

Sherri Marineau

From: Derrick Tokos
Sent: Monday, April 22, 2019 2:24 PM
To: Sherri Marineau
Subject: FW: File No. 2-CUP-19

Please copy for the Planning Commission members.

Derrick

-----Original Message-----

From: Janet Webster [REDACTED]
Sent: Monday, April 22, 2019 2:10 PM
To: Derrick Tokos <D.Tokos@NewportOregon.gov>
Subject: File No. 2-CUP-19

Dear Derrick,

I have three concerns concerning the request for relief from providing an additional five off-street parking spaces at 748 SW Bay Blvd that will be heard this evening at the Planning Commission. The first two address the applicable criteria. The third considers the question of precedent setting.

1- I disagree with the staff conclusion that Public Facilities can adequately accommodate the proposed use. This property, since originally approved, has lacked adequate off-street parking. This is an example of parking requirement 'creep' as original planned uses evolve. The Abbey Street Parking Lot usage as documented in the 2017 Lancaster Study shows that it is intensely used with slower turnover than street parking during summer daytime hours. Usage drops in the evening. If VRD parking is limited to 8 pm to 8 am, there would be adequate parking for the three units, but not at other times.

2- There are probably conflicts with existing uses again in terms of parking needs. If the VRD parking is needed throughout the day, usage conflicts with employee and day tourist parking needs on the Bay Front. We have limited parking especially during May through September, crab season, holidays and spring breaks. If the City proceeds with metering and permitting, the Abbey Lot is slated to be paid and permitted. It is unclear if the City would grant permits to the VRD for parking or allow them to purchase the requested 5. If granted or paid, these permits would not be available for to others working on the Bay Front.

3- I am concerned that granting this relief would open the way for additional short-term rentals on the Bay Front. In Nye Beach, VRDs are regularly granted waivers from parking requirements. Parking availability of on the Bay Front is more limited than in Nye Beach. I encourage the Planning Commission to consider if granting this relief would set an unworkable precedent.

If the Planning Commission does decide to grant relief, I suggest that the property be required to give up usage of the designated drive-way and have the City stripe the additional street spaces. Additional bicycle parking should also be required on the property, perhaps in the outdoor eating area. I would also request the Rogue Pub develop an employee parking program that gives incentives to employees to park off of the Bay Front in high traffic periods. If more Bay Front employers did this, it would help with traffic flow and provide additional parking for paying customers. Clearwater is an example of one business that does this.

As a property owner on the Bay Front, I understand the challenge of redevelopment of property given the constraints of public facilities. I encourage the City to look for creative ways to encourage development while addressing the shortcomings of public facilities.

Sincerely,
-Janet Webster

Front St Marine LLC

