



**City of Newport  
Planning Commission Minutes  
October 9, 2014**

**1. CALL TO ORDER**

Admin Hill called the meeting to order at 6:00 P.M.

**2. ROLL CALL -**

Commissioners present – Dan Lund, Susan Lindoo, Matt Prestegaard, Kevin Haley

Commissioners absent – Anthony Mahmood,

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

**3. DISCUSSION REGARDING PARKING REGULATIONS FOR MIXED-USE DISTRICTS**

Sherri Buss, TKDA Planner, presented on this item as outlined in the October 9, 2014 Planning Commission Workshop packet. Planning Commission members had brought this up for discussion at the September meeting. The point of discussion was to evaluate where parking is allowed in the front of the building in mixed-use districts. Currently, the Zoning Code allows the following:

- Parking is allowed in the “front yard” (area between the street right of way and required front setback line for buildings) in the MX-1 and MX-4 districts, but not in the MX-2 and MX-3 districts. In those districts, new development will be required to locate parking to the side and rear of buildings. The Commission's rationale for prohibiting parking in the front yard of the MX-2 and MX-3 districts is related to the purposes of the districts—to protect the visual appearance of properties in MX-2, and to create a higher density and intensity of uses in MX -3 by limiting the area used for surface parking.
- The required front setback for parking in MX-1 and MX-4 is 20 feet if across from non-residential areas; 50 feet if across from residential areas.
- The required side yard setback for parking in all MX districts is 5 feet if adjacent to non-residential districts; 30 feet for MX-1, 2 and 3 if adjacent to residential districts, and 30 feet for MX-4 if adjacent to residential districts.
- The minimum rear yard setback in all MX districts is 5 feet if adjacent to nonresidential uses; 10 feet in the MX-1, 2 and 3 Districts if adjacent to residential uses; and 50 feet in the MX-4 District if adjacent to residential uses.
- The standards in the MX-4 District are the same as those for parking in the B and I districts.

The Planning Commission discussed amending the zoning ordinance to allow property owners along Hastings Avenue to use the City-owned right-of-way towards the 20-foot boulevard requirement. City staff will bring an amendment before the Planning Commission at their November 13, 2014 meeting where they will hold a public hearing on it.

The Planning Commission also asked staff to look into the above-ground utilities along Hastings Avenue and whether or not the City can require utility companies to place them underground or make them non-conforming. Additionally, the Planning Commission asked staff to look into whether or not the City can require owners to place utility lines underground when they develop a new parcel.

**4. DISCUSSION REGARDING PARK DEDICATION FEE**

Sherri Buss, TKDA Planner, presented on this item as outlined in the October 9, 2014 Planning Commission Workshop packet and attached. Per State Statute, the City needs to establish a need for more parks in the community in order to have a park dedication fee. The Planning Commission directed staff to draft fees based on density to review at the November 13, 2014 meeting.

**5. ADJOURNMENT**

Prior to adjourning, the Planning Commission requested staff to bring back language amending the lot coverage in mixed-use districts for single-family residences at the November 13, 2014 meeting.

Signed: \_\_\_\_\_  
Dan Lund, Chairperson

Respectfully submitted,

Renee Eisenbeisz  
Executive Analyst

**PARK ANALYSIS—2030 COMPREHENSIVE PLAN (2008)**  
**Newport Planning Commission**  
**October 9, 2014**

Existing park area: 176 acres  
33 acres “active” recreation

Proposed: 10-12 acres (Levee Park)

Recommended: 10 acres/1,000 populations

2010 population was 3435—Recommended park area based on National Park & Recreation standards is 10 acres per 1,000 people, or, 34 acres

2040 estimated population is 4600 (Metro Council), therefore National standards would recommend about 46 acres

Summary: Current Newport parks meet or exceed recommended park area, especially if including open space areas.

Park location may indicate a need for additional park area in west of Highway 61 to serve redevelopment area

Trails: Typical standard says that residents should be able to access a trail within ½ mile of their property

Proposed Additional trails proposed in Comp Plan include about 6.5 lineal miles of local trails, or 9.5 acres in area including trail and right-of-way/ easements

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**PARK FEE DEDICATION CALCULATIONS**  
**Newport Planning Commission**  
**October 9, 2014**

**Data for Cost Estimate Examples**

Estimate of new development area through 2014: 736 new households per Metro Council estimate (2014)

13 acres in MX-3 (400 housing units, at 30 units/acre)  
50 acres in R-1, 2 or 3 (250 units at 5 units per acre, mix of single-family and townhouse/condo)  
172 acres in RE (86 units at 2 units/acre)  
235 total acres estimated to develop through 2014

Newport Land Costs, based on recent sales and appraisal info from Washington County:

- Developed area, with sewer and water available: \$100,000 per acre single-family; 168,000/acre transit site (county estimated market value)
- RE area or no sewer available, \$25,000-\$50,000 per acre

Total area needed for parks and trails to develop park & trails proposed in Comprehensive Plan – approximately 21-22 acres

Total area to be developed by 2014 – 235 total acres

Need approximately 10% of area to be dedicated as parks and trails

**Option 1. Land % or Equivalent in Cash (St. Paul Park approach, 10% land value fee dedication per ordinance)**

10,000 square-foot lot (2.29 acres), urban area-single family (R-1):  
 $.23 \text{ acres} \times \$100,000/\text{acre} \times .10 = \$2,300$

2 acre lot in RE District  
 $2 \times \$25,000 \times .10 = \$5,000 \text{ per unit}$

Transit station housing development  
 $2.0 \text{ acres} \times \$170,000/\text{acre} \times .10 = \$33,600 \div 42 \text{ units} = \$800$

Since park use by household is likely to be similar for households in various districts, this formula is not equitable, and needs to be modified to meet the statutory requirement that park dedication fees are closely related to potential use of parks by new households. Some options include, setting a per unit fee that applies regardless of density (option 2) or setting a fee level based on density (option 3):

**Option 2. Charge all new units based on the fee calculated for Single-Family Units in R-1: \$2,300**

**Option 3: Sliding fee amount based on density—some typical values for communities that use this method would result in the following calculations:**

RE district – 5% land

Single family unit densities (0-3 per acre) – 10% land

Townhouse densities (5-8 units per acre) –13% land

Multifamily densities (30 units per acre) – 18% land

Calculation:

RE lot: 2 acre lot in RE District

$$2 \times \$25,000 \times .05 = \$2,500 \text{ (for a 5-acre parcel however, would be } \$6,250)$$

SF Lot: 10,000 square foot lot (2.29 acres) in R-1 District

$$.23 \text{ acres} \times \$100,000/\text{acre} \times .10 = \$2,300/\text{unit}$$

Townhouse Development (21 units)

$$3 \text{ acres} \times \$125,000/\text{acre} \times .13 = \$48,750 \div 21 = \$2321/\text{unit}$$

Apartment Development (42 units)

$$2 \text{ acres} \times \$170,000 \text{ acre} \times .18 = \$61,200 \div 42 \text{ units} = \$1500/\text{unit}$$