

Newport Vacation Rental Code Update



**STRUCTURE AND OBJECTIVES
FOR PUBLIC OUTREACH MEETINGS**

**VACATION RENTAL
AD-HOC WORK GROUP
JULY 11, 2018 MEETING**

Purpose of the Workshop



- Get information out to the public so that they are informed about how vacation rental and bed and breakfast uses are regulated in the community
- Obtain public feedback on proposed changes to the regulations
- Develop a list of “stakeholders” that are interested in receiving notice of future Planning Commission or City Council meetings on these issues

The Existing Rules



- Vacation rentals and B&Bs are allowed in all zones subject to a license with clear and objective criteria regarding:
 - Occupancy
 - Parking
 - Waste Management
 - Landscaping
 - Safety of renters
 - Issue resolution
 - Provides an over-the-counter approval process
- Conditional use is an option if clear and objective standards cannot be met
- Existing rentals were not grandfathered

Rationale for Regulating



- Ensure the safety and convenience of renters, owners, and neighboring property owners
- Protect the character of residential neighborhoods
- Address potential negative impacts (e.g. excessive noise, overcrowding, illegal parking, and refuse)

Why Consider Changes?



- Perception that vacation rentals lead to increased traffic, noise, and trash in established neighborhoods
- Belief that there is inadequate enforcement
- Discomfort with not knowing neighbors
- Desire to see notice area extended and designated contacts posted to City website
- Concern that vacation rentals may be driving up housing costs and tying up units that would otherwise be available to full time workers
- Interest in seeing caps imposed on the maximum number of vacation rentals and tenancy limits

How Did We Get Here?



Sept. 2017

- City Council asks Planning Commission (PC) to assess if rules for VRDs and B&Bs need to be updated



Nov. 2017

- PC recommends updates
- Council initiates legislative process and refers to PC for further work



Dec. 2017

- PC recruits ad-hoc work group to develop package of amendments for its consideration



Aug. 2018

- Public outreach meetings held to get input on policy options



Jan – July 2018

- Ad-hoc work group evaluates BMPs and develops policy options for how the rules can be amended
- PC and Council receive progress updates



Jan. 2018

- Ad-hoc work group is formed and holds kick-off meeting

Ad-hoc Work Group Responsibilities



- Review existing vacation rental regulations
- Evaluate Best Management Practices used by other jurisdictions
- Discuss policy options for revising the City's codes
- Select policy alternatives for presentation to the public
- Attend public open houses (if possible)
- Reconvene to review public comments and determine if Changes are needed to policy alternatives
- Propose package of amendments to Planning Commission for its consideration and recommendation to the City Council (i.e. start of public hearing process)

Ad-hoc Work Group Members



- Don Andre
- Charlotte Boxer
- Cheryl Connell
- Margaret Dailey
- Braulio Escobar
- Norm Ferber
- Jim Hanselman

- Lauri Hines
- Pam McElroy
- Jamie Michel
- Carla Perry
- Bill Posner
- Bonnie Saxton
- Martha Winsor

Ad-hoc Work Group Proposal



- Distinguish between home shares (e.g. rental of a room) and vacation rentals (rental of entire unit)
- Establish caps on the number of vacation rental units
- Offer alternatives that prohibit VRDs in certain areas
- Create density limits (e.g. one VRD per block facing a street)
- Develop centralized complaint system that facilitates transparency and citizen access to information
- Annual licensing with safeguards to prevent permit hoarding under cap
- Maintain updated set of clear and objective approval standards with conditional use option for certain standards that cannot be met
- Existing rentals not grandfathered and amortized if in prohibited area

Open House Format and Materials



- Sign-in sheet (contact information to be used for future meeting notices)
- Topic area stations with poster boards listing existing rules and potential changes
- Slide show explaining why the vacation rental rules are being revisited, work to date, and next steps
- Handouts of slides and one/two page summary of policy options
- Comment cards at each station for public feedback
- Provide open house materials and opportunity to comment online

Open House Station Layout



Enforcement

Approval
Standards

Effect on
Existing
Rentals

Caps and
Proximity
Limits

Process
(Licensing
and Fees)

Allowed
Locations

Existing
Conditions
(Map & Stats)

Sign-in
Handouts

Sample Poster Board

Overnight Occupancy Limits

Existing: Limit of 2 persons per bedroom plus two. One off-street parking space required for each bedroom.

Proposal: Drop the “plus two”

Other options:

- Replace the “plus two” with exemption for small children
- Alternative per bedroom limit
- Maintain status quo

- Sample for “Approval Standards” station
- Structure boards to obtain feedback on Ad-hoc work group policy alternatives and other potential options (including those raised during public comment)
- Content to be reviewed by Ad-hoc work group at its July 25th meeting

Next Steps



Sept. 2018

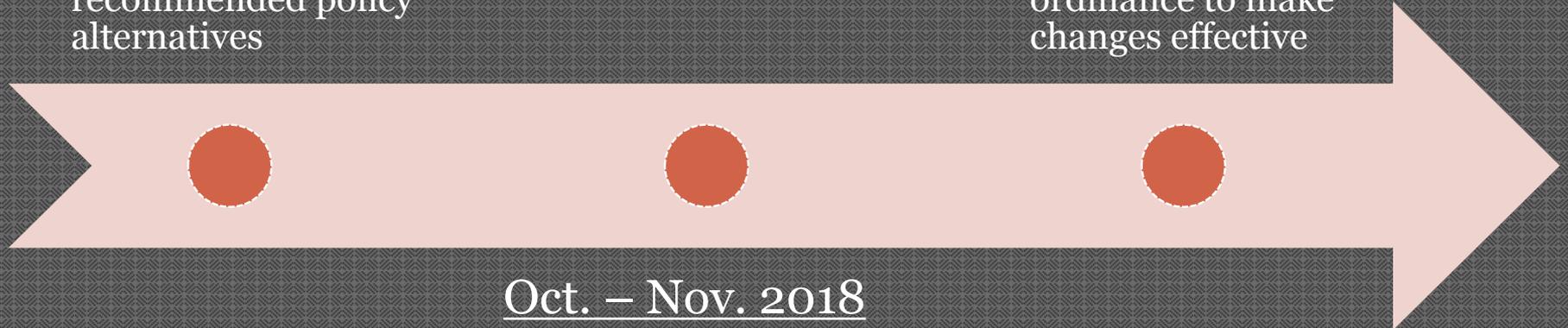
- Ad-hoc work group reviews feedback and finalizes recommended policy alternatives

Nov. – Dec. 2018

- Council holds hearings and adopts ordinance to make changes effective

Oct. – Nov. 2018

- PC holds hearing(s) on proposal, including policy alternatives and recommends preferred alternatives to Council



How Can I Stay Informed?



Information is posted in the Committees section
of the the City's website at:

<http://newportoregon.gov/dept/cdd>

Contact City staff:

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