



PLANNING COMMISSION WORK SESSION AGENDA

Monday, September 24, 2018 - 6:00 PM


City Hall, Conference Room A, 169 SW Coast Hwy, Newport, OR 97365

The meeting location is accessible to persons with disabilities. A request for an interpreter for the DEAF AND HARD OF HEARING, or for other accommodations for persons with disabilities, should be made at least 48 hours in advance of the meeting to Peggy Hawker, City Recorder at 541.574.0613.

The agenda may be amended during the meeting to add or delete items, change the order of agenda items, or discuss any other business deemed necessary at the time of the meeting.

1. CALL TO ORDER
2. UNFINISHED BUSINESS
3. NEW BUSINESS
 - 3.A Process for Considering Vacation Rental Dwelling Policy Alternatives Recommended by the Ad-Hoc Work Group.
[VRD Process.pdf](#)
 - 3.B Updated Planning Commission Work Program
[PC Work Program_9-18-18.pdf](#)
 - 3.C Resignation of Karmen Vanderbeck
[Karmen Vanderbeck.pdf](#)
4. ADJOURNMENT

Memorandum

To: Planning Commission/Commission Advisory Committee
From: Derrick I. Tokos, AICP, Community Development Director 
Date: September 18, 2018
Re: Process for Considering Vacation Rental Dwelling Policy Alternatives
Recommended by the Ad-Hoc Work Group

This work session is an opportunity for the Planning Commission/Commission Advisory Committee to discuss the process it would like to follow in reviewing recommendations from the ad-hoc work group regarding potential amendments to the City of Newport's vacation rental regulations.

The ad-hoc work group will review a draft set of code amendments, with policy alternatives, at a meeting on September 26, 2018. Those materials will be posted to the city website on Friday. This may or may not be the work groups last meeting; however, they are getting close to wrapping up.

At this time, we have tentatively scheduled a Planning Commission work session for October 8, 2018 to review the draft set of amendments. If, after that discussion, the Commission feels that the package is ready for public hearings then it would need to adopt a motion to initiate the formal legislative amendment process (NMC 14.36.020). Once the formal process is started, the City would provide notice of a public hearing to persons on the stakeholder list it has developed of individuals that have attended Commission, Council, Ad-Hoc Work Group, and open houses since a discussion about updating the City's vacation rental rules started last fall. Notice would also be provided to persons with city licenses to operate vacation rentals. The earliest a hearing could be held is October 22, 2018. It is my sense that the Commission will want to take testimony at the hearing and, given community interest in the topic, this may be all that can reasonably be accomplished that evening. A second hearing could be held on November 12th, at which the Commission could continue to take testimony, deliberate, and provide direction regarding the policy alternatives it wants to recommend to the City Council. December 10th would be the next available date for a hearing, if needed.

Please think about whether or not this approach is in line with your expectations, or if there are changes that you believe will make the Commission's phase of this process more effective.

Tentative Planning Commission Work Program

(Scheduling and timing of agenda items is subject to change)



July 23, 2018

Work Session

- Review Draft Transportation System Plan Scope of Work
- Review VRD Open House Materials and Coordinate Attendance

August 13, 2018

Work Session

- Conflict of Interest Training (City Attorney)
- Review Draft Zoning Text Amendment from Pacific Seafood related to Extended Stay Hotel/Motel uses

August 13, 2018

Regular Session

- Substantial Amendment No. 13 to South Beach Urban Renewal Plan
- Resolution No. 3815 Renaming the Black Box Theatre at the PAC to the David Ogden Stiers Theatre
- Resolution No. 3816 Renaming the Piano Rehearsal Room at the PAC to the Ramona Martin Piano Rehearsal Room

August 30, 2018

Special Joint Council/Commission Meeting

- Park System Master Plan Opportunities and Constraints Workshop

September 10, 2018

Work Session

- Review DOGAMI's tsunami time and distance modeling results

September 10, 2018

Regular Session

- File 1-SUB-18/2-VAR-18/3-GP-18 Fisherman's Warf Estates 11 Lot Subdivision (1005 SE Bay Blvd)
- File 3-Z-18 Zoning Text Amendment from Pacific Seafood Group related to Extended Stay Hotel/Motel uses (to be continued to 9/24/18)
- File 3-VAR-18 Height Variance for Samaritan Pacific Communities Hospital

September 24, 2018

Work Session

- Placeholder for discussing process for proceeding with VRD Code Amendment Hearings

September 24, 2018

Regular Session

- Continued hearing on File 3-Z-18 Zoning Text Amendment from Pacific Seafood Group related to Extended Stay Hotel/Motel uses (to be continued to 9/24/18)
- Continued Hearing 3-VAR-18 Height Variance for Samaritan Pacific Communities Hospital
- Appeal of Geologic Permit 1-GP-18 (NW Spring Street)

Tentative Planning Commission Work Program

(Scheduling and timing of agenda items is subject to change)



October 8, 2018 Work Session

- Review Draft VRD Code Amendments
- Review Time and Distance Overlay Zone Provisions

October 8, 2018 Regular Session

- Placeholder for File 2-SUB-18 for 5-lot Townhouse Subdivision (847 SE 5th St)
- Appeal of Shoreland Review Permit 1-SIR-18 (NW Spring Street)

October 22, 2018 Work Session

- Placeholder Parking Study Advisory Committee Recommendations
- Review Draft FIRM Map Amendments (Including Resolved Southshore Appeal)

October 22, 2018 Regular Session

- Placeholder for Public Hearing on VRD Code Amendments
- Placeholder for Annexation and Zone Change (4263 S Coast Hwy)

November 12, 2018 Joint Planning Commission/Council Meeting

- Review and Provide Feedback on Park System Master Plan Preferred Alternatives

November 12, 2018 Regular Session

- Reserve for Public Hearing No. 2 VRD Code Amendments
- Placeholder for Public Hearing on FEMA FIRM Map Amendments

November 26, 2018 Work Session

- Revisit Amendments to Public Facilities Element of Comp Plan (wastewater/stormwater)
- Review Draft Amendments to Implement Parking Study Recommendations

November 26, 2018 Regular Session

- Placeholder for Public Hearing on Parking Study Zoning Ordinance Amendments

December 10, 2018 Work Session

- Placeholder for Review of TSP Travel Demand Forecast Results
- Placeholder for Review of Preliminary Regional Housing Strategies (DLCD Grant funded)
- Scope of Work for SB US 101 Commercial Corridor Study

December 10, 2018 Regular Session

- Public Hearing on DOGAMI Time and Distance Modeling Overlay Zone Provisions
- Placeholder to Discuss Further Amendments to the Nye Beach Design Review Overlay

December 24, 2018 No Meeting

Sherri Marineau

From: John Vanderbeck <jkbeck@charter.net>
Sent: Friday, August 31, 2018 1:37 PM
To: Derrick Tokos
Cc: Sherri Marineau
Subject: Advisory Committee

Greetings Derek – hope you are off to enjoy a wonderful weekend!

I know I asked, at the beginning of this year, about the length of service on the Advisory Committee. At this time, I would like to relinquish my participation in that role. I am going to choose another service to our community, at this time. I also believe that the Ad Hoc committees formed for various topics seem to be a great way to communicate and offer opinions to the Planning Commission – and perhaps, the 60+ Advisory Committee is no longer needed.

I do appreciate the chance to see the many issues our community faces; as well as the many decisions needed to be made to continuing growing. I have thoroughly enjoyed this opportunity!

Thank you,
Karmen Vanderbeck