

Sherri Marineau

From: Janet Webster <janet.webster@charter.net>
Sent: Monday, November 26, 2018 1:10 PM
To: Derrick Tokos; Sherri Marineau
Cc: Rod & Darlene Croteau
Subject: Vacation Rental letter
Attachments: VRD letter 11-2018.docx

Dear Derrick and Sherri,

Attached is my letter concerning vacation rentals. I believe that the public record is still open. I had waited to respond until I could thorough review Derrick's memorandum of November 21.

Thanks for including this in the record.

-Janet

Janet Webster
janet.webster@charter.net

November 26, 2018

Newport Planning Commission
City Hall
169 SW City Hall
Newport, OR 97365

Dear Chairperson Patrick and Planning Commissioners,

The following comments address Derrick Tokos' memorandum of November 21, 2018 concerning **preferred alternatives to the Short-Term Rental Ordinance No. 2144**. I appreciate the hard work of the Ad Hoc Committee and realize that this is a challenging issue to reach overall consensus. I believe that where possible the work of the Committee should be honored. I have comments on the draft alternatives in the order they are addressed in the memorandum.

4.25.025 Transferability

I prefer alternative B.1. A license to operate should not guarantee an ongoing business. A buyer would be eligible to apply for a license or could decide to do something else with the property. For those who purchase residential property with an eye towards retirement and a need to generate income until that time, long-term rentals remain a viable option. Building solely for vacation rental usage does not seem to fit with the nature of the neighborhoods that would be the prime location. A residential building should be built for that purpose.

4.25.030 Guest Registry

Alternative 2.2 seems reasonable. As a member of the City's Budget Committee, I am aware of the importance of Room Tax revenue for city operations. A registry would provide a tool for better monitoring of code compliance and collection of taxes.

14.25.025 Allowed Locations

I have question about allowing this type of possible home business in all zones. Would not the same requirements apply to vacation rentals as outlined in 14.27?

14.25.030 Approval Standards

I support Alternative A.2, a more restrictive limit on density. It would be helpful to include the current number of dwelling units within the city. Does a duplex or apartment complex count as one unit or are is each component counted separately? Limits by neighborhood would also be a feasible option as some areas could accommodate more vacation rentals than are current present.

I support Alternative B.1, but this would only address R-1 and R-2 zones. Why would this not also apply to C-2 and C-2? How are applications in W-2 zones considered?

I support C.1, occupancy of two persons for bedroom with two additional persons per property.

I struggle with the suggested alternatives for parking, but lean towards the more stringent alternative, E.1, given parking issues in Nye Beach. The Parking Districts are currently working on recommendations to address various components of parking issues in the three districts, primarily the Bay Front and Nye Beach. If the districts are dissolved and a permit/metering system implemented, how might this impact vacation rental planning? Nye Beach already has several units that were granted conditional use over lack of parking. If this were to continue, parking in the core section of Nye Beach would be even more problematic in the high seasons. The same would be true on the Bay Front if vacation rentals expand on the second story of commercial buildings.

14.25.035 Non-Conforming Short Term Rentals

I support A.3 as it allows the phase out of rentals. However, where does providing parking come into compliance?

Maps

There was not a map for the east end of the Bay Front that would include the Embarcadero.

Thank you for your continued work on this important issue.

Sincerely,

A handwritten signature in black ink that reads "Janet G Webster". The signature is written in a cursive, flowing style.

Janet Webster
113 SE Bay Blvd
Newport, OR 97365

Derrick Tokos
City Planner
City of Newport, Oregon

November 26, 2018

Comments on VRD Policy Alternatives

- I would like to see an exception added to the VRD street spacing limits for 1 year academic sabbatical options by Newport homeowners. My wife is a professor at OSU and is granted a sabbatical year every 7 years. We own a home that we live in fulltime on Cottage St, above Nye Beach. In 2015 we took a sabbatical away from Newport for 9 months. During that period we had a vacation rental permit and the house was managed by a well-known VRD management firm. Under that scenario we were able to earn a higher level of rental income which balanced our rental expenses while we lived elsewhere. The management process also reduced the incidental wear/tear on our Newport house and kept it cleaner.
- Thus, if another house on Cottage Street becomes a VRD, we would potentially be precluded from doing the same on another sabbatical in the future. We would like to retain this option, and since sabbaticals are typically 9-12 months only, we propose that such an exception to the street spacing restrictions is reasonable.
- I prefer that the City chooses the Allowed Location Alternative 1 or 2 Map approach to the neighborhood restrictions on VRDs. This option minimizes the economic impact to current VRD owners. The other options 3 and 4 are 'punitive' in terms of economic impact to property owners.

Respectfully,

Edward Backus
Resident Homeowner, Newport

Derrick Tokos

From: tim.tomassi@gmail.com
Sent: Monday, November 26, 2018 9:37 AM
To: Derrick Tokos
Subject: Contact Us - Web Form

City of Newport, OR :: Contact Us - Web Form

The following information was submitted on 11/26/2018 at 9:37:07 AM

To: Derrick Tokos
Name: Tim Tomassi
Email: tim.tomassi@gmail.com
Phone: 5037059693
Subject: Newport vacation rental policies

Message: Hello Mr. Tokos,

My wife and I are getting close to retirement age, and are looking at properties along the coast to have as a second home. One requirement for us will be the ability to subsidize this by being able to rent for parts of the year. I understand that while there are licensing guidelines in place in Newport, there is the possibility that there may be coming restrictions or caps placed on the number of vacation rentals allowed. We live in Portland, so are familiar with issues surrounding our city's efforts to address a housing shortages and low-income housing issues.

Can you shed any light on this for me in regards to the future of vacation rentals in Newport itself, or point me in the right direction for finding out more?

Kind Regards,
Tim Tomassi

Derrick Tokos

From: lindaraen@charter.net
Sent: Monday, November 26, 2018 2:44 PM
To: Derrick Tokos
Subject: Contact Us - Web Form

City of Newport, OR :: Contact Us - Web Form

The following information was submitted on 11/26/2018 at 2:44:28 PM

To: Derrick Tokos
Name: Linda Neigebauer
Email: lindaraen@charter.net
Phone: 5412702234
Subject: 11/26/2018 Planning Commission Meeting re: Vacation Rental Ordinance

Message: In reading the vacation ordinance proposal, I notice this requirement for license renewal:
"Proof of Use. For renewals, room tax remittance records must show that the unit has been rented at least 30 days within the 12 month fiscal year."

Currently the city does not require that the number of occupancy nights be reported on the room tax form. There is no supporting data to support a minimum occupancy requirement. It might be better to add this question to the room tax form, gather the information, and then determine a minimum, if desired.

Thank you,
Linda Neigebauer

NOV 26 2018

RECEIVED

Nov 18,2018

Hello City of Newport ,Derrick I Tokos ACIP Community Development Director

My name is Scott Lackner and I currently have a business license with the city of Newport Oregon that allows me to operate my home as a Vacation Rental.Its to my understanding that the city is considering changing the rules that may affect vacation home owners.

In my opinion the vacation home business opportunity has helped the local economy by providing jobs to local residents.Construction contractors have probably seen an increase in business.The motivation for tourists to visit Newport and have the opportunity to stay in a comfortable home may contribute economically for restaurants and other businesses.

local homeowners may have invested a lot of time,hard work, and upgrades to their properties in order to qualify

for the right per current City Of Newport rules to operate as a vacation home

I understand that there has perhaps been some complaints by local residents concerning vacation homes.The rules that are currently in effect have probably done a good job helping to reduce potential Problems,but to make it perfect is very difficult. What happens to Vacation home owners that have had zero complaints from their neighbors if the current rules are seriously changed?How do you make it fair for the vacation homeowner if a complaint is made without a police report or other documentation to support the complaint.?

Thank You and Best Regards. Scott Lackner

it was finalized," she said. And even people from Lincoln City had been green flag. Flowers had concerns be- struggles to find enough volunteers to ith the homeless population that is al-

problem with busing people from Lin- that Newport is already wrestling with with a large homeless population, and den, you'd have all these people added ets of Newport," said Lincoln County ner Claire Hall.

lly, it appears to us that Chandler's was nothing more than a stop-gap ecause Lincoln City has failed to re- s with its own warming shelter, lo- former fire hall in the Taft District. y, that building is located in a zone not allow for homeless shelter activ- not saying this zoning issue doesn't e resolved, but city officials have about a year that they needed to ad- matter, or that a new location for the uld need to be identified. It seems ld have been a good idea to take care le detail during the warm-weather ead of trying to slap together a so- / that the temperatures are dropping instorms are upon us.

nter of 2017-18, the Lincoln City Warm- was open for 49 nights and provided ight stays. And according to Patrick warming shelter president, "The city s the power to declare an emergency ate a site, and we have a ready force rs that can plug into any of those sites 's a habitable shelter. It's just a matter will."

es in Oregon — and elsewhere around y — are struggling with how to deal ue of homelessness, and there are no ns. But Lincoln City's idea to kick the he road to Newport, if even just as a fix, is not the right approach.

— STEVE CARD

VIEWS ON THE NEWS

ip called Common Sense Lincoln County is ncoln County Board of Commissioners to o weigh in on the best, most responsible use 1 County Commons (fairgrounds) property. rom Common Sense Lincoln County comes an a week before the county's 2018 Com- Plan Visioning Committee is expected to uss the future of the fairgrounds.

Do you support allowing voters to have a ey feel is the best, most responsible use of ounty Commons property? Are you in favor g an event center/multi-purpose building f not, what would you like to see the prop-

acebook page — www.facebook.com/new- es — and look for the "Views On the News" hen post your thoughts on this topic in the tion. A sampling of reader responses will on the opinion page in next Wednesday's space constraints, we can't guarantee that received via Facebook will be printed, and edited for length.

THANKS TO NEWPORT CITY COUNCIL AND STAFF

As a parent of a Newport High School swimmer, I would like to offer my sincer- est gratitude to the Newport City Council and staff for their prompt and effective resolution of the NHS Swim Team practice schedule.

Thanks to Councilors Eng- ler, Allen, Sawyer and Goe- bel for listening with empa- thy to our concerns on the proposed schedule during the Nov. 5 city council meet- ing and for acting with initia- tive, courage and a sense of urgency to resolve this matter before the start of the high school swim season. Also, thanks to City Manager Spencer Nebel for facilitating a meeting with all stakehold- ers and leading an effective decision-making process that yielded a workable solution for all, where pool lanes and hours were allocated fairly and based on facts.

I would also like to thank Kathy Cline, aquatic super- visor, for presenting viable practice schedule alterna- tives at this meeting, as well as Rebecca Lakeman, Boot Camp water exercise pro- gram instructor, for engaging in a positive and constructive dialogue.

Finally, I would like to ex- press my deepest apprecia- tion to Angie Sremba, NHS Swim Team head coach, for her dedication and passion for the team. Not only does she build champions, but more importantly, she fosters a positive and caring environ- ment for the NHS student athletes to succeed at all lev- els and is truly an outstand- ing role model for them.

Franz Cosenza
Newport

CREDIT WHERE CREDIT IS DUE

No article should be writ- ten about the Amanda Trail ("A walk through time," Nov. 9 edition) without giving credit to the people who developed it, particularly Joanne Kittel. Joanne researched the story of Amanda, envisioned the trail, ceded part of her land for the trail, worked with area tribal entities to assure that the Amanda story was accu- rate, and engaged with state and regional agencies to raise funds, acquire the Amanda statue, support the construc- tion of the bridge, and main- tain the trail.

Amanda Creek suffered a landslide in December of 2015, resulting in the loss of the sta- tue and the bridge. Since then, Joanne has worked tirelessly to raise funds and, with the co- operation of state and regional agencies, to construct a tempo- rary bridge until a permanent,

higher and stronger bridge can be built.

Through Joanne's efforts, a second statue by the same sculptor was donated to re- place the one lost, and histor- ic signage has been installed along the trail.

The grotto remains an al- most-mystical place for visi- tors. And, no, the community does not want people to stay away from the Amanda Trail, and no one has disappeared on the trail.

An interview with a tribal member or Joanne would have been worth the report- er's time and certainly told one of the most important as- pects of the trail.

Diane Disse
Yachats

NYE BEACH IS A NEIGHBORHOOD

The City of Newport re- cognized the value and po- tential of the Nye Beach neighborhood in the 1980s with urban renewal im- provements and the Glick Study. The Glick Study out- lined a plan to further the neighborhood vision as a thriving residential environ- ment for all incomes with cottage industries, tourist amenities and small scale commercial businesses.

Most would agree that the city's investment has paid off and that Nye Beach has been an urban renewal success story as a mixed-use neigh- borhood of residents, tour- ists and businesses. While vacation rentals have always been part of the mix, the neighborhood was unpre- pared for the impacts of on- line vacation rental booking platforms and the big busi- ness of vacation rental dwell- ings (VRDs). Their prolif- eration has also impacted long-term housing at a time when housing needs are in high demand.

The Newport Planning Commission formed a VRD study group earlier this year and is now having public hearings to address the situa- tion with solutions for neigh- bors and VRD owners. Un- fortunately, due to a zoning interpretation, Nye Beach is unintentionally poised to be the dumping ground for VRDs that other neigh- borhoods don't want.

Citizens need to protect the city's investment for the future and prevent VRDs from dominating a vibrant, diverse neighborhood. The city's new Vision 2040 Plan includes enhancing mixed- use neighborhoods as a key strategy. We need to stick to the vision for the neigh- borhood and keep VRDs in the mix by applying spac- ing and density regulations that are proposed for R-3

and R-4 neighborhoods.

Transfer of a VRD license to a new owner upon sale of a property is not now allowed and should not be adopted if the city wants to protect its neighborhoods. Permanent licenses may result in unin- tended consequences and would tie the city's hands for future planning.

The planning commission is now taking written testi- mony and is holding a public hearing on Monday, Nov. 26. Now is your chance to shape Newport's future.

Wendy Engler
Newport

THANKFUL FOR PROCLAMATION

I am thankful that the mayor of the City of New- port, Sandra Roumagoux, has made as one of her fi- nal actions on behalf of the Newport City Council a proclamation recognizing climate change awareness. I am impressed that our city mothers and fathers have stepped forward to address this most urgent situation we face. I hope that our citi- zenry embraces and acts on her words and takes them to heart.

As she states in the pro- clamations, "I urge the resi- dents and visitors of the City of Newport to do their part in reducing climate change impacts by seeking innova- tive solutions to this human caused problem. I further urge residents and visitors to promote by example, en- ergy efficiency, a healthy en- vironment and a sustainable economy to address this very serious and profound crisis facing our globe." Signed by Mayor Sandra Roumagoux and dated Nov. 5, 2018.

I encourage each and every one to read her entire procla- mation.

Bill Kucha
Depoe Bay

ARTICLE GIVES MISLEADING INFORMATION

Madeline Shannon's article and, particularly, the accom- panying photograph in last Friday's newspaper ("Back to square one for Jump-Off Joe property," Nov. 16 edition) leaves us with the mislead- ing impression that Bill Lund wants to build his home on a

disaster site at the west end of Northwest 11th Street.

My understanding is that Mr. Lund's property, the parcel in question before the planning commission, is on Northwest 15th Street, but the article does not say that. The photograph is of the concrete slab that is all that remains of a failed condo project just above Jump Off Joe, at the corner of North- west 11th and Northwest Coast streets. Unquestion- ably, that lot is incapable of being used as the founda- tion for a home, and those involved in the effort to de- velop that parcel suffered heavy losses, decades ago, at that site.

The news article, however, implies that Mr. Lund's prop- erty is nearby when, in fact, it is several blocks north and unrelated to the concrete slab that is pictured.

Future articles about this issue should provide an ac- curate location of the prop- erty in question so that we are fully informed about the nature and rationale for the Newport Planning Commis- sion's action.

Susan Elizabeth
Reese Painter
Newport

THANKS TO NEWPORT CITY COUNCIL

We would like to express our sincerest appreciation to the Newport City Council and staff for their prompt and effective resolution to finalize a practice schedule for the Newport High School swim team for the 2018-2019 season. Their listening and car- ing attitude, as well as their sense of urgency to resolve this matter are very much ap- preciated.

We also appreciate their guidance and facilitation of a constructive dialogue with all Newport Aquatic Center swimming pool stakehold- ers to develop an agreement that was workable for all parties. We also would like to thank the Boot Camp aquatic exercise program for their spirit of cooperation during this process.

Reyna Mattson
NHS Principal
Angie Sremba
Head Coach,
NHS Swim Team

LETTER POLICY

The News-Times welcomes letters to the editor concerning is- sues affecting Lincoln County.

All letters must be signed with the full name of the writer, and must be accompanied by a telephone number and address.

We request that letters be limited to 300 words, and that writers limit their letters and viewpoints to one every four weeks. Letters may be edited for length and clarity. Letters sent via email should clearly state that they are for publication.

WRITE: editor@newportnewstimes.com

11/24/18