

Newport Vacation Rental Code Update



PUBLIC WORKSHOP
& OPEN HOUSE

AUGUST 22, 2018
6:00 PM

NEWPORT CITY HALL
169 SW COAST HWY, NEWPORT 97365

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 and integrate public feedback on proposed changes into the new regulations
- Develop a list of persons 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



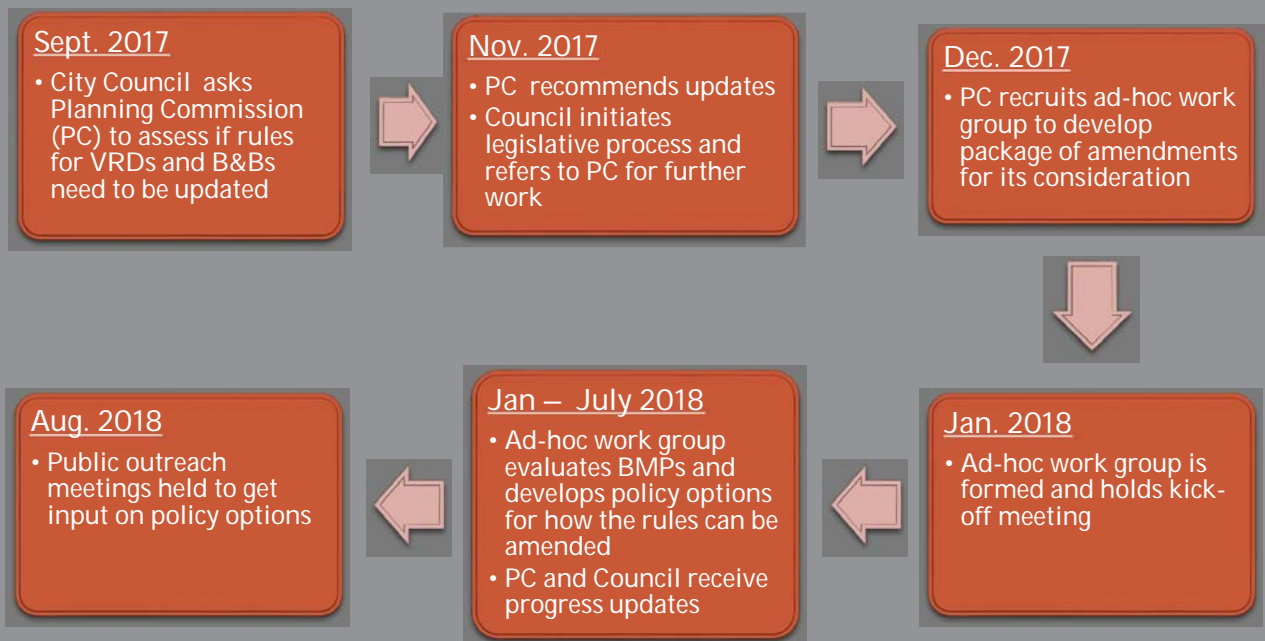
- Ensure the safety and convenience of renters, owners, and neighboring property owners
- Protect the character of residential neighborhoods
- Address potential negative impacts (e.g. excessive noise, overcrowding, illegal parking, and refuse)
- Preserve long term housing supply by limiting transient use
- Acknowledge the need to weigh VRD limitations against the economic benefit of short term rentals

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?



Ad-hoc Work Group Responsibilities



- Review existing vacation rental regulations
- Evaluate Best Management Practices (BMPs) 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

Next Steps



Sept. 2018

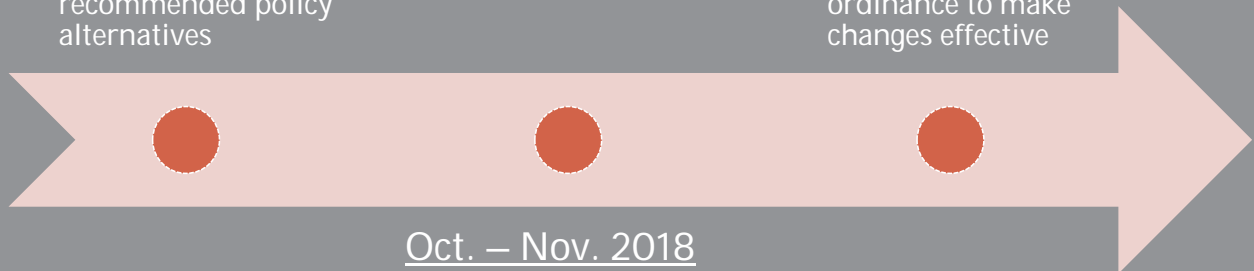
- Ad-hoc work group reviews feedback and finalizes recommended policy alternatives

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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