

**MINUTES**  
**City of Newport Planning Commission**  
**Regular Session**  
**Newport City Hall Council Chambers by Video Conference**  
**February 8, 2021**

**Planning Commissioners Present by Video Conference:** Lee Hardy, Jim Hanselman, Bill Branigan, and Bob Berman.

**Planning Commissioners Absent:** Jim Patrick (*excused*), and Gary East.

**City Staff Present by Video Conference:** Community Development Director (CDD), Derrick Tokos; and Executive Assistant, Sherri Marineau.

1. **Call to Order & Roll Call.** Vice Chair Branigan called the meeting to order in the City Hall Council Chambers at 7:20 p.m. On roll call, Commissioners Hardy, Hanselman, Branigan, and Berman were present.

2. **Approval of Minutes.**

A. **Approval of the Planning Commission Work and Regular Session Meeting Minutes of January 25, 2021.**

**MOTION** was made by Commissioner Berman, seconded by Commissioner Hardy to approve the Planning Commission Work and Regular Session Meeting Minutes of January 25, 2021 with minor corrections. The motion carried unanimously in a voice vote.

3. **Citizen/Public Comment.** None were heard.

4. **Action Items.**

A. **Initiate Legislative Process to Amend Land Use Regulations to Implement HB 2001 Duplex, Townhouse, and Cottage Cluster Standards.**

**MOTION** was made by Commissioner Berman, seconded by Commissioner Hanselman to initiate the legislative process to amend land use regulations to implement HB 2001 duplex, townhouse, and cottage cluster standards. The motion carried unanimously in a voice vote.

5. **Public Hearings.** None were heard.

6. **New Business.** None were heard.

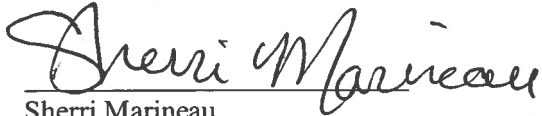
7. **Unfinished Business.** None were heard.

8. **Director Comments.** Hanselman noted that because of the COVID pandemic, they were learning that many of the younger students in Newport had trouble gaining access to the internet. He asked if there was a way for the city to get Wi-Fi coverage everywhere in the city with the 5G operators, because there were families finding it difficult to afford internet connection. Berman liked the idea and thought it could be negotiated as part of the franchise agreements. He noted 5G wouldn't be in the city anytime soon but he thought it was a good idea. Tokos noted what they often saw was communities going after State and Federal funding to build up rural wireless capabilities. Funding was the carrot to make it cost effective for the providers. Rural communities weren't as attractive to serve as the urban area and the question was how they

made them attractive to serve. Tokos explained there may be opportunities relative to franchise agreements, but it probably wasn't something they had the capacity to put into the permitting process.

9. **Adjournment.** Having no further business, the meeting adjourned at 7:29 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Sherri Marineau". The signature is written in black ink and is positioned above a horizontal line.

Sherri Marineau  
Executive Assistant