



**City of Newport
Planning Commission Minutes
November 13, 2014**

1. CALL TO ORDER

Chairperson Lund called the meeting to order at 6:00 P.M.

2. ROLL CALL -

Commissioners present – Dan Lund, Anthony Mahmood, Matt Prestegaard (6:07 p.m.), Kevin Haley

Commissioners absent – Susan Lindoo,

Also present –Deb Hill, City Administrator; Renee Eisenbeisz, Executive Analyst; Sherri Buss, TKDA Planner; Tom Ingemann, Council Liaison

3. APPROVAL OF PLANNING COMMISSION MINUTES

A. Planning Commission Minutes of September 11, 2014

B. Planning Commission Workshop Minutes of October 9, 2014

Motion by Mahmood, seconded by Haley, to approve the September 11, 2014 and October 9, 2014 minutes as presented. With 3 Ayes, 0 Nays, 2 Absent, the motion carried.

4. APPOINTMENTS WITH COMMISSION

A. Public Hearing – To consider an application from Patrick Schille for Approval of a Minor Subdivision of Property Located at 1631 3rd Avenue

Sherri Buss, TKDA Planner, presented on this item as outlined in the November 13, 2014 Planning Commission Packet.

The Public Hearing opened at 6:04 p.m.

The Public Hearing closed at 6:05 p.m.

Kevin Haley - Was the Park Dedication fee paid before?

Ms. Buss - No.

Vice-Chair Mahmood - In regards to the sewer wording, it sounds like it has to be done even if they're not building it?

Ms. Buss -No they wouldn't need to do it until a house was built. That's just to let them know that it's coming.

Chairperson Lund - And there's two driveways so this would solve that issue?

Ms. Buss - Yes.

Motion by Mahmood, seconded by Haley, to approve Resolution No. P.C. 2014-16 as presented recommending that the City Council approve a minor subdivision for property located at 1671 3rd Avenue. With 3 Ayes, 0 Nays, 2 Absent, the motion carried.

Kevin Haley - That comes with a \$2,000 Park Dedication fee?

Ms. Buss - I think you need to recommend to the Council an amount for this subdivision. Do you want to use the same number we had for Dalluhn's a month ago or a different number?

Chairperson Lund - I think we should do \$2,000.

Motion by Lund, seconded by Mahmood to recommend a \$2,000 Park Dedication Fee for this Subdivision. With 4 Ayes, 0 Nays, 1 Absent, the motion carried.

Mr. Schille, 1671 3rd Avenue - Can we have the house stubbed in when they do the streets?

Ms. Buss - Yes, talk with Bruce Hanson about that.

B. Public Hearing – To consider amendments to the Zoning Code, Section 1350

Sherri Buss, TKDA Planner, presented on this item as outlined in the November 13, 2014 Planning Commission Packet.

The Public Hearing opened at 6:12 p.m.

The Public Hearing closed at 6:13 p.m.

Motion by Haley, seconded by Prestegaard, to approve Resolution No. P.C. 2014-17 as presented. With 4 Ayes, 0 Nays, 1 Absent, the motion carried.

C. Discussion Regarding Underground Utilities

Sherri Buss, TKDA Planner, presented on this item as outlined in the November 13, 2014 Planning Commission Packet.

Kevin Haley - A lot of times, telephone poles aren't on the corner of a lot line so it makes it difficult to cross other properties.

Ms. Buss - And that's like the Cottage Grove example where they couldn't require the utilities to be placed under ground because the developer didn't own all of the properties where it would have been buried. You would need to put in the code that it needs to be feasible. We wouldn't want to stop a subdivision from happening because it's too expensive.

Chairperson Lund - Does infill include houses being torn down?

Ms. Buss - It could.

Chairperson Lund - Right now along Hastings Avenue, every building has something coming off the main line.

Kevin Haley - I had a conversation with one of the business owners and he was wondering how to get the lines buried.

Ms. Buss - A developer said that almost anyone who is building something new will bury the service lines to the parcel. We can write the code to say that anyone who does infill or new development would need to bury utility lines where it is feasible.

Kevin Haley - We should put it in the ordinance but if they want to deviate from it or have a review for it, we should charge \$250. There's no benefit to not burying it.

Executive Analyst Eisenbeisz - I think if it's in the ordinance, it would need to be buried unless they can prove it's not feasible. I would think they would need to come before the Planning Commission if they wanted an exemption.

Ms. Buss - We could have an exemption permit and charge a fee for us to review. We could do that administratively.

Chairperson Lund - What about burying a new transmission line? Cottage Grove is talking about existing lines. We have areas where I could see them needing a new line.

Ms. Buss - That's what Fritz is getting at when he talks about the franchise agreement. The City has one with utilities and one part of that could be that they bury any new lines. I don't think there's a way through the zoning code to enforce that. We could put something in the ordinance but you'll probably never get them to bury the main lines.

Kevin Haley - We don't need to add language if it won't be enforced.

Vice-Chair Mahmood - Yes, we're trying to clean it up.

Ms. Buss - Ok, we'll bring something to you for the next meeting.

D. Discussion Regarding Park Dedication Fees

Sherri Buss, TKDA Planner, presented on this item as outlined in the November 13, 2014 Planning Commission Packet.

Kevin Haley - You made a good point in some of this that the need for parks is with denser housing. They wouldn't be inclined to use a park in the RE District because they have land.

Ms. Buss - But they could use trails or use the parks for picnics. A lot of cities have done a graduated scale based on density. Using that kind of analysis we would end up with \$2,000 per unit for single-family and \$1,500 per unit for multi-family.

Chairperson Lund - I like your point about a higher density development would have fewer people per unit so it seems to be a reasonable approximation of park demand assuming single-family houses would have more people.

Kevin Haley - I like the direction that Sherri is going. You said \$2,000 for single-family and \$1,500 for multi?

Ms. Buss - You could make an argument for a fee between \$2,000 and \$2,500. That's where most communities in this area are. We have to have a rationale like this on record somewhere in case a developer comes in and challenges us.

Matt Prestegaard - This only happens upon development right?

Ms. Buss - Yes.

Kevin Haley - The family that was just here, they need to pay the park fee even if they don't develop it.

Ms. Buss - Anyone that is a developer is used to this fee.

Matt Prestegaard - I just want to make sure that an individual owner in a condo building wouldn't be required to pay this.

Ms. Buss - No.

Kevin Haley - I would go with the \$2,000 and \$1,500.

Chairperson Lund - I personally like splitting up multi-family. The last page in Sherri's memo had single-family at \$2,500, \$2,000 per unit for densities below 10 units per acre and \$1,500 per unit for densities above 10 units per acre.

Matt Prestegaard - Are you thinking of utilization or ability to pay?

Ms. Buss - It has to be utilization.

Chairperson Lund - If you look at Newport as a whole, infill on the west side will have smaller houses than the east side.

Kevin Haley - It's not an issue of ability to pay.

Ms. Buss - He's arguing for the three-tier system. It's a judgment call at this point.

Kevin Haley - Keep them low. Too high of fees will make people go somewhere else.

Ms. Buss - They won't find anything much cheaper than this.

Vice-Chair Mahmood - I like the \$2,000 for single-family and \$1,500 for any multi-family.

Chairperson Lund - At the end of the day, it's important for the City to get development.

Motion by Mahmood, seconded by Haley, to recommend \$2,000 per single-family dwelling and \$1,500 per unit for multi-family dwellings for Park Dedication Fees. With 4 Ayes, 0 Nays, 1 Absent, the motion carried.

5. COMMISSION AND STAFF REPORTS

Admin. Hill - The Transit Station will have a grand opening this spring. The route changes December 1, 2014.

6. NEW BUSINESS

7. ANNOUNCEMENTS

Chairperson Lund - The next City Council meeting is November 20, 2014 and our next meeting is December 11, 2014.

8. ADJOURNMENT

Motion by Mahmood, seconded by Prestegaard, to adjourn the Planning Commission Meeting at 6:44 p.m. With 4 Ayes, 0 Nays, 1 Absent, the motion carried.

Signed: _____
Dan Lund, Chairperson

Respectfully submitted,

Renee Eisenbeisz
Executive Analyst