



**CITY OF NEWPORT
PLANNING COMMISSION MEETING MINUTES
NEWPORT CITY HALL
February 8, 2022**

1. CALL TO ORDER

Vice Chair Leyde called the Planning Commission meeting to order at 5:30 p.m. on February 8, 2022.

2. ROLL CALL

Present (3): Vice Chair Brandon Leyde, Commissioner Maria Bonilla, and Commissioner Tami Fuelling.

Not Present (2): Chairman Anthony Mahmood, and Commissioner Michael Kermes.

3. PLANNING COMMISSION NOMINATIONS

A. Chair

B. Vice-Chair

Vice Chair Leyde requested to hold off on the Planning Commission nominations as there are two members missing from tonight's meeting.

4. MEETING MINUTES

A. December 14, 2021

Commissioner Fuelling motioned to approve the Planning Commission Minutes from December 14, 2021. Seconded by Commissioner Bonilla. Approved 3-0.

5. PUBLIC HEARINGS- 2040 Comprehensive Plan Amendment

A. Transit Site/Outlot A

City Planner Nathan Fuerst gave a presentation to the Planning Commission on the proposed comprehensive plan amendment items for the Newport Transit Station area. The amendment corrects the inconsistencies with respect to the 2040 future land use map and the city's adopted zoning map. The amendments include a map amendment as well as two text amendments to align the zoning districts /future land uses and align the permitted densities. The next step would be for the City Council to review and approve. After that, it would go to the Met Council for review and approval.

Vice Chair Leyde inquired if the current zoning includes residential in the transit area. Planner Fuerst stated the current zoning is transit oriented design which permits residential uses, however the guidance in the comprehensive plan is what prevents a residential development from occurring.

Commissioner Bonilla inquired about the urgency for expediting this process. Planner Fuerst stated when you apply for a comprehensive plan amendment there is an adjacent review period of 60 days for the surrounding communities. When a change is well within the city's boundary and does not impact those surrounding communities, then the review period can be shortened or not required.

Planner Fuerst stated the city received a concept plan for the area next to Red Rock Crossing that includes two buildings as well as a parking area.

Vice Chair Leyde opened the Public Hearing at 5:48 p.m. on February 8, 2022.

No public comments were presented.

Vice Chair Leyde closed the Public Hearing at 5:49 p.m. on February 8, 2022.

Vice Chair Leyde motioned to move the 2040 Comprehensive Plan Amendment to Council for review and approval. Seconded by Commissioner Bonilla. Approved 3-0.

B. 910 12th Street

Planner Fuerst stated the next comprehensive plan amendment is for the future land use map. The property at 910 12th Street was initially rezoned in June, 2011 from R-1 Residential Single-Family to MX-1 Mixed Use Downtown. During the 2040 planning process the property should have been guided to reflect the Mixed-Use zoning district designation. If the Planning Commission recommends this amendment, it would go to City Council and then to the Met Council for review and approval. At that point it would come back to the Planning Commission to rezone the parcel.

Vice Chair Leyde inquired why the comprehensive plan omitted this parcel for the Mixed Use. Assistant to the City Administrator Travis Brierley stated the property owners were looking to move their business to their property. The Murr's went through this process in 2011 and everything was approved to change this parcel to MX-1. Currently this is a rental property that is being used as a single family. There is a large accessory structure that has been used for storage for the property owners.

Vice Chair Leyde opened the Public Hearing at 5:57 p.m. on February 8, 2022.

Vicky Murr, residing at 910 12th Street, stated the information presented by staff was accurate.

Vice Chair Leyde closed the Public Hearing at 5:59 p.m. on February 8, 2022.

Planner Fuerst stated there was a staff report from the rezoning in 2011. The Murr's had a plumbing business and were storing materials on their property. The recommendation at the time from staff was to approve the resolution to rezone the parcel to MX-1. Planner Fuerst stated the Planning Commission needs a motion to recommend the change to the future land use map. This change would allow for the property to be rezoned at a future date.

Vice Chair Leyde motioned to recommend the City Council approve the change in the future land use map with the stipulation that staff try and determine if there was a valid recommendation as to why this parcel was zoned the way it was in the comprehensive plan. Seconded by Commissioner Bonilla. Approved 3-0.

6. PROPOSED FUTURE USE MX-3

Planner Fuerst stated the city received an inquiry from an interested business that is looking to purchase the old imperial camper site parcels. The interested business consists of four different DBA's: BioLawn, BioTree, BioHome, and BioLights. The city needs to look at the use of the property and how will that fit into our zoning. BioLawn provided a site plan that consists of office space, storage, shop space, mechanic area, parking, and an area they would sell off for redevelopment. Staff reviewed the allowed uses in this area. A few of challenges with this site included building encroachment, nonconforming uses, multiple properties, and redevelopment of southern parcels. Planner Fuerst stated the next steps would be determination of the acceptability of the use.

Vice Chair Leyde motioned to recommend to City Council that this business would be an acceptable use. Seconded by Commissioner Fuelling. Approved 3-0.

7. COMMISSION REPORTS

None.

8. ADJOURNMENT

Commissioner Bonilla motioned to adjourn the Planning Commission Meeting. Seconded by Commissioner Fuelling. Approved 3-0.

The Planning Commission Meeting was adjourned at 6:25 p.m. on February 8, 2022.

Respectfully Submitted:
Jill Thiesfeld,
Administrative Assistant II

Signed: _____
Brandon Leyde, Vice-Chairman