

OUR RESIDENTIAL (R2) NEIGHBORHOOD

Newport City officials say that VRDs comprise less than 3% of our City's total housing stock, while admitting that the numbers advertised on line are substantially higher than the numbers actually licensed. Lincoln City officials recently imposed a 10% cap on VRD populations in some of their most heavily impacted neighborhoods. A local developer stated at a recent public meeting that "neighborhoods should be able to accept a 15% level of VRDs" in all residential zones. Please keep these figures in mind.

Ours is a small neighborhood in Agate Beach zoned as R2 (Medium Density-Single Family), and it contains 37 homes in the immediate area of roughly three blocks. Prior to 2010, our neighborhood had no VRDs, and prior to 2012 this neighborhood had but one VRD that operated under the rules of the 2011 ordinance. As a consequence of the new 2012 ordinance that permitted unrestricted VRD development, our 37 neighborhood homes now harbor 8 absentee landlord owned VRDs.

These VRD businesses comprise nearly 22% of our neighborhood homes, and they operate year round without the limitations of the 2011 version of the VRD ordinance.

These 8 large VRDs have an aggregate advertised occupancy of 80 people, while our neighborhood contains 63 permanent residents including long term renters. Thus, on any given summer day over 50% (80/143) of the people in the neighborhood are transients who we do not know, and they change weekly, if not daily.

The number of legal VRD parking spaces totals 28 (this figure excludes boats, trailers and illegally parked vehicles). Neighborhood permanent residents possess 57 vehicles in total. During the summer, high VRD occupancy season, fully one-third of the traffic in our neighborhood (28/85) is VRD traffic, with an even more significant impact during the day when many permanent residents (and their vehicles) are away at work.

The 2012 VRD ordinance that permitted unrestricted growth of VRDs in ALL CITY ZONES with year round operation has resulted in the severe degradation of the character of our neighborhood because of VRD transient renter associated over-occupancy, noise, traffic, rubbish, smoke, vandalism, loose animals, trespass, littering and landscape related problems. These high occupancy VRD motel businesses are incompatible with, and simply out of place in, residential neighborhoods. We believe that the proliferation of VRD small motel businesses was the unintended consequence of the 2012 ordinance that entirely abrogated enforcement and that allowed unrestricted development of VRDs by outside interests as simple investment businesses, using homes that they never intended to occupy themselves. We cannot believe that the City of Newport, by the 2012 ordinance, intended to destroy the integrity of its residential neighborhoods by this ordinance, but this has become the reality. The City of Newport can either have single family (R1 and R2) neighborhoods or it can have VRD businesses, but it cannot realistically or sensibly have both in these residential zones.

Lincoln City is often held up as an example that Newport should never follow. Yet, Lincoln City has set a 10% VRD cap in certain neighborhoods and our neighborhood has 22% VRDs already in our midst and,

without a moratorium, the neighborhood density of VRDs continues to rise (the City's figure of 3% VRDs of overall housing is meaningless in this neighborhood context). Some relief from VRD related destruction of our neighborhoods is needed, and the City needs to act on this serious issue sooner rather than later.

Solutions to this neighborhood problem, created by the Planning Commission and City Counsel in 2012, are limited at this late date in the history of VRD motel expansion into residential zones. If the City has the will and the means, it should cap VRD numbers now and plan a timely phase-out of VRDs in residential neighborhoods, using selective neighborhood overlays if necessary. At minimum, the City should return to the provisions of the 2011 ordinance relating to residential zones. These rules allowed one rental occupancy per week and up to ten rental events per year, and were intended to financially assist seasonal residents, on-site Mom and Pop owner operators, and new home buyers with their mortgages. These 2011 rules did not promote the unrestricted 24/7, 365 day operation of small motel businesses in residential zones. These limitations of the 2011 ordinance should never have been abandoned because the City was unwilling or unable to enforce the rules that were in place at that time. Please consider the plight of residential neighborhoods in your deliberations and please assist in restoring their livability.

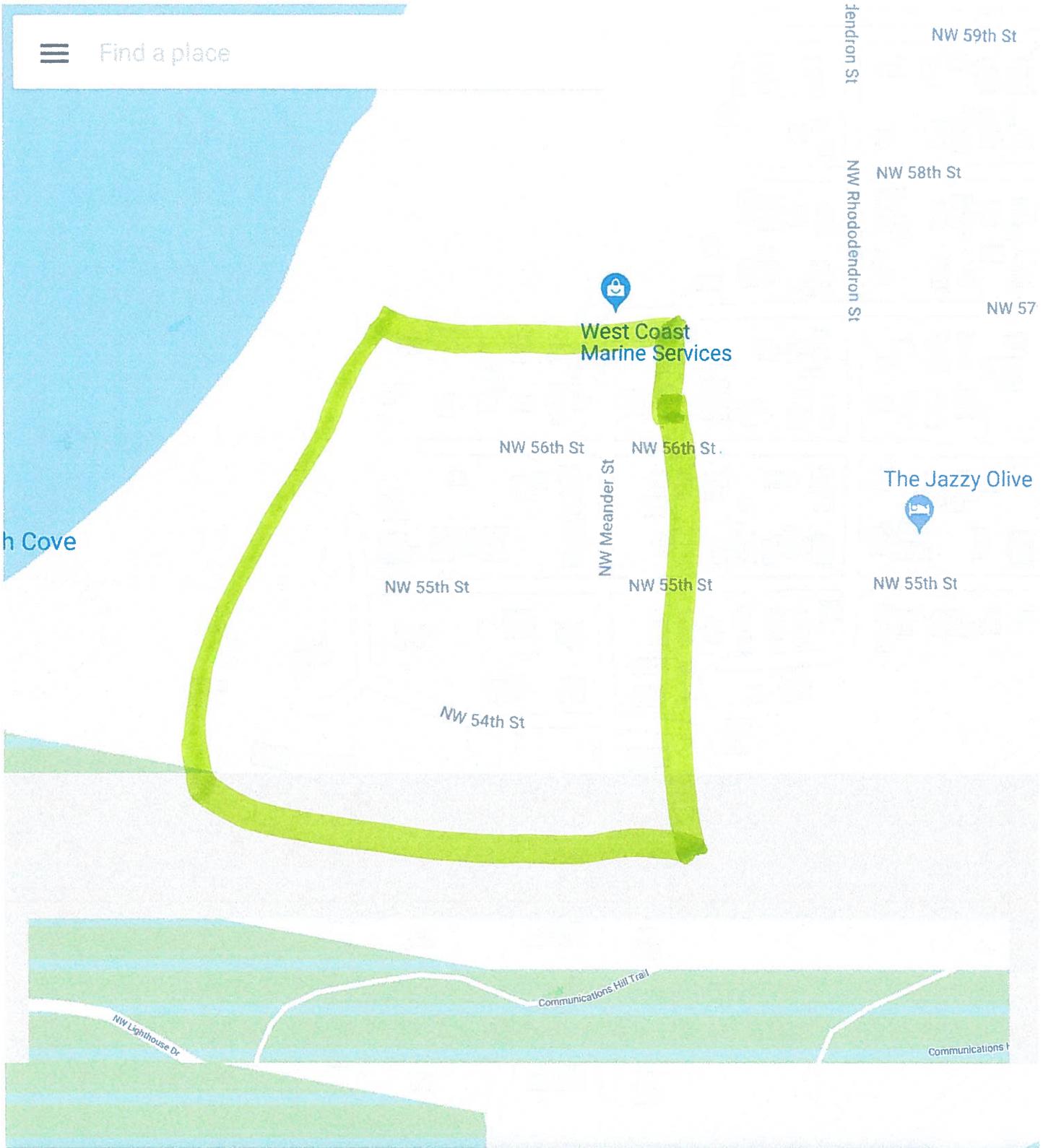
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February 28, 2018

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