

**MINUTES**  
**City of Newport Planning Commission**  
**Regular Session**  
**Newport City Hall Council Chambers**  
**May 14, 2018**

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

**Planning Commissioners Absent:** Bob Berman (*excused*).

**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 7:00 p.m. On roll call, Commissioners Hardy, Croteau, Patrick, Hanselman, Franklin and Branigan were present.

2. **Approval of Minutes.**

A. Approval of the Planning Commission regular session meeting minutes of April 23, 2018.

Croteau and Hanselman noted minor corrections to the minutes.

**MOTION** was made by Commissioner Croteau, seconded by Commissioner Franklin to approve the Planning Commission regular session meeting minutes of April 23, 2018 with minor corrections. 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. Patrick reported a site visit. 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-VAR-18.** Patrick opened the Public Hearing for File No. 1-VAR-18. Tokos reviewed his staff report.

**PROPONENTS:** Jim Shepherd & Joe Kunkel addressed the PC. Shepherd reviewed the request and said they only found out about the need for the additional variance after the original approval. He noted there were no comments in opposition to the variance and recommended approval.

Hardy asked how the engineers came to the calculation before. Kunkel said they determined the awning was unique to the local climate. The engineers pointed out that in the long term, it was better to have airflow under the unit to keep the elements from deteriorating the equipment and that was why they recommended the change.

**OPPONENTS:** None present.

Hearing closed at 7:08pm.

Branigan said the variance was straight forward considering the local climate. He had no problem with it and recommended it go forward. Hanselman thought it was a reasonable request. Franklin said he was fine with the approval. Croteau said they met the criteria. Hardy had no problems. Patrick had no problem and thought the change would knock down some of the noise pollution from the unit.

**MOTION** was made by Commissioner Croteau, seconded by Commissioner Franklin to approve the height variance permit for File No. 1-VAR-18 with conditions. The motion carried unanimously in a voice vote.

**B. File No. 1-Z-18.** Patrick opened the Public Hearing for File No. 1-Z-18. Tokos reviewed his staff report. He said the Airport Committee said that there was a chance that the FAA might adjust the approach zones to the airport to extend the North/South approach. This would require a minor amendment and wasn't included as part of this hearing. Tokos said they also talked about providing people notice to let them know they were purchasing property near an airport and would have to deal with the noise associated with it. Patrick asked if most of the adjustment was going south of the airport. Tokos said it was both directions and the City would have to be careful with the public right-of-way on 62<sup>nd</sup> Street because they didn't want it in the protection zones. Branigan asked if this was developed under the FAA guidelines. Tokos said it was borrowed from the FAA model codes and had parts of the provisions included. Patrick said he couldn't figure out if it was less or more restrictive. Tokos said the regulated zones were different in terms of how the approach zones were sized, and the transitional, conical, and horizontal zones had slightly different measurements. Croteau asked when the FAA was likely to look at it and make a response. Tokos said it wasn't something they were overly concerned about and with the master plan in place, they took that as addressing their issues. He said the City was in the process of acquiring the property on the south side of the North/South runway owned by Wilder, and would be taking a purchase agreement for this to the City Council at their next meeting.

**MOTION** was made by Commissioner Croteau, seconded by Commissioner Branigan to recommend File No. 1-Z-18 for City Council review. The motion carried unanimously in a voice vote.

**C. File No. 1-MISC-18.** Patrick opened the Public Hearing for File No. 1-MISC-18. Tokos reviewed his staff report.

Hearing closed at 7:20pm.

Hardy had no comment. Croteau didn't think it was a standalone and thought Ann's contributions made it a good thing to approve. He thought the name could be condensed though. Franklin agreed with Croteau. Hanselman said he was fine with this. He asked how it had been brought up. Tokos said Councilor Goebel brought it up and thought it would be a good gesture. Branigan and Patrick didn't have a problem with it.

**MOTION** was made by Commissioner Croteau, seconded by Commissioner Hanselman to recommend File No. 1-MISC-18 for City Council review. The motion carried unanimously in a voice vote.

**7. New Business.** Tokos asked Croteau to speak about the TSP consultant interviews. Croteau said both proposals were good and the choice came down to how the group would fit with the transportation issues in Newport.

Patrick asked if the PC should take another look at height variances. Tokos said the hospital was the only one that had been approved. He said this would suggest that variances weren't problematic in general. Croteau asked if the basis for the height restriction was for the fire ladder height. Tokos said yes, 50 feet was what the fire department could handle in terms of training of staff and the equipment they had. He said the hospital was different because it was a different form of construction for fire protection.

**8. Unfinished Business.** No unfinished business.

**9. Director Comments.** No Directors comments.

**10. Adjournment.** Having no further business, the meeting adjourned at 7:30 p.m.

Respectfully submitted,



Sherri Marineau  
Executive Assistant