

# Newport Vacation Rental Code Update



**STRUCTURE AND OBJECTIVES  
FOR PUBLIC OUTREACH MEETINGS**

**VACATION RENTAL  
AD-HOC WORK GROUP  
JULY 11, 2018 MEETING**

# Purpose of the Workshop



- Get information out to the public so that they are informed about how vacation rental and bed and breakfast uses are regulated in the community
- Obtain public feedback on proposed changes to the regulations
- Develop a list of “stakeholders” that are interested in receiving notice of future Planning Commission or City Council meetings on these issues

# The Existing Rules



- Vacation rentals and B&Bs are allowed in all zones subject to a license with clear and objective criteria regarding:
  - Occupancy
  - Parking
  - Waste Management
  - Landscaping
  - Safety of renters
  - Issue resolution
  - Provides an over-the-counter approval process
- Conditional use is an option if clear and objective standards cannot be met
- Existing rentals were not grandfathered

# Rationale for Regulating



- Ensure the safety and convenience of renters, owners, and neighboring property owners
- Protect the character of residential neighborhoods
- Address potential negative impacts (e.g. excessive noise, overcrowding, illegal parking, and refuse)

# Why Consider Changes?



- Perception that vacation rentals lead to increased traffic, noise, and trash in established neighborhoods
- Belief that there is inadequate enforcement
- Discomfort with not knowing neighbors
- Desire to see notice area extended and designated contacts posted to City website
- Concern that vacation rentals may be driving up housing costs and tying up units that would otherwise be available to full time workers
- Interest in seeing caps imposed on the maximum number of vacation rentals and tenancy limits

# How Did We Get Here?



Sept. 2017

- City Council asks Planning Commission (PC) to assess if rules for VRDs and B&Bs need to be updated



Nov. 2017

- PC recommends updates
- Council initiates legislative process and refers to PC for further work



Dec. 2017

- PC recruits ad-hoc work group to develop package of amendments for its consideration



Aug. 2018

- Public outreach meetings held to get input on policy options



Jan – July 2018

- Ad-hoc work group evaluates BMPs and develops policy options for how the rules can be amended
- PC and Council receive progress updates



Jan. 2018

- Ad-hoc work group is formed and holds kick-off meeting

# Ad-hoc Work Group Responsibilities



- Review existing vacation rental regulations
- Evaluate Best Management Practices used by other jurisdictions
- Discuss policy options for revising the City's codes
- Select policy alternatives for presentation to the public
- Attend public open houses (if possible)
- Reconvene to review public comments and determine if Changes are needed to policy alternatives
- Propose package of amendments to Planning Commission for its consideration and recommendation to the City Council (i.e. start of public hearing process)

# Ad-hoc Work Group Members



- Don Andre
- Charlotte Boxer
- Cheryl Connell
- Margaret Dailey
- Braulio Escobar
- Norm Ferber
- Jim Hanselman
- Lauri Hines
- Pam McElroy
- Jamie Michel
- Carla Perry
- Bill Posner
- Bonnie Saxton
- Martha Winsor



# Ad-hoc Work Group Proposal



- Distinguish between home shares (e.g. rental of a room) and vacation rentals (rental of entire unit)
- Establish caps on the number of vacation rental units
- Offer alternatives that prohibit VRDs in certain areas
- Create density limits (e.g. one VRD per block facing a street)
- Develop centralized complaint system that facilitates transparency and citizen access to information
- Annual licensing with safeguards to prevent permit hoarding under cap
- Maintain updated set of clear and objective approval standards with conditional use option for certain standards that cannot be met
- Existing rentals not grandfathered and amortized if in prohibited area

# Open House Format and Materials



- Sign-in sheet (contact information to be used for future meeting notices)
- Topic area stations with poster boards listing existing rules and potential changes
- Slide show explaining why the vacation rental rules are being revisited, work to date, and next steps
- Handouts of slides and one/two page summary of policy options
- Comment cards at each station for public feedback
- Provide open house materials and opportunity to comment online

# Open House Station Layout



Enforcement

Approval  
Standards

Effect on  
Existing  
Rentals

Caps and  
Proximity  
Limits

Process  
(Licensing  
and Fees)

Allowed  
Locations

Existing  
Conditions  
(Map & Stats)

Sign-in  
Handouts

# Sample Poster Board

## Overnight Occupancy Limits

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**Existing:** Limit of 2 persons per bedroom plus two. One off-street parking space required for each bedroom.

**Proposal:** Drop the “plus two”

**Other options:**

- Replace the “plus two” with exemption for small children
- Alternative per bedroom limit
- Maintain status quo

- Sample for “Approval Standards” station
- Structure boards to obtain feedback on Ad-hoc work group policy alternatives and other potential options (including those raised during public comment)
- Content to be reviewed by Ad-hoc work group at its July 25<sup>th</sup> meeting

# Next Steps



## Sept. 2018

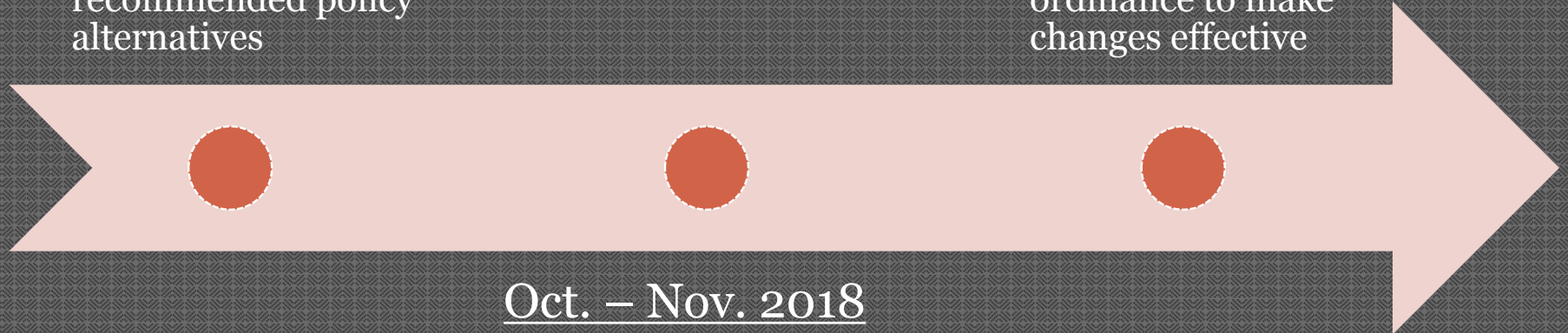
- Ad-hoc work group reviews feedback and finalizes recommended policy alternatives

## Nov. – Dec. 2018

- Council holds hearings and adopts ordinance to make changes effective

## Oct. – Nov. 2018

- PC holds hearing(s) on proposal, including policy alternatives and recommends preferred alternatives to Council



# How Can I Stay Informed?



Information is posted in the Committees section  
of the the City's website at:

<http://newportoregon.gov/dept/cdd>

Contact City staff:

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