City of Newport Planning Commission Work Session Minutes November 13, 2023

LOCATION: CITY COUNCIL CHAMBERS, NEWPORT CITY HALL, 169 SW COAST HIGHWAY, NEWPORT Time Start: 6:00 P.M. Time End: 7:11 P.M.

ATTENDANCE LOG/ROLLCALL

STAFF	
Derrick Tokos, Community Development Director	
Sherri Marineau, Community Development Dept.	

AGENDA ITEM	ACTIONS
WORK SESSION MEETING	
CALL TO ORDER AND ROLL CALL	
a. Roll Call	None.
REVIEW DRAFT AFFORDABLE HOUSING CET CODE AMENDMENTS.	
a. Staff report	Mr. Tokos provided an overview of the amendments to NMC Chapter 3.20 pertaining to the affordable housing construction excise tax and the residential construction excise taxes being required to fund development incentives for affordable housing.
b. Discussion on amendments	Commission held discussions on changes pertaining to exemptions for construction excise taxes; the percent of area median income levels for affordable housing projects; sample impact fee assessments for residential development; net construction excise tax revenue from residential improvements offsetting fees for multifamily developments; upcoming multifamily projects in Newport; and affordable housing grant funds submitted to the State that are available for the public in Newport.
c. Commission feedback on amendments	Tokos received input from the Commission on edits to the document. Commissioners raised concerns that funds would go toward market rates that were 80 percent over median area income, and questioned the possibility of subsidizing rental payments with funds.

ESTABLISHING A CUSTOM CREATIVE WORK LIGHT-INDUSTRIAL USE CATEGORY.	
a. Staff report	Mr. Tokos reviewed the draft amendments to NMC Chapter 14.03 to establish "Custom Creative Work" as a subgroup of the manufacturing and production industrial use category. Written public comments were attached to the packet prior to the meeting.
b. Discussion on amendments	Commission held discussions on creating a custom creative work light-industrial use category; examples of uses that would be allowed within commercial zones; application of use categories; changes to the use table for permitted and conditional use requirements for commercial, industrial, and public zones; and limiting the use to a maximum of 2,000 square feet of gross floor area.
c. Consideration of public comment	Carol Shenk (Newport), Vice Chair of the Coastal Arts Guild gave a background of the need for the amendments to support the cottage industry. She was in general support of the changes but expressed confusion on how the rules would apply to. Shenk suggested they replace "canning and brewing" with "food and beverage production" to keep it more generic.
	Tokos to incorporate the changes Shenk suggested.
HB 2984- COMMERCIAL TO RESIDENTIAL CONVERSIONS.	FG - 44
a. Staff report	Mr. Tokos reviewed HB 2984 Section 6(c) prohibiting SDC charges for commercial to residential conversions.
b. Discussion on SDC credits	Discussion on the structure of the current SDC credit language; how SDC credits for prior uses worked; and the need for discussions for a resolution adoption with the City Council to confirm SDC credits would be applied for commercial to residential conversions.
	The Commission was in general agreement that discussions be held with the City Council on the topic.
PLANNING COMMISSION WORK PROGRAM UPDATE.	None.

Submitted by:

Dierri Marueau

Sherri Marineau, Executive Assistant