

May 2, 2018

Newport's Comprehensive Plan & Interpretation of C-2 Zoning in Nye Beach

The definition of C-2 in the Nye Beach Overlay is currently being misinterpreted. The pre-eminent policy document of the City, the Comprehensive Plan, provides the intent behind the C-2 zoning designation in Nye Beach. This perspective is important because it shows in the Seventh Amendment, as adopted, that the concept of C-2 was in no way an abandonment of residential use.

The City of Newport Comprehensive Plan's Peninsula Urban Design Plan states:

"Every effort should be made to integrate the goals of the Nye Beach Study (Seventh Amendment to the Newport Urban renewal Plan) with any new developments in the area for maximum benefit to the city and community." (Page 4)

The Seventh Amendment recommends; "the creation of a mixed use zone and development regulations to preserve...neighborhood compatibility." (Page 51)

"The new C-2* zone is meant to accommodate existing residential uses in the C-2 areas of Nye Beach, which predominate, by making them conforming within C-2* and by creating an environment conducive to cottage industries and preservation of housing." (page 64)

Additionally, the Seventh Amendment states "It is the permanent residents in the tourist commercial zone that have suffered most from being zoned nonconforming and who suffer and will increasingly feel the impacts of the tourist attractors' traffic and parking demand." "The objectives of the Seventh Amendment to NURP are to alleviate traffic conflicts and parking conditions, to protect neighborhood livability in the historic portion of Nye Beach,.." (page 71)

Pertaining to housing issues in general, Newport's Comprehensive Plan, Peninsula Urban Design Plan policy #9 states:

"Preserve and enhance the existing housing supply. Encourage the increase of affordable housing in Newport."

Going forward, vacation rental discussions and decisions need to align with Comprehensive Plan policies and objectives. This may include redefining C-2 in Nye Beach.