



**City of Newport
Planning Commission Minutes
November 10, 2011**

1. CALL TO ORDER

Vice-Chairperson Lindoo called the meeting to order at 7:00 P.M.

2. ROLL CALL -

Commissioners present –Susan Lindoo, Janice Anderson, David Engfer, Daniel Flood

Commissioners absent – Katy McElwee-Stevens

Also present – Deb Hill, Accountant; Tom Ingemann, Council Liaison; Sherri Buss, TKDA Planner

3. APPROVAL OF PLANNING COMMISSION MINUTES

A. Planning Commission Minutes of October 13, 2011

Janice Anderson – On page two of the minutes, number five under “Commission and Staff Reports” is NAPA an acronym?

Sherri Buss – Yes

Janice Anderson – Then all of it should be capitalized. On page six, the first paragraph the word “with” should be inserted between “work” and “the” so if Renee could go back and change that it would be great.

Motion by Anderson, seconded by Engfer, to adopt the October 13, 2011 minutes as amended. With 4 Ayes, 0 Nays, 1 Absent the motion carried.

4. APPOINTMENTS WITH COMMISSION

A. Discuss the Red Rock Gateway Implementation Study – Draft Map and Zoning Ordinance

Sherri Buss presented on the draft map and zoning ordinance for the Red Rock Gateway Implementation Study as presented in the November 10, 2011 Planning Commission Packet. Below is a summary of the discussion:

Proposed Land Use Map

Planning Commission members reviewed the proposed land use and zoning map developed at the last meeting. They recommended an additional change—to add the area between 4th and 7th Avenues south and 15th and 17th Streets to the MX-3 District.

Commission members will drive this area before the December meeting to review uses adjacent to this area to determine if the boundaries should be drawn differently.

Draft Zoning Ordinance

Commission members reviewed the finance tables and examples of developments presented by Stacy Kvilvang from Ehlers at the October meeting. They discussed the examples and financial analysis in relationship to potential size and densities of development. They noted the high bedrock in the area of the site, and the potential need to allow 4-story buildings if parking occupies the first floor, in order to achieve the densities that will not require a high public investment to make redevelopment financially feasible. This may require purchase of new fire-fighting equipment.

Planning Commission members reviewed and discussed the draft ordinance developed by staff. They made the following comments:

- Purpose statement is good and expresses the intent of the district.
- “Schools” use should add arts and fitness schools. Smaller size schools should be Permitted; larger should require a CUP. K-12 schools will not be permitted in the MX-3 District due to space and parking needs.
- Government offices should be added to Civic category.
- Use the term public utilities rather than essential services, or define essential services.
- Commercial uses—smaller size (<10,000 square feet for most categories) should be Permitted uses; larger businesses should require a CUP.
- Edits to dry-cleaning use to clarify no on-site processing.
- Changed uses that require assembly/fabrication to Conditional. Use “assembly” rather than “fabrication” on use table
- Automotive services, outdoor sales, vehicle rental and towing services moved to Not Permitted category. Convenience stores/gas stations will be permitted.
- Need to list or define appropriate Accessory uses.

Planning Commission members also reviewed the Administrative Procedures section, and made the following comments:

- Preliminary review with staff will be required.
- Ordinance will be clarified to indicate that the Station Area Plan applies only to the 11-acre Old Knox site.
- Administrative approvals section—Administrator allowed to alter standards by increasing them, but not decreasing.

Staff will provide an electronic word version of the revised documents prior to the December 8, 2011 meeting so that Commission members may make edits electronically.

5. COMMISSION AND STAFF REPORTS

None

6. NEW BUSINESS

No new business

7. ANNOUNCEMENTS

City Council Meeting	December 1, 2011	5:30 p.m.
Planning Commission Meeting	December 8, 2011	7:00 p.m.

8. ADJOURNMENT

Motion by Anderson, seconded by Flood, to adjourn the Planning Commission Meeting at 8:33 P.M. With 4 Ayes, 0 Nays, 1 Absent, the motion carried.

Signed: _____
Katy McElwee-Stevens, Chairperson

Respectfully submitted,

Renee Helm
Executive Analyst