



**CITY OF NEWPORT
PLANNING COMMISSION MEETING MINUTES
NEWPORT CITY HALL
May 11, 2021**

1. CALL TO ORDER

Chair Anthony Mahmood called the Planning Commissioner Meeting to order at 5:30 p.m. on May 11, 2021.

2. ROLL CALL

Present (4): Chair Anthony Mahmood, Commissioner Maria Bonilla, Commissioner Tami Fuelling, and Commissioner Michael Kermes.

Not Present (1): Commissioner Brandon Leyde

3. MEETING MINUTES

A. April 6, 2021 Special Meeting

Chair Mahmood motioned to approve the Planning Commission Minutes from April 6, 2021. Seconded by Commissioner Kermes. Approved 4-0.

4. PUBLIC HEARING- Tree Ordinance

City Planner Sherri Buss stated the Planning Commission has been working on updating the tree ordinance. The tree health portion of our ordinance needed updating to address issues related to how the City identifies and mitigates serious tree diseases. The tree ordinance needs to be consistent with definitions and recommendations of the DNR and the state agricultural commissioner. The draft ordinance is included in the packet.

Chair Mahmood opened the public hearing at 5:34 p.m. on May 11, 2021.

Bill Sumer, residing at 737 21st Street addressed the Commission. Mr. Sumner volunteers with the upkeep and care of the trees in Newport. Mr. Sumner stated he supports the proposed ordinance and feels the City should continue to pursue efforts to protect tree resources in the City.

Chair Mahmood closed the public hearing at 5:36 pm. on May 11, 2021.

Chair Mahmood motioned to recommend the updated Tree Ordinance to the City Council for approval. Seconded by Commissioner Fuelling. Approved 4-0.

5. PUBLIC HEARING- Sewer Service Ordinance

Planner Buss stated there were inconsistencies to the requirements for sewer service in the RE district. The updates to the utility section of the City Code in section 34:13 require that all lots in new subdivisions be connected to both city sewer and water when the property is subdivided. Connections to the city water services should be required due to groundwater contamination affecting wells in Washington County. The requirements should include an option to use private sewer pump systems to connect the home to city services in some locations due to steep topography or other issues.

Chair Mahmood opened the public hearing at 5:41 p.m. on May 11, 2021.

Bill Sumner who resides at 737 21st Street addressed the Commission. Mr. Sumner stated he is in support of the proposed sewer service ordinance.

Brian Daly who resides at 1020 Bailey Road addressed the Commission. Mr. Daly stated he is adjacent to this property and inquired if this will change to R-1. Planner Buss stated if a parcel is in the RE district and within 100 feet of an existing city sewer line, then it is treated as an R-1 parcel. The Libby parcel is within 100 feet of the city sewer line, so that parcel would be treated as an R-1 parcel. Commissioner Kermes inquired if it is the parcel boundary or nearest building. Planner Buss stated the utilities ordinance used to state a home within 100 feet, whereas the subdivision ordinance and the zoning ordinance stated parcel, so the proposed ordinance clarifies everything to state parcel.

Mr. Daly inquired about the proposal for six homes and if all six homes would need to connect to city water and sewer. Planner Buss stated yes. Mr. Daly inquired if those six homes connected, then would his property be within 100 feet and required to connect? City Engineer Jon Herdegen stated perhaps we could change the language to within 100 feet of city sewer line and the parcel must be immediately adjacent to the public right-of-way.

Marvin Taylor who resides at 1247 2nd Avenue addressed the Commission. Mr. Taylor stated he is concerned with the parcel language because there are a couple parcels off Glen Road that have buildings over 100 feet away, but their parcels abut streets that have sewer running by. Mr. Taylor stated to verify the languages are synced between the utilities section and the subdivision.

The Commission discussed and Planner Buss stated we can continue this discussion at our next meeting with an alternative option and some additional examples.

Commissioner Bonilla left the Planning Commission Meeting at 6:20 p.m. on May 11, 2021.

Chair Mahmood recessed the public hearing at 6:21 p.m. on May 11, 2021 until 5:30 p.m. or shortly thereafter on June 8, 2021.

6. TREE REPLACEMENT REQUIREMENTS

Planner Buss stated when we started getting into the tree ordinances, one of the things she noted was nearly all the communities around us have specific requirements for tree replacement when someone develops a property. Newport does not have specific tree replacement requirements and inquired if the Commission would like to consider this for a future discussion. The Commission agreed we should investigate adding a similar requirement.

7. COMMISSION REPORTS

None.

8. ADJOURNMENT

Chair Mahmood motioned to adjourn the Planning Commission Meeting. Seconded by Commissioner Kernes. Approved 3-0.

The Planning Commission Meeting was adjourned at 6:33 p.m. on May 11, 2021.

Respectfully Submitted:
Jill Thiesfeld
Administrative Assistant II

Signed: _____
Anthony Mahmood, Chairman