz - It takes out the requirement for materials.

Vice-Chairperson Haley - We would default back to approved building materials right? We're trying to avoid the steel shed look.

Ms. Buss - What do people usually use?

Asst. to the City Admin. Eisenbeisz - Like a fence.

The Public Hearing closed at 6:25 p.m.

Asst. to the City Admin. Eisenbeisz - So I will change it to "principal structure or enclosed accessory structure, no roof required.

Motion by Prestegaard, seconded by Haley, to approve Resolution No. P.C. 2016-1. With 5 Ayes, 0 Nays, the motion carried.

Motion by Prestegaard, seconded by Haley, to approve Resolution No. P.C. 2016-2 as amended. With 5 Ayes, 0 Nays, the motion carried.

Motion by Prestegaard, seconded by Haley, to approve Resolution No. P.C. 2016-3. With 5 Ayes, 0 Nays, the motion carried.

6. COMMISSION AND STAFF REPORTS

Ms. Buss - You'll get a fun application next time. It's a proposed office/warehouse use for the Raceway to Fun site. It's going to be something very nice.

Admin. Hill - It'll be two separate buildings, one at 140,000 sq. ft and one at 86,000.

Chairperson Mahmood - What's going on with the Sullivan property?

Admin. Hill - I spoke with him a little bit ago. He's trying to secure a tenant but he said that he's been approached by a hotel group as well.

Asst. to the City Admin. Eisenbeisz - Also, Kim Brown will be back for an interim use permit to increase the farm animals from 9 to 16.

Matt Prestegaard - That was a difficult one. In my past experience, you can clearly see that structure in the winter from Kolff Court. It feels like there was a question of "what's next?"

Chairperson Mahmood - We were thinking that more along the lines of commercial.

7. NEW BUSINESS

8. ANNOUNCEMENTS

A. Upcoming Meetings and Events:

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| 2. City Offices Closed for Martin Luther King Jr. Day | January 18, 2016 | |
| 3. City Council Meeting | January 21, 2016 | 5:30 p.m. |
| 4. City Council Meeting | February 4, 2016 | 5:30 p.m. |
| 5. Planning Commission Meeting | February 11, 2016 | 6:00 p.m. |

9. ADJOURNMENT

Motion by Haley, seconded by Tweeten, to adjourn the Planning Commission Meeting at 6:32 p.m. With 5 Ayes, 0 Nays, the motion carried.

Signed: _____
Anthony Mahmood, Chairperson

Respectfully submitted,

Renee Eisenbeisz
Executive Analyst