

CITY OF NEWPORT

169 SW COAST HWY

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NOTICE OF PUBLIC HEARING
ON AN ORDINANCE AMENDING THE CITY OF NEWPORT'S
SHORT-TERM RENTAL REGULATIONS

On Tuesday, February 19, 2019, the Newport City Council will hold a public hearing on Ordinance No. 2144, amending the City of Newport's regulations for short-term rentals. The hearing will be held at 6:00 p.m. in the Newport City Hall Council Chambers, located at 169 SW Coast Highway. **Changes contained in the draft ordinance will phase out vacation rentals as a permitted use in certain parts of the city, and limit them in other areas, which may impact the value of the affected properties.**

Ordinance No. 2144 was developed with the assistance of a citizen committee that the Planning Commission pulled together to review the City's existing short-term rental regulations. It was then refined by the Commission following public hearings in November and December of 2018. The ordinance impacts two chapters of the Newport Municipal Code. The first is a new Chapter 4.25 that provides an administrative framework for licensing the annual operation of short-term rentals. Chapter 14.25 is the second impacted chapter. It has been rewritten in its entirety and contains land use rules for short-term rentals.

The draft ordinance recommended by the Planning Commission can be viewed on the city's main webpage by clicking the link under "Latest News" or by typing the following into your web browser: <http://newportoregon.gov/dept/cdd/VacationRentalDwelling.asp>. It is organized into four documents. The "mark-up" versions of Chapters 4.25 and 14.25 show changes the Commission made to the ordinance as part of the public hearings process, including a final set of revisions at their January 14th meeting. The mark-up documents further highlight the Commission's preferred alternatives in areas where a range of policy alternatives were provided by the citizen committee. A component of the Commission's recommendation is a new zoning overlay identifying areas within the City where vacation rentals will continue to be allowed. There are two maps of the proposed zoning overlay on the website. One shows the full extent of the permitted area and another is zoomed in to show how new spacing standards would be applied within the permitted area. A staff recommendation is also available on the website. It is formatted in the same manner as the Commission's recommendation. Public comments provided to the citizen committee and Planning Commission have been compiled into a single document that is also available for review.

This hearing is an opportunity for you to share with the City Council your thoughts about the proposed changes. Testimony may be submitted in written or oral form. The hearing may include a report by staff, and testimony from proponents and opponents to draft Ordinance No. 2144. Written testimony sent to the Community Development (Planning) Department, City Hall, 169 SW Coast Hwy, Newport, OR 97365, must be received by 5:00 p.m. the day of the hearing to be included as part of the hearing or must be personally presented during testimony at the public hearing.

A hardcopy of the draft ordinance, and related materials, is available for inspection and may be purchased for reasonable cost at the Community Development Department, Newport City Hall, located at 169 SW Coast Hwy, Newport Oregon 97365. For additional information concerning the ordinance, you may contact Derrick Tokos, City of Newport Community Development Director, at 541-574-0626 or d.tokos@newportoregon.gov.