



**CITY OF NEWPORT
PLANNING COMMISSION MEETING MINUTES
NEWPORT CITY HALL
July 13, 2021**

1. CALL TO ORDER

Chair Anthony Mahmood called the Planning Commission meeting to order at 5:30 p.m. on July 13, 2021.

2. ROLL CALL

Present (4): Chairman Anthony Mahmood, Commissioner Brandon Leyde, Commissioner Maria Bonilla, and Commissioner Tami Fuelling.

Not Present (1): Commissioner Michael Kermes.

3. MEETING MINUTES

A. June 8, 2021

Commissioner Leyde motioned to approve the Planning Commission Meeting Minutes from June 8, 2021. Seconded by Commissioner Bonilla. Approved 4-0.

4. PUBLIC HEARING- Major Subdivision of 1851 Century Ave

City Planner Sherri Buss stated the City received an application for a Major Subdivision at 1851 Century Ave from the property owner Cody Olson. The site is a little over five acres in size and Mr. Olson currently has a home on the property. The proposal is to create five lots. The property is in the Residential Estates (RE) zoning district and is also within the shoreland area of Ria Lake. The city recently extended sewer/water services along Century Ave adjacent to this parcel. Due to the shoreland district, the minimum lot size is 20,000 sq. ft. Planner Buss verify the proposal meets our criteria and rules for lot size, setbacks, etc. The County requires 150 ft of right-of-way along Military Road. The City Engineer and Public Works Director looked at the plans and made some changes. They also need to meet the requirements of the City and the South Washington County Watershed District in terms of storm water. Staff finds this proposal meets the requirements for our subdivision ordinance which supports approving this major subdivision with conditions which are included in the report.

Chair Mahmood opened the Public Hearing at 5:42 p.m. on July 13, 2021.

Nhiaherr Vang who resides at 4405 Century Avenue addressed the Commission. Mr. Vang stated he is concerned his property will be flooded if they do not have storm sewer in place to contain the storm water. Planner Buss stated these are big lots and not much impervious cover, and the plan for this proposal is to have rain gardens for these five lots. This proposed development is only responsible for the stormwater run off from these five lots.

Cody Olson who resides at 1851 Century Avenue addressed the Commission. Mr. Olson stated during a rainstorm, the water sits in the ditch where they were supposed to grade from the street project but was never done properly.

Chair Mahmood closed the Public Hearing at 5:59 p.m. on July 13, 2021.

Assistant to the City Administrator Travis Brierley stated we received two comments in opposition by folks who were unable to attend tonight's Planning Commission meeting. These comments came from Brian and Jacqueline Krech who reside at 4504 Wild Canyon Drive, and George Dorn who resides at 1396 Military Road. These comments were read during the meeting and have been recorded and saved.

Chair Mahmood inquired if an easement for a future trail would count towards the dedication of park property or lower the amount of money in lieu of. Planner Buss stated that Council would handle that type of negotiation, but typically if you require an easement, it will go toward the value of the park dedication.

Commissioner Leyde motioned to approve the Planning Commission Resolution No. 2021-01 – Recommending the approval of the Major Subdivision to City Council. Seconded by Commissioner Bonilla. Approved 4-0.

5. PUBLIC HEARING- Tree Ordinances

Planner Buss stated we have been working to update the tree ordinance for several months. The first part was related to tree diseases, which went to Council and has been approved. We have now been working on the section that relates to tree replacement with development. All the surrounding communities have requirements that if trees are lost due to development that developers need to replace those with a tree replacement plan. This ordinance has been modeled from Woodbury's ordinance. The key parts include a definition section and detailed description of what types of projects need tree replacement plans. The draft ordinance proposed that 30% of the significant trees on a development site can be removed without replacement. The options for replacing trees would be up to the city. You could require the trees that are removed to be replaced onsite, or you could require the developer to replace on another property, or cash in lieu payment into our park fund. Tonight, you will hold a public hearing to see if there are any comments on the draft ordinance.

Chair Mahmood opened the Public Hearing at 6:20 p.m. on July 13, 2021.

Bill Sumner, residing at 737 21st Street, addressed the Commission. Mr. Sumner stated he strongly supports that any trees that are removed in Newport be replaced somewhere in the city.

Chair Mahmood closed the Public Hearing at 6:24 p.m. on July 13, 2021.

Chair Mahmood inquired how fees are determined with inflation each year. Planner Buss stated it would be a fee like the park dedication fee which the Council looks at each year and can increase if need be.

Commissioner Leyde motioned to recommend the updated tree ordinance to Council. Seconded by Commissioner Fuelling. Approved 4-0.

6. COMMISSION REPORTS

None.

7. ADJOURNMENT

Chair Mahmood motioned to adjourn the Planning Commission Meeting. Seconded by Commissioner Leyde. Approved 4-0.

The Planning Commission meeting was adjourned at 6:26 p.m. on July 13, 2021.

Respectfully Submitted:
Jill Thiesfeld,
Administrative Assistant II

Signed: _____
Anthony Mahmood, Chairman