



**CITY OF NEWPORT  
PLANNING COMMISSION MEETING MINUTES  
NEWPORT CITY HALL  
February 14, 2019**

**1. CALL TO ORDER**

Chairperson Tweeten called the Planning Commission meeting to order at 5:30 p.m. on February 14, 2019.

**2. ROLL CALL**

Present (4): Chairperson David Tweeten, Commissioner Marvin Taylor (5:39 p.m.), Commissioner Anthony Mahmood, and Commissioner Anita Wasmundt.

Not Present (1): Commissioner Saengmany Ratsabout

**3. APPROVAL OF PLANNING COMMISSION MINUTES**

A. Minutes of the January 10, 2019 Planning Commission Meeting

Commissioner Wasmundt motioned to approve the minutes of January 10, 2019. Seconded by Commissioner Mahmood. Approved 3-0.

**4. ZONING ORDINANCE UPDATES- 2040 Comprehensive Plan**

City Planner Buss provided an update on the approval process of the 2040 Comprehensive Plan. Public hearings will be needed if changes are going to be made to the zoning. The zoning must be consistent with the land use map in Comprehensive Plan.

The Commission discussed the zoning of the parks which has been labeled as “Open Space” as it is not zoned as a district. Options presented to the Commission included zoning the parks as residential where parks would be a permitted use and creating a zoning district that is specific for parks and open space. The option of creating a zoning district for public uses could be created that would include public facilities, parks, churches, and schools as permitted uses. Current public facilities and schools are shown on the zoning map with a blue outline. The Commission chose not to act creating a public space district.

The Commission discussed the island in regards what zoning is appropriate. The Commission discussed the potential uses for the island and what the City could zone it as since the property is privately owned. Options discussed included zoning the island as residential or include it in a future zoning district for open space.

Planner Buss presented the MX-3 District for discussion. The density requirements are high for the area as it was originally designed for increased transit uses. The MET-C requirements are lower than the current zoning requirements. The Commission discussed in the impact of decreasing the density requirements. Changing density requirements can influence what might be built along within the zoning. The Commission discussed changing the zoning to allow for different densities north and south of 21<sup>st</sup> Street. Potential uses along 7<sup>th</sup> Avenue near Glen Road was discussed include retail, light manufacturing, and residential.

The Commission discussed potential uses for the Advanced Disposal site. Discussion included help from the City on a Phase I study investigating soil contamination and potential uses of the site. The buildings are not conforming and would need to be removed due to disrepair. The site is currently being marketed and potential buyers have discussed using the current buildings.

The Commission discussed the need for a R-2/ R-3 zoning in Newport. The R-3 zoning allows for “High Density Residential.” The zone is designed for multi-family buildings and apartments. The City does have an R-2 zoning, but no parcel is currently zoned as R-2. The Commission discussed the best way to go forward with either changing or removing the R-2/R-3 districts and potentially incorporating the current R-3 districts into a mixed-use district.

Planner Buss will present a map of discussed changes to the Commission at the next meeting. These changes include changing R-3 to a mixed use and removing R-2.

**5. COMMISSION REPORTS**

None.

**6. NEW / OLD BUSINESS**

None.

**7. ADJOURNMENT**

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

The Planning Commission Meeting was adjourned at 6:19 p.m. on February 14, 2019.

Respectfully Submitted:  
Travis Brierley,  
Assistant to the City Administrator

Signed: \_\_\_\_\_  
David Tweeten, Chairperson