

MINUTES
City of Newport Planning Commission
Regular Session
Newport City Hall Council Chambers
Monday, October 23, 2017

Planning Commissioners Present: Jim Patrick, Rod Croteau, Lee Hardy, Jim Hanselman, Bob Berman, Mike Franklin, and Bill Branigan.

City Staff Present: Community Development Director (CDD) Derrick Tokos, and Executive Assistant Sherri Marineau.

1. **Call to Order & Roll Call.** Chair Patrick called the meeting to order in the City Hall Council Chambers at 7:05 p.m. On roll call, Commissioners Hardy, Berman, Croteau, Patrick, Hanselman, Franklin, and Branigan were present.

2. **Approval of Minutes.**

A. Approval of the Planning Commission work and regular session meeting minutes of September 25, 2017.

MOTION was made by Commissioner Croteau, seconded by Commissioner Berman to approve the Planning Commission meeting minutes with minor corrections. The motion carried unanimously in a voice vote.

B. Approval of the Planning Commission work session meeting minutes of October 9, 2017.

MOTION was made by Commissioner Hardy, seconded by Commissioner Franklin to approve the Planning Commission meeting minutes as presented. The motion carried unanimously in a voice vote.

3. **Citizen/Public Comment.** No public comments.

4. **Action Items.** No action items.

5. **Public Notices.** At 7:02 p.m. Chair Patrick opened the public hearing portion of the meeting by reading the statement of rights and relevance. He asked the Commissioners for declarations of conflicts of interest, ex parte contacts, bias, or site visits. Croteau, Franklin and Hanselman reported site visits. Patrick called for objections to any member of the Planning Commission or the Commission as a whole hearing this matter; and none were heard.

A. **File No. 1-ADJ-17.** Patrick called for the staff report for File No. 1-ADJ-17. Tokos presented the staff report. He noted that the applicant was ill and wasn't able to attend the hearing. He said if the PC was comfortable with it, they could choose to continue the hearing at a later date in order for the applicant to give testimony.

Franklin asked if the project would trigger any safety codes for the railing on the carport. Tokos said that ADA accessibility wouldn't be looked at, only what the building code required. Croteau asked if the bridge would hold a car parked on it. Tokos said it was a building code function that the Building Official would look at.

PROPOSERS: There were no proponents present to testify.

OPPOSERS: Richard Dammier of Newport addressed the PC. He said he lived across from the subject property and had issues with the parking and the street being undeveloped. He said that the street was 15 feet wide and there wasn't room to park two vehicles side by side on their driveway. Dammier had lived at the property for 30 years and had been talking to the City for years to get the road maintained. He explained there were storm drainage problems on the road as well. He noted that there was no room for a fire truck to come down the street.

Dammier shared photographs with the PC of the subject property, the road, and his adjoining property. He said that if the adjustment was approved, the additional parked cars would take up more of the limited area. Dammier also expressed his concerns about the applicant not maintaining the vegetation overgrowth on his property.

Hardy asked how the carport would cause parking problems because they were already parking there. Dammier said that when the street was developed in the future, a pickup truck parked in the driveway would hang over the sidewalk. Hardy asked where the right of way was located. Tokos said the graveled public street was located on the north side of the 60 foot right of way, opposite of the applicant's property.

Gene Nez of Newport addressed the PC. She said that the trash service trucks couldn't get down the street. She said that the property owner of the subject property wasn't maintaining the blackberries along their property. Nez had hired someone two times in the past seven years to maintain them, even though it wasn't her responsibility. She noted that if there were a lot of people parked at the subject property, she couldn't back out of her property. Nez said that there had been a few of her clients that have almost run over the edge because parked cars locked their view. She didn't have a problem with the carport being built but thought the street needed to be maintained. Branigan asked her if her main issue was the street and not the carport. She said yes, and thought that if they expanded the bridge and made it so they could park two cars on it, that would make her able to back out of her driveway. She noted that there had been abandoned cars at the property for three weeks that were just picked up. It made it difficult for trucks to come down the street.

Dammier asked who's decision it was to do street improvements. Patrick said that it was an issue to address with the City Council. Judy Dammier addressed the PC and said that there were a lot of cars at the property and that there were parking issues. She felt the carport would force cars to park on the street.

MOTION was made by Commissioner Croteau, seconded by Commissioner Franklin, to continue the public hearing for File No. 1-ADJ-17 on the November 13, 2017 Planning Commission meeting. The motion carried unanimously in a voice vote.

Croteau stated that he was sympathetic to the parking issue and invited the opponents to contact the Fire Department and Police Department about access. He said that recourse would be handled through the CC as the PC couldn't do anything about parking.

6. **New Business.**

A. **Appoint Rep for Affordable Housing CET Fund Distribution Ad-Hoc Committee.** Tokos asked the PC if there was anyone interested in being the representative. Branigan expressed interest.

MOTION was made by Commissioner Berman, seconded by Commissioner Croteau, to appoint Bill Branigan as the Planning Commission Representative for the Affordable Housing CET Fund Distribution Ad-Hoc Committee. The motion carried unanimously in a voice vote.

7. **Unfinished Business.** Tokos noted that the County had signed off on the two property tax exemption programs. The resolutions would be adopted in two days, at which time the property tax exemption programs would become effective. The City was waiting for the State's input on the Vertical Housing Program to see what they envisioned the local implementation of the program would be so the City could assess if they wanted to tackle it.

8. **Director Comments.** No Director's comments.

9. **Adjournment.** Having no further business, the meeting adjourned at 7:35 p.m.

Respectfully submitted,



Sherri Marineau
Executive Assistant