



**CITY OF NEWPORT
PLANNING COMMISSION MEETING MINUTES
NEWPORT CITY HALL
June 14, 2022**

1. CALL TO ORDER

Chair Leyde called the Planning Commission meeting to order at 5:30 p.m. on June 14, 2022.

2. ROLL CALL

Present (5): Chairman Brandon Leyde, Commissioner Maria Bonilla, Commissioner Anthony Mahmood, Commissioner Tami Fuelling, and Commissioner Michael Kermes.

Not Present (0): None.

3. MEETING MINUTES

A. May 10, 2022

Commissioner Mahmood motioned to approve the Planning Commission Minutes from May 10, 2022. Seconded by Commissioner Kermes. Approved 5-0.

4. PUBLIC HEARING- Zoning Codes

A. Impervious Surface Limitations in the MRCCA

City Planner Nathan Fuerst stated staff is proposing to remove the 25% limitation for impervious surface coverage in the MRCCA. This conforms to the DNR rules and allows flexibility outside the shoreland overlay but within the MRCCA.

B. Impervious Surface Definition

Planner Fuerst stated staff was requested to look at removing decks from the impervious surface definition in areas outside the shoreland overlay district. This allows decks to be installed and not be counted against the lot coverage. Within the shoreland overlay, the city is required to adopt the DNR's model ordinance and therefore the city would not exempt decks in the shoreland overlay district.

C. Foundation Wall Setbacks

Planner Fuerst stated staff suggest removing the foundation wall setback requirement on the basis that it does not directly address any known issues with setbacks. The city already has setbacks for structures from property boundaries.

D. Accessory Structure Footprint Interpretation

Planner Fuerst stated staff is proposing to strike the square footage heading to help clarify the intent and support the Planning Commission's interpretation of the footprint permitted for a residential accessory structure.

E. Front Yard Lot Line and Yard Area Definitions

Planner Fuerst stated staff has identified these definitions as particular issues when it comes to certain zoning applications and fence permits. The front yard and the lot line definitions are restrictive, and this change would permit more flexibility when reviewing proposed property improvements.

F. Sight Line Triangles

Planner Fuerst stated staff is proposing to add this text to the performance standards for districts. If you have an intersection on your property, you need to keep that area clear and not obstruct the sight triangle for the health, safety, and welfare of the community.

Chair Leyde opened the Public Hearing at 5:51 p.m. on June 14, 2022.

Bill Sumner, residing at 737 21st Street, stated he is in favor of simplifying and clarifying regulations. Mr. Sumner stated Item A helps residents achieve greater use and livability in their yards. Mr. Sumner stated Item B is sensible as we should not count decks that allow water through as impervious surface. Mr. Sumner clarified the intent for Item C is for new building. Planner Fuerst stated yes as any existing improvements that become legal non-conforming because of a new ordinance would be allowed to continue. Mr. Sumner stated he thought Item D was a good decision for the Planning Commission to use the footprint for an accessory structure. Mr. Sumner inquired if Item E gives staff more discretion to be reasonable. Assistant to the City Administrator Travis Brierley stated Newport has many unique lots and this change allows more flexibility and consistency. Mr. Sumner inquired if the city would go after someone's trees for Item F if they were in the sight line. Planner Fuerst stated this would get reviewed on a case-by-case basis.

Tim Steenlage, residing at 285 Park Place, addressed the Commission. Mr. Steenlage stated about a year and a half ago his house burned down. Last year he had a new house plan created that covered 30% of his property. Unfortunately, this was over the 25% rule, so the plans were not approved, and he wanted to know if there was an update. Assistant Brierley stated the ordinance we were looking at tonight removes the 25% rule and instead would follow the standard 35% rule for R-1. Chair Leyde stated the Planning Commission can recommend these changes, but City Council has the ultimate decision if these changes are approved.

Chair Leyde closed the Public Hearing at 6:10 p.m. on June 14, 2022.

Commissioner Bonilla motioned to recommend the City Council adopts the zoning code changes as described by staff. Seconded by Commissioner Fuelling. Approved 5-0.

5. COMMISSION REPORTS

Chair Leyde stated that City Administrator Deb Hill is going retire and her last day will be on August 4th. Chair Leyde congratulated and thanked Administrator Hill for all her help.

6. ADJOURNMENT

Commissioner Mahmood motioned to adjourn the Planning Commission Meeting. Seconded by Commissioner Fuelling. Approved 5-0.

The Planning Commission Meeting was adjourned at 6:12 p.m. on June 14, 2022.

Respectfully Submitted:
Jill Thiesfeld,
Administrative Assistant II

Signed: _____
Brandon Leyde, Chairman