



PLANNING COMMISSION WORK SESSION AGENDA

Monday, August 26, 2019 - 6:00 PM

City Hall, Conference Room A, 169 SW Coast Hwy, Newport, OR 97365

The meeting location is accessible to persons with disabilities. A request for an interpreter for the DEAF AND HARD OF HEARING, or for other accommodations for persons with disabilities, should be made at least 48 hours in advance of the meeting to Peggy Hawker, City Recorder at 541.574.0613.

The agenda may be amended during the meeting to add or delete items, change the order of agenda items, or discuss any other business deemed necessary at the time of the meeting.

1. CALL TO ORDER

2. UNFINISHED BUSINESS

2.A Continued Review of the Framework for a New Tsunami Hazard Overlay Zone.

[Staff Memorandum](#)
[Draft Beat the Waves Maps](#)
[Florence TEFIP Excerpt](#)
[Draft Comprehensive Plan and Code Language](#)

3. NEW BUSINESS

3.A Update on the Short-Term Rental Ordinance Implementation.

[Staff Memorandum](#)
[Berman Email](#)
[Status of Third-Party Enforcement Effort](#)

NPD Memo STR Summary
STR Renewal Update

4. ADJOURNMENT

Memorandum

To: Planning Commission/Commission Advisory Committee
From: Derrick I. Tokos, AICP, Community Development Director
Date: August 22, 2019
Re: Continued Review of the Draft Tsunami Hazard Comprehensive Plan and Zoning Ordinance Amendments

This is a continuation of the discussion at the August 12, 2019 work session. Topics include the question of whether or not the City should require a tsunami acknowledgment and disclosure statement with new development, preparation of a Tsunami Evacuation Facilities Improvement Plan (TEFIP), and related policies that would need to be added to the Comprehensive Plan. To help facilitate the discussion, we have enclosed the draft “Beat the Wave” maps for Newport, an excerpt from Florence’s TEFIP, and the updated code draft.

Should the Planning Commission choose to implement the Tsunami Hazard Overlay Zone, the policies it is providing input on will be incorporated into a larger amendment to the Natural Hazards Chapter of the Comprehensive Plan that would include descriptive information about tsunami hazards, adoption of DOGAMI’s Tsunami Inundation Maps (TIMs), adoption of the Tsunami Hazard Overlay Zone itself, and incorporation of the Evacuation Route Plan “Beat The Wave” Maps.

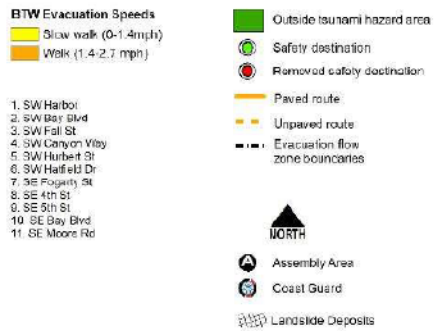
Also, for your information, is a recent article about the City of Gearhart’s work to adopt a tsunami hazard overlay zone.

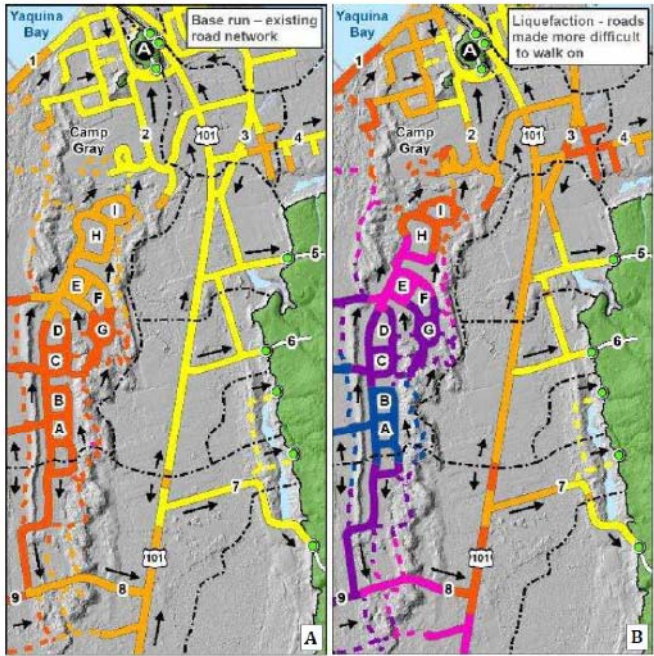
https://www.seasidesignal.com/news/local-news/gearhart-adopts-tsunami-hazard-overlay-zone/article_37c0300a-9e1c-11e9-a10f-534013a0ae60.html

Attachments

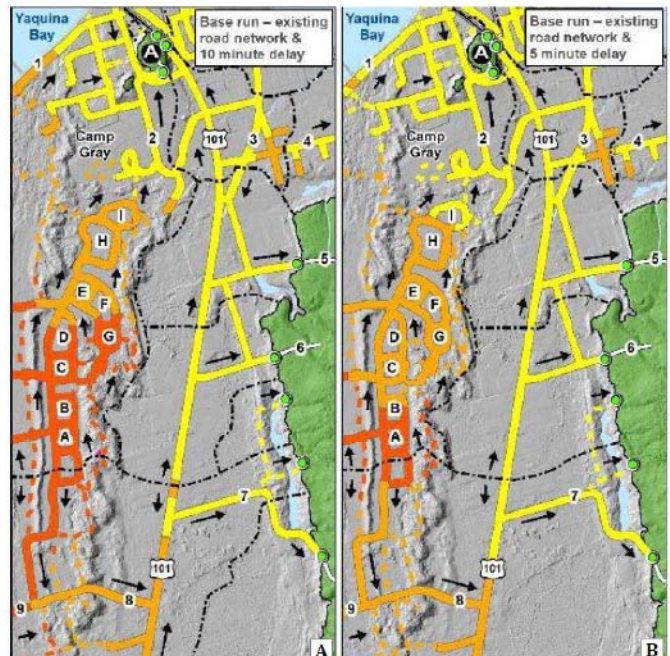
Draft “Beat the Waves” maps
Excerpt from Florence TEFIP
Draft Comprehensive Plan and Code Language

Beat the Wave – Bayfront





Beat the Wave – South Beach State Park



0 0.3 Miles

Assembly Area

1. SW Jetty Way
2. SW Abalone St
3. SE Ferry Slip Rd
4. SE 35th St
5. SE 40th St
6. SE 42th St
7. SE 50th St
8. Park entrance
9. to day use parking lot

BTW Evacuation Speeds

- Slow walk (0-1.4mph)
- Walk (1.4-2.7 mph)
- Fast walk (2.7-4.1 mph)
- Jog (4.1-5.5 mph)
- Run (5.5-6.8 mph)
- Sprint (6.8-10 mph)
- Unlikely to survive (>10 mph)

■ Outside tsunami hazard area
 ● Safety destination
 — Paved route
 - - - Unpaved route
 - - - Evacuation flow zone boundaries

A - I. South Beach State Park campground loops

0 0.3 Miles

Assembly Area

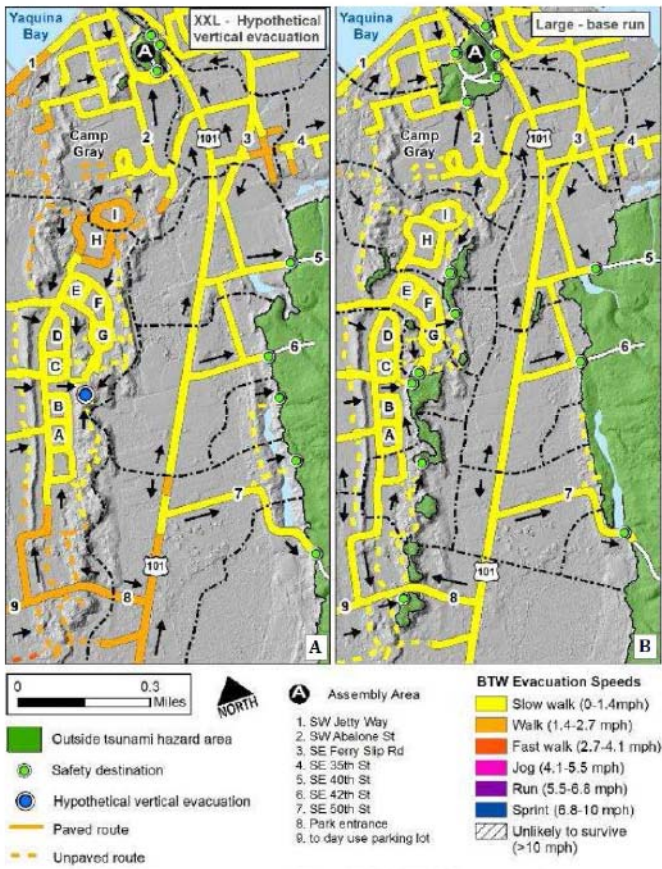
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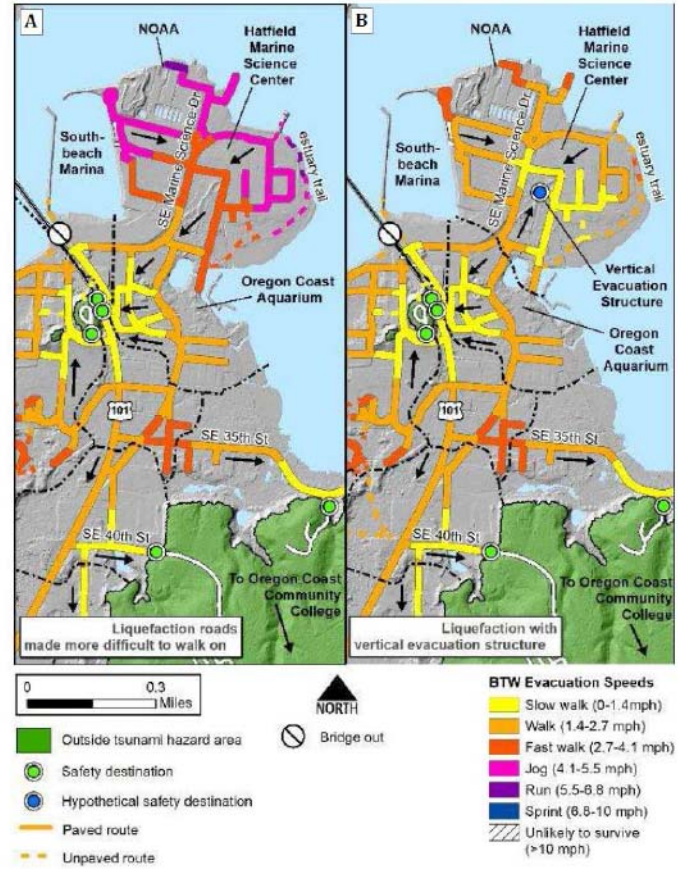
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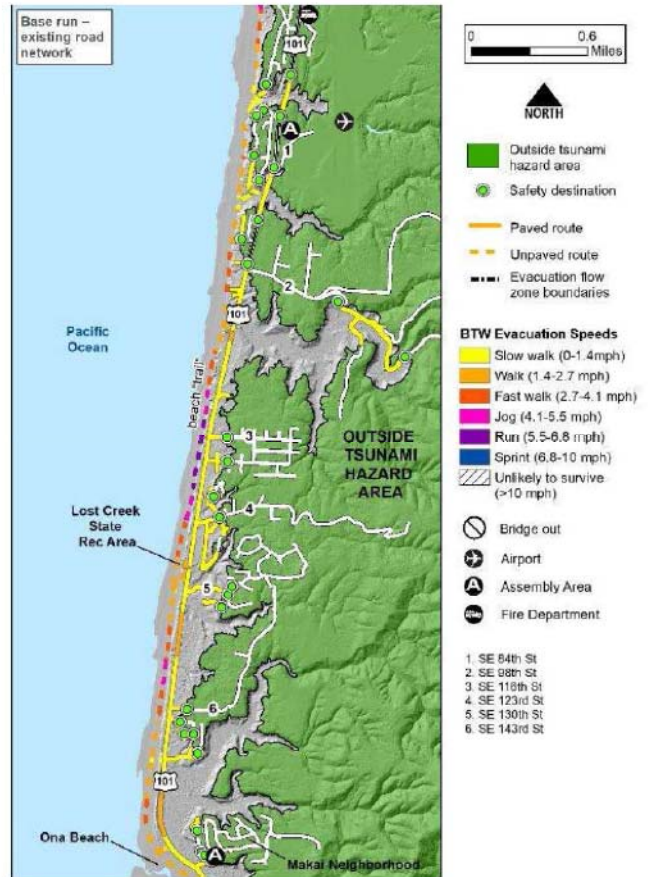
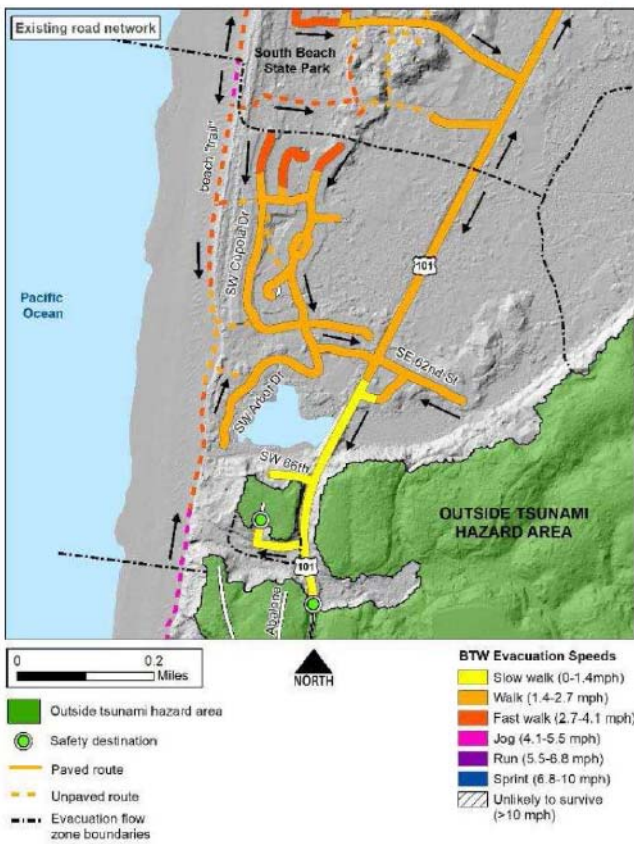
Beat the Wave – South Beach State Park



Beat the Wave – HMSC Peninsula



Beat the Wave – Southshore & Airport to Ona Beach



3 Evacuation Facility Assessments and Recommendations

The process of evaluating existing evacuation facilities and identifying prioritized improvement recommendations involved three phases:

- **Existing facility assessments:** The planning team engaged in a desktop analysis of existing facilities to determine gaps. In addition, the City of Florence's Public Works Department surveyed the area to identify the locations of existing signage throughout the project area. This was followed up by a site visit conducted by the planning team to ensure all existing facilities had been accounted for.
- **Identification of needed improvements:** The site visit also served to assess gaps in existing facilities to determine locations requiring improvements. This task led to an initial list of potential projects that underwent comparison and scrutiny to existing studies, including DOGAMI's BTW modeling, to ensure project need and feasibility.
- **Prioritization of needed improvements:** Following the identification of needed improvements, the planning team reviewed the list of proposed projects and prioritized them (high, medium, low) based upon the project's perceived effectiveness and feasibility (measured by capacity, administrative control, and political considerations). This resulted in the prioritized project alternatives identified in the rest of this section.

Considering Co-Benefits

The most cost-effective and successful projects generate benefits outside of their intended purpose. For example, a tsunami evacuation route sign provides lifesaving guidance following an earthquake, but it also increases overall hazard awareness and personal preparedness. Sections 3.1.3, 3.2.3, and 3.3.3 below highlight recommended evacuation improvement projects throughout the City. In addition, the recommendations also identify co-benefits created through the implementation of each project, which may support the identification of additional partners and funding opportunities. The co-benefits identified in this plan are as follows:

- Hazard Awareness and Education
- Personal Preparedness
- Health and Wellness
- Transportation Effectiveness
- Asset Protection
- Economic Development
- Environmental Protection

3.1 Old Town Vicinity

3.1.1 Community Overview

For the purposes of this plan, the Old Town Vicinity is defined as the area within Florence along the Siuslaw River—south of State Route 126, west of Quince Street, and east of Hemlock Street. The area consists almost entirely of developed parcels within a gridded road system. The area is primarily zoned for commercial and residential uses.

Commercial Uses

The area east of Highway 101 is characterized by a substantial number of commercial use properties. Most notably, the area attracts considerable populations of visitors to restaurants and small shops. Several large hotels are within the area.

Residential Uses

The area west of Highway 101 is characterized by mainly residential single-family homes. Much of the residential area is within the XXL tsunami inundation zone, but high ground is in relatively close proximity.

3.1.2 Existing Evacuation Facilities Analysis

Tsunami Wave Arrival Time

Based upon the XXL tsunami scenario, the first tsunami wave arrives at the western edge of the Old Town Vicinity in approximately 36 minutes. The wave crosses the area fairly uniformly from the west, to the south, onto the east, and finally the northern extents of the area, as inundation spreads from the banks of the Siuslaw River. The eastern portion of the area is inundated in approximately 39 minutes, and the northern portion of the area is inundated in between 39 and 41 minutes.

See Appendix B for maps.

Existing Evacuations Routes and Signage

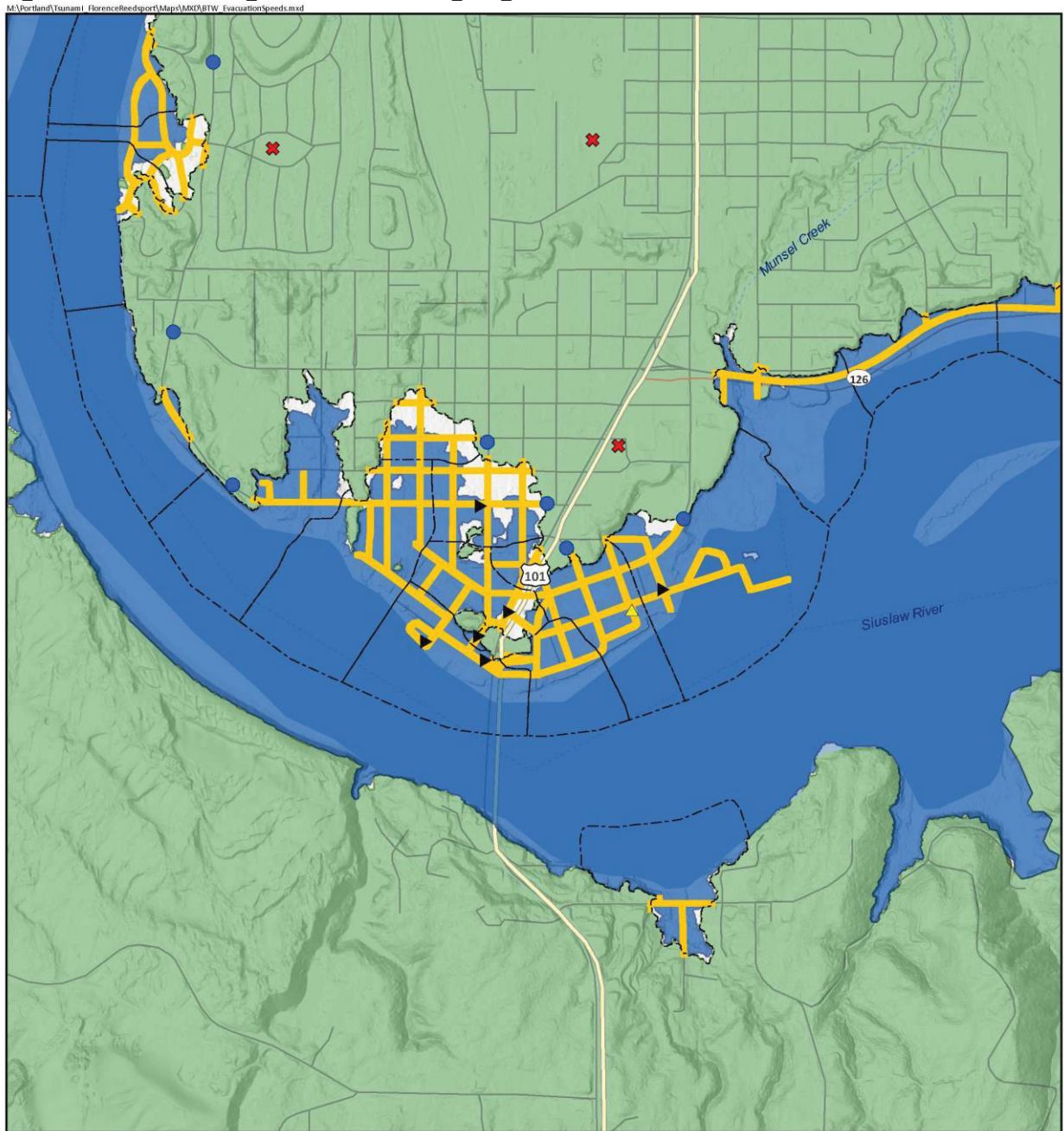
Main evacuation routes in the area generally direct evacuees north from Bay Street on Kingwood Street, Maple Street, Nopal Street, and Harbor Street. An additional route exists along 2nd Street to Quince Street to the nearest Evacuation Assembly Point located at the Florence Events Center.


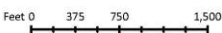
The area has existing signage at the following locations (see Figure 1 for location of signs plotted on map):

- Tsunami Evacuation Route Arrow:
 - Kingwood Street between Bay Street and 2nd Street: 43.967372, -124.108906
 - Bay Street, East of Highway 101: 43.966746, -124.10866
 - Bay Street and Juniper Street: 43.967248, -124.11087
 - 2nd Street and Highway 101: 43.968105, -124.107833

- Harbor Street and Bay Street: 43.968733, -124.102077
- Rhododendron Drive west of Kingwood Street: 43.970941, -124.108965
- High Ground “Blue Lines”:
 - Quince Street between Harbor Street and 6th Street: 43.970715, -124.101359
 - Nopal Street south of 4th Street: 43.969781, -124.105693
 - Rhododendron Drive west of Maple Street: 43.970995, -124.106447
 - Kingwood Street between 6th Street and 7th Street: 43.972686, -124.10871
- Tsunami Inundation Zone Map:
 - Boardwalk south of 1st Street and Oak Street: 43.968169, -124.10325

Figure 1 Existing Evacuation Signage – Old Town



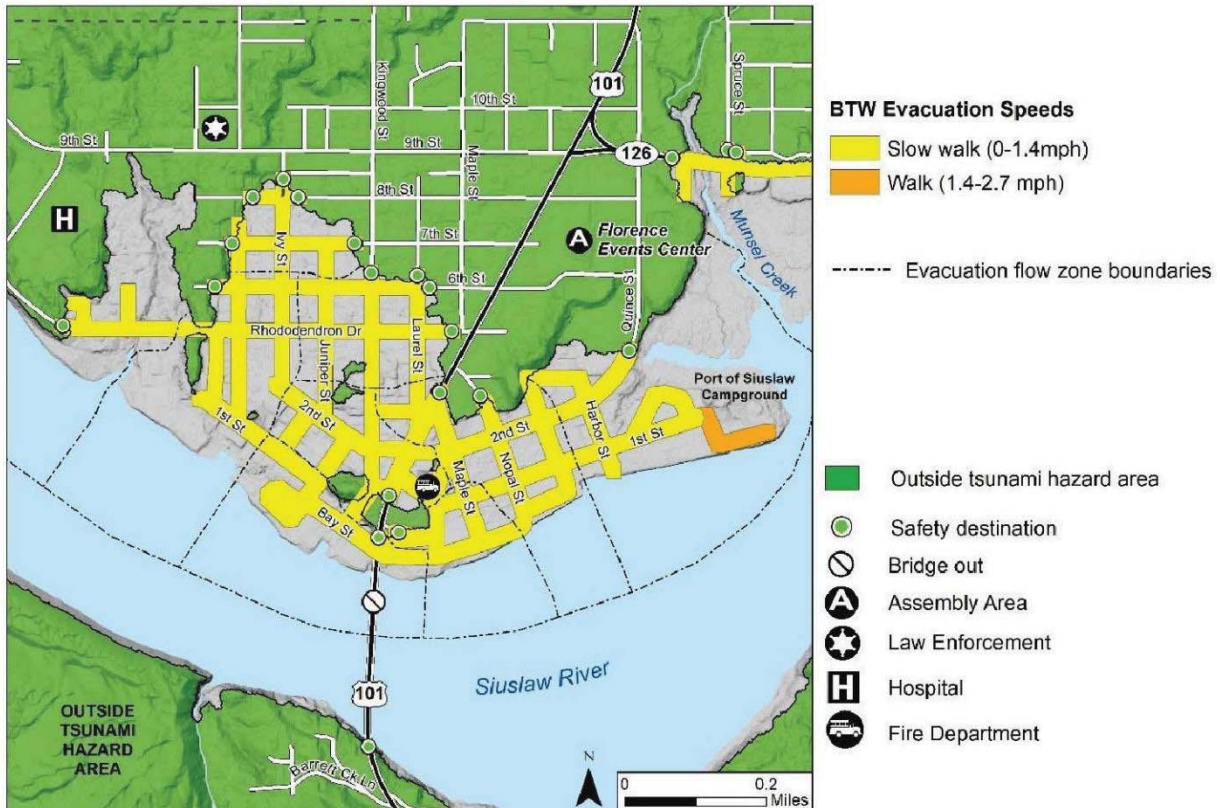
	<table border="0"> <tr> <td> <ul style="list-style-type: none"> ✕ Assembly Point ● Blue Line ▲ Map Sign ▶ Route Sign Highway Major Road Street Unpaved route Paved route </td> <td> <p>BTW Evacuation Speeds</p> <ul style="list-style-type: none"> Slow walk (0-1.4 mph) Walk (1.4-2.7 mph) Fast Walk (2.7-4.1 mph) Jog (4.1-5.5 mph) Run (5.5-6.8 mph) Sprint (6.8-10 mph) Unlikely to survive (>10 mph) </td> <td> <ul style="list-style-type: none"> Evacuation Flow Zone Boundary Waterbody Outside tsunami hazard area Statewide XI Tsunami Evacuation Scenario </td> </tr> </table>	<ul style="list-style-type: none"> ✕ Assembly Point ● Blue Line ▲ Map Sign ▶ Route Sign Highway Major Road Street Unpaved route Paved route 	<p>BTW Evacuation Speeds</p> <ul style="list-style-type: none"> Slow walk (0-1.4 mph) Walk (1.4-2.7 mph) Fast Walk (2.7-4.1 mph) Jog (4.1-5.5 mph) Run (5.5-6.8 mph) Sprint (6.8-10 mph) Unlikely to survive (>10 mph) 	<ul style="list-style-type: none"> Evacuation Flow Zone Boundary Waterbody Outside tsunami hazard area Statewide XI Tsunami Evacuation Scenario 	<div style="text-align: center;">  <p>Tsunami Evacuation Beat the Wave Evacuation Speeds Bridges Out Old Town Florence, Oregon Page 3 of 3 November 2018</p> <p>Feet 0 375 750 1,500</p>  </div>
<ul style="list-style-type: none"> ✕ Assembly Point ● Blue Line ▲ Map Sign ▶ Route Sign Highway Major Road Street Unpaved route Paved route 	<p>BTW Evacuation Speeds</p> <ul style="list-style-type: none"> Slow walk (0-1.4 mph) Walk (1.4-2.7 mph) Fast Walk (2.7-4.1 mph) Jog (4.1-5.5 mph) Run (5.5-6.8 mph) Sprint (6.8-10 mph) Unlikely to survive (>10 mph) 	<ul style="list-style-type: none"> Evacuation Flow Zone Boundary Waterbody Outside tsunami hazard area Statewide XI Tsunami Evacuation Scenario 			

Source: Census 2010, NLCD 2011

Evacuation Speeds

Walking speeds required to safely evacuate from the area are relatively uniform and can be achieved at a slow walking pace (0-1.4 miles per hour [mph]). All locations within the inundation zone can be evacuated within 10 minutes, well within the initial tsunami arrival time (see Figure 2).

Figure 2 Minimum Walking Speeds – Old Town



Critical Facilities

Florence City Hall is the only publically owned structure within the inundation zone, and while few difficulties are present from an evacuation perspective, the loss of the facility does present continuity of government concerns. The Siuslaw River Bridge (Highway 101) is likely to suffer damages following an earthquake but its use is unnecessary for evacuation purposes, as high ground is accessible from both sides of the bridge.

Conclusions

Residents, visitors, and employees in the area can reach high ground with relative ease, and required evacuation speeds are relatively low. The major barrier to successful evacuation is a lack of education and risk awareness. Existing evacuation routes and high ground are sparsely marked. Therefore, increased signage and education are recommended for evacuation facility improvements in the area.

3.1.3 Evacuation Improvements Project Identification

Refer to Appendix E for locations of improvement projects.

WAYFINDING

Project ID	Project Name	Priority	Potential Project Partners	Potential Funding Sources	Estimated Cost	Project Beneficiaries
Flor-0	Painting Evacuation Routes	High	Oregon Department of Transportation, DLCD, DOGAMI, Florence Public Works	National Tsunami Hazard Mitigation Program (NTHMP), local funding	Minimal + labor costs	Residents, visitors
Flor-1	Expand Signage along Bay Street north to Highway 101	High	DLCD, DOGAMI	NTHMP	\$500-1,000 per sign (up to \$13,000 total)	Visitors, employees
Flor-2	Redirect signage at Rhododendron Drive to go north on Kingwood Street	High	DLCD, DOGAMI	NTHMP, local funding	\$10,000	Residents, visitors
Flor-3	Expand Signage on Kingwood Street	Medium-High	DLCD, DOGAMI	NTHMP	\$500-1,000 per sign (up to \$4,000 total)	Residents, visitors
Flor-4	Tsunami Zone Signage in Bay Street Parking Lots	Medium	DLCD, DOGAMI	NTHMP, local funding	\$500-1,000 per sign	Visitors
Flor-5	Tsunami Zone Signage on Bay Street	Low	DLCD, DOGAMI, Business Owners	NTHMP, local funding	\$500-1,000 per sign	Visitors, employees

The following wayfinding projects have been grouped together under a singular problem statement, as they all attempt to solve a similar issue.

Problem Statement: Limited existing signage and knowledge of priority evacuation routes may present difficulty to residents and visitors in evacuating from the inundation zone.

Prioritized Project Alternatives:

1. **Painting Evacuation Routes** – Coloring the streets may be an alternative to consider to improve awareness of existing evacuation routes (see <http://asphaltmagazine.com/colored-asphalt-is-decorating-paving-landscape/> for more information). This project also allows for incorporation of these routes into something related to daily life (routes become part of a larger pedestrian walk, exercise trail, or tsunami quest trail). The whole street would not necessarily need be colored, potentially just a band along the roadway. This project may also support familiarity with Blue Lines, making it more understandable and ensure visibility.
2. **Expand Evacuation Route Signage along Bay Street north to Highway 101** – Install evacuation route signage at every intersection along Bay Street along Laurel Street, Nopal Street, Oak Street, and Harbor Street routing north to Highway 101.
Considerations: This project would likely need to be implemented in phases over time. The planning team is seeking to place signage at every intersection east of Highway 101, which would require the placement of 13 signs. Signage installed on Bay Street should be installed on the north side of the street to minimize risks of dock stability.
3. **Redirect Signage at Rhododendron Drive at Kingwood Street** – Existing signage in the vicinity of Rhododendron Drive and Kingwood Street provides evacuees with mixed messaging surrounding appropriate routes. Existing evacuation routes exist north on Kingwood Street to 6th Street and east on Rhododendron Drive to Highway 101. This recommendation would eliminate the mixed messaging by directing traffic traveling east on Rhododendron Drive to turn left (north) onto Kingwood Street, as opposed to continuing straight (east) to Highway 101.
Considerations: This project would require additional public outreach to determine the effectiveness of the solution. Planning team members had concerns that evacuees would follow the paths of those in front of them, which could pose a risk upon coming to an intersection of separate crossing evacuation routes. The solution was to simply remove one of the evacuation routes.
4. **Expand Evacuation Route Signage on Kingwood Street** – Similar to priority Project 1, the expansion of evacuation route signage would be placed at every intersection along Kingwood Street, through to 6th Street.
Considerations: This project may need to be implemented in phases over time. The project would require the placement of four signs. Priority order of sign installation would proceed as follows:
 - 2nd Street
 - 3rd Street
 - Bay Street
 - Rhododendron Drive
5. **Add Tsunami Zone Signage in Bay Street Parking Lots** – An overall lack of awareness may be present among visitors to the area. The parking lots on

Bay Street present an opportunity to increase awareness through the installation of “You are in the Tsunami Inundation Zone” signs to create a culture of preparedness. The desired impact would be for visitors to the area to immediately consider their quickest route to high ground upon parking. Considerations: Placement of Tsunami Zone signs within the Bay Street Parking lots would allow for easy access to important risk information, without posing unnecessary strain on local businesses given the relatively easy evacuation routes within the area.

6. **Add Tsunami Zone Signage on Bay Street** – The placement of similar signs identified in Project 4 above would support an increase in overall risk awareness within the area. Placement of Tsunami Zone signs at each intersection along Bay Street would present a constant reminder of the hazard present within the area.

Considerations: The placement of a Tsunami Zone sign in such a prominent tourist area poses risks to local businesses and could potentially result in fewer annual visitors. The planning team considered this and determined there were better locations to place such signs. Nonetheless, the placement of a Tsunami Zone sign on Bay Street should continue to be revisited over time as priorities may change.

CONSTRUCTION

Project ID	Project Name	Priority	Potential Project Partners	Potential Funding Sources	Estimated Cost	Project Beneficiaries
Flor-6	Estuary Walk Expansion	Medium	Florence Planning Department, Florence Public Works Department, DLCD, DOGAMI	Local funding, Federal Emergency Management Agency (FEMA) Hazard Mitigation Assistance (HMA)	\$12,000 per mile (construction) and \$6,000 per mile (maintenance) available through Trails Unlimited.	Residents

Estuary Walk Expansion

Problem Statement: An overall lack of awareness and limited evacuation routes present potential risks for individuals to reach high ground from the eastern reaches of the area centered near the estuary at Munsel Creek.

Prioritized Project Alternatives:

1. **Expand Signage along Existing Estuary Walk** – The existing Estuary Walk serves as a recreation area for visitors and residents. As this is already a heavily trafficked area, it would benefit from the placement of signage, as there is currently no existing signage in the area. Placement of signage is recommended for the Port of Siuslaw Campground area and eastern reaches of the Estuary Walk.

Considerations: Without expanding the existing Estuary Walk, projects in this area are at risk of minimal visibility. While the area is trafficked by residents and visitors, it may not attract a large enough population as it currently stands.

2. **Expand Estuary Walk into Alternative Evacuation Route** – The construction of an expanded Estuary Walk that connects to Quince Street would allow for easy access to high ground and an existing Evacuation Assembly Area at the Florence Events Center. The expanded Estuary Walk would need to be constructed out of asphalt or similar hard construction to minimize the risk of liquefaction during an earthquake and ensure usability after the earthquake. It is important that tsunami evacuation routes become part of the daily activities of both residents and visitors. One way to accomplish this is to integrate these routes into recreational uses such as existing pedestrian and bicycle paths. They can also be tied into public outreach activities such as the walk/run events and the proposed Tsunami Quest educational paths. The layering of uses will help remind people both of the risk as well as the paths to safety.

Considerations: The expansion of the existing Estuary Walk would also provide co-benefits to the community through increased awareness, as well as ongoing benefits of health and wellness opportunities.

3.2 Rhododendron Drive Vicinity

3.2.1 Community Overview

For the purposes of this plan, the Rhododendron Drive Vicinity is characterized by Rhododendron Drive south of Peace Harbor Hospital and north to North Jetty Road. Areas on N Rhododendron north of this location will be considered within the Heceta Beach portion of this plan.

3.2.2 Existing Evacuation Facilities Analysis

Tsunami Wave Arrival Time

Based upon the XXL tsunami scenario, the first tsunami wave arrives near the mouth of the Siuslaw River at North Jetty Road in approximately 28 minutes. The wave crosses the area fairly uniformly, as inundation spreads from the banks of the Siuslaw River.

Existing Evacuation Routes and Signage

Main evacuation routes in the area have been determined for the following locations as identified in Figure 4:

- West on Rhododendron Drive from Hemlock Street to the Peace Harbor Hospital campus
- East on Middle Avenue West to Evacuation Assembly Point at Center Road and 3rd Street, east of Rhododendron Drive
- South of Rhododendron Drive to New Hope Lane

Part 1: Comprehensive Plan Provisions

*Red text indicates staff discussion items for PC.

Goal 7: Areas Subject to Natural Hazards

General Policies

To protect life, minimize damage and facilitate rapid recovery from a local source Cascadia Subduction Zone earthquake and tsunami, the City will:

1. Support tsunami preparedness and related resilience efforts.
2. Take reasonable measures to protect life and property to the fullest extent feasible, from the impact of a local source Cascadia tsunami.
3. Use the Oregon Department of Geology and Mineral Industries (DOGAMI) Tsunami Inundation Maps applicable to Newport to develop tsunami hazard resiliency measures.
4. Adopt a Tsunami Hazard Overlay Zone for identified tsunami hazard areas to implement land use measures addressing tsunami risk.
5. Enact design or performance implementing code components in identified tsunami hazard areas.
6. Consider potential land subsidence projections to plan for post Cascadia event earthquake and tsunami redevelopment.
7. **Require a tsunami hazard acknowledgement and disclosure statement for new development in tsunami hazard areas.**
8. Identify and secure the use of appropriate land above a tsunami inundation zone for public purposes post event.
9. As part of a comprehensive pre-disaster land use planning effort, consistent with applicable statewide planning goals, identify appropriate locations above the tsunami inundation for relocation of housing, business and community functions post event.

Evacuation Policy Concepts

To facilitate the orderly and expedient evacuation of residents and visitors in a tsunami event, the City will:

1. **[The City may] adopt a Tsunami Evacuation Facilities Improvement Plan [in addition to the Transportation System Plan] that identifies current and projected tsunami evacuation needs, designates routes and assembly areas, establishes system standards, and identifies needed improvements to the local evacuation system.**
2. **Require needed evacuation route improvements, including improvements to route demarcation (wayfinding in all weather and lighting conditions) and vegetation management, for new development and substantial redevelopment in tsunami hazard areas, in accordance with the Lincoln County Natural Hazards Mitigation Plan and Tsunami Evacuation Facilities Improvement Plan.**
3. **Ensure zoning allows for adequate storage and shelter facilities.**
4. Provide for the development of vertical evacuation structures in areas where reaching high ground is impractical.

**[DLCD MODEL CODE] City of Newport – Tsunami Land Use Project: Land Use Provisions
Aug. 12, 2019 Review**

5. Continue to evaluate multi-use paths and transportation policies for tsunami evacuation route planning.
6. Encourage suitable structures to incorporate vertical evacuation capacity in areas where evacuation to high ground is impractical.
7. Install signs to clearly mark evacuation routes and implement other wayfinding technologies (e.g. painting on pavement, power poles and other prominent features) to ensure that routes can be easily followed day or night and in all weather conditions.
8. Prepare informational materials related to tsunami evacuation routes and make them easily available to the public.

Policies Related to Reducing Development Risk in High Tsunami Risk Areas

The City will:

1. Prohibit the development of essential facilities necessary for emergency response and medical treatment and special occupancy structures providing care and education to children, or housing incapacitated or incarcerated persons, within specified tsunami inundation areas.

Hazard Mitigation Planning

The City will:

1. Address tsunami hazards and associated resilience strategies within the community's FEMA approved natural hazard mitigation plan.

Tsunami Awareness Education and Outreach

The City will:

1. Encourage and support tsunami education and outreach, training, and practice.
2. Continue to offer comprehensive and ongoing tsunami preparedness community education and outreach programs.
3. Collaborate with local, state and federal planners and emergency managers for the purpose of developing a culture of preparedness supporting evacuation route planning and other land use measures that minimize risk and maximize resilience from tsunami events.

Goal 12: Transportation

The City will:

1. Develop multi-use paths that both enhance community livability and serve as tsunami evacuation routes.
2. Coordinate evacuation route and signage planning in conjunction with existing or proposed transportation system plan pedestrian and bicycle route planning efforts.

Part 2: Draft Tsunami Hazard Overlay Zone

The Tsunami Hazard Overlay zone is designed to serve as the principal implementation mechanism for land use measures addressing tsunami risk. As the name indicates, it is designed to be applied in the

***[DLCD MODEL CODE] City of Newport – Tsunami Land Use Project: Land Use Provisions
Aug. 12, 2019 Review***

form of an overlay zone, i.e. in combination with underlying base zones. The boundaries of the overlay would correspond to the area of the jurisdiction subject to inundation from a local source tsunami as indicated in Section 4.1.2 below. In form and application, it is similar to the flood hazard overlay zones in place in most jurisdictions.

4.1.1 Tsunami Hazard (TH) Overlay Zone

1.100 Definitions for Section 1.110

As used in Section 1.110:

1. "Child Care Center" means a child care facility that is certified to care for thirteen or more children, or a facility that is certified to care for twelve or fewer children and located in a building constructed as other than a single family dwelling.
2. "Child Care Facility" means any facility that provides child care to children, including a child care center, certified family child care home, and registered family child care home. It includes those known under a descriptive name, such as nursery school, preschool, kindergarten, child play school, before or after school care, or child development center, except those excluded under ORS 329A.250. This term applies to the total child care operation and includes the physical setting, administration, staff, equipment, program, and care of children.
3. "Essential Facilities" means:
 - a. Hospitals and other medical facilities having surgery and emergency treatment areas;
 - b. Fire and police stations;
 - c. Tanks or other structures containing, housing or supporting water or fire- suppression materials or equipment required for the protection of essential or hazardous facilities or special occupancy structures;
 - d. Emergency vehicle shelters and garages;
 - e. Structures and equipment in emergency preparedness centers; and
 - f. Standby power generating equipment for essential facilities.
4. "Hazardous facility" means structures housing, supporting or containing sufficient quantities of toxic or explosive substances to be of danger to the safety of the public if released.
5. "School" means a public, private, parochial, charter or alternative educational program offering kindergarten through grade 12 or any part thereof.
6. "Special occupancy structures" means
 - a. Covered structures whose primary occupancy is public assembly with a capacity greater than 300 persons;
 - b. Schools with a capacity of greater than 250 individuals;
 - c. Child care centers;

**[DLCD MODEL CODE] City of Newport – Tsunami Land Use Project: Land Use Provisions
Aug. 12, 2019 Review**

- d. Buildings for colleges or adult education schools with a capacity of greater than 500 persons;
 - e. Medical facilities with 50 or more resident, incapacitated persons not included in subsection (a) through (d) of this paragraph; and
 - f. Jails and detention facilities;
 - ~~g. All structures and occupancies with a capacity of greater than 5,000 persons.~~
7. “Substantial improvement” means any repair, reconstruction, or improvement of a structure, the cost of which exceeds 50 percent of the real market value of the structure.
8. “Tsunami vertical evacuation structure” means a building or constructed earthen mound that is accessible to evacuees, has sufficient height to place evacuees above the level of tsunami inundation, and is designed and constructed with the strength and resiliency needed to withstand the effects of tsunami waves.
9. “Tsunami Inundation Maps (TIMs)” means the map, or maps in the DOGAMI Tsunami Inundation Map (TIM) Series, published by the Oregon Department of Geology and Mineral Industries, which cover(s) the area *within the* [City of Newport](#).

4.1.2 Tsunami Hazard Overlay Zone

1. Purpose. The purpose of the Tsunami Hazard Overlay Zone is to increase the resilience of the community to a local source (Cascadia Subduction Zone) tsunami by establishing standards, requirements, incentives, and other measures to be applied in the review and authorization of land use and development activities in areas subject to tsunami hazards. The standards established by this section are intended to limit, direct and encourage the development of land uses within areas subject to tsunami hazards in a manner that will:
- a. Reduce loss of life;
 - b. Reduce damage to private and public property;
 - c. Reduce social, emotional, and economic disruptions; and
 - d. Increase the ability of the community to respond and recover.

Significant public and private investment has been made in development in areas which are now known to be subject to tsunami hazards. It is not the intent or purpose of this section to require the relocation of or otherwise regulate existing development within the Tsunami Hazard Overlay Zone. However, it is the intent of this section to control, direct and encourage new development and redevelopment such that, over time, the community’s exposure to tsunami risk will be reduced.

2. Applicability of Tsunami Hazard Overlay Zone. All lands identified as subject to inundation from the **XXL** magnitude local source tsunami event as set forth on the applicable Tsunami Inundation

***[DLCD MODEL CODE] City of Newport – Tsunami Land Use Project: Land Use Provisions
Aug. 12, 2019 Review***

Map(s) (TIM) published by the Oregon Department of Geology and Mineral Industries (DOGAMI) are subject to the requirements of this section.

3. Uses. In the Tsunami Hazard Overlay Zone, except for the prohibited uses set forth in subsection (4), all uses permitted pursuant to the provisions of the underlying zone may be permitted, subject to the additional requirements and limitations of this section.
4. Prohibited Uses. Unless authorized in accordance with subsection (5), the following uses are prohibited in the specified portions of the Tsunami Hazard Overlay Zone:
 - a. In areas identified as subject to inundation from the **XXL** magnitude local source tsunami event as set forth on the Tsunami Inundation Map (TIM), the following uses are prohibited:
 - i. Hospitals and other medical facilities having surgery and emergency treatment areas.
 - ii. Fire and police stations.
 - iii. Structures and equipment in government communication centers and other facilities required for emergency response.
 - iv. Emergency vehicle shelters and garages.
 - v. Structures and equipment in emergency preparedness centers.
 - vi. Standby power generating equipment for essential facilities.
 - vii. Jails and detention facilities.
 - viii. Medical facilities with 50 or more resident, incapacitated patients.
 - b. In areas identified as subject to inundation from the **M** magnitude local source tsunami event as set forth on the Tsunami Inundation Map (TIM), the following uses are prohibited:
 - i. Tanks or other structures containing, housing or supporting water or fire-suppression materials or equipment required for the protection of essential or hazardous facilities or special occupancy structures.
 - ii. Schools with a capacity of greater than 250 individuals.
 - iii. Child care centers.
 - iv. Buildings for colleges or adult education schools with a capacity of greater than 500 persons.
 - c. The provisions of this section do not apply to water-dependent and water-related facilities, including but not limited to docks, wharves, piers and marinas.
5. Use Exceptions. A use listed in subsection (4) of this section may be permitted upon authorization of a Use Exception in accordance with the following requirements:
 - a. Public schools may be permitted upon findings that there is a need for the school to be within the boundaries of a school district and fulfilling that need cannot otherwise be

**[DLCD MODEL CODE] City of Newport – Tsunami Land Use Project: Land Use Provisions
Aug. 12, 2019 Review**

accomplished.

- b. Fire or police stations may be permitted upon findings that there is a need for a strategic location.
 - c. Uses otherwise prohibited, such as child care centers, are allowed when accessory to a permitted use, provided a plan is submitted outlining the steps that will be taken to evacuate occupants to designated assembly areas;
 - d. Other uses prohibited by subsection (4) of this section may be permitted upon the following findings:
 - i. There are no reasonable, lower-risk alternative sites available for the proposed use;
 - ii. Adequate evacuation measures will be provided such that life safety risk to building occupants is minimized; and,
 - iii. The buildings will be designed and constructed in a manner to minimize the risk of structural failure during the design earthquake and tsunami event.
 - e. Applications, review, decisions, and appeals for Use Exceptions authorized by this subsection shall be in accordance with the requirements for a Type III procedure as set forth in Section [cite administrative/procedural section of code].
6. Evacuation Route Improvement Requirements. All new, or substantial improvements to, multifamily residential, commercial, industrial or institutional development on existing lots and parcels and land divisions in the Tsunami Hazard Overlay Zone shall incorporate evacuation measures and improvements, including necessary vegetation management, which are consistent with and conform to the adopted Tsunami Evacuation Facilities Improvement Plan, or Transportation System Plan. Such measures shall include:

*Note: The following provisions are largely dependent upon an adopted **Tsunami Evacuation Facilities Improvement Plan (TEFIP)** that identifies evacuation needs, designates routes, establishes system standards, and identifies needed improvements to the local evacuation system. Such a plan is essential to the implementation of evacuation route development/improvement in conjunction with the land use review and approval process. Every jurisdiction is urged to develop such a plan as a tool to enhance the development of evacuation infrastructure. Please see Chapter 6 of the [Tsunami Land Use Guide](#) for detailed guidance on the development of a TEFIP.*

- a. On-site improvements:
 - i. Improvements necessary to ensure adequate pedestrian access from the development site to evacuation routes designated in the TSP or TEFIP in all weather and lighting conditions.
 - ii. ~~Frontage improvements~~ Full improvements to designated evacuation routes that are located on or ~~contiguous~~ immediately adjacent to the proposed development site, where such improvements are identified in the TSP or TEFIP.

**[DLCD MODEL CODE] City of Newport – Tsunami Land Use Project: Land Use Provisions
Aug. 12, 2019 Review**

Such improvements shall be proportional to the evacuation needs created by the proposed development.

iii. *Reedsport and North Bend have some examples of more specific required improvements like info. brochures and wayfinding signage that Newport may want to consider (Reedsport Example):*

a. Informational bulletins, brochures and other forms of communication posted in public areas, meeting rooms or common areas alerting residents, visitors and guest to the threat of Tsunami and nearby evacuation routes and assembly areas.

b. Wayfinding signage shall be posted in parking areas and pedestrian ways indicating the direction and location of the closest evacuation route and

iv. Where identified in the TSP or TEFIP as the only practicable means of evacuation, vertical evacuation structure(s) of sufficient capacity to accommodate the evacuation needs of the proposed development.

b. Evacuation route signage consistent with the standards set forth in the Tsunami Evacuation Facilities Improvement Plan. Such signage shall be adequate to provide necessary evacuation information consistent with the proposed use of the site.

c. Evacuation route improvements and measures required by this subsection shall include, at a minimum, the following:

i. ~~Improved streets and/or all-weather surface paths of sufficient width and grade to ensure pedestrian access to designated evacuation routes in all lighting conditions;~~

ii. ~~Improved streets and paths shall provide and maintain horizontal clearances sufficient to prevent the obstruction of such paths from downed trees and structure failures likely to occur during a Cascadia earthquake; and~~

iii. Any improvements and measures identified in the TSP or TEFIP.

d. ~~When it is determined that improvements required by this subsection cannot be practicably accomplished at the time of development approval, payment in lieu of identified improvements shall be provided in accordance with [cite applicable section of code establishing standards and requirements for payment in lieu].~~

7. Vertical Evacuation Structures

a. Notwithstanding whether or not a general exceptions to building height limitations applies, all vertical evacuation structures shall adhere to the provisions set forth in NMC 14.10.020(D)(1-4).

9. Hazard Acknowledgement and Disclosure Statement.

[Language from Gearhart:

Purpose: To increase awareness and educate the public and prospective purchasers of buildings or land in Gearhart about the personal risk and property damage possible from a tsunami event. The statement will be included on the city website, the city blog and mailings, and in a building permit application and filed with said property records at City Hall. The statement will not be officially recorded on a deed.]

All applications for new development or substantial improvements in the Tsunami Hazard Overlay Zone shall be accompanied by a Hazard Acknowledgement and Disclosure Statement, executed by the property owner, which sets forth the following:

- a. A statement that the property is subject to inundation by a local source Cascadia event tsunami, including the DOGAMI scenarios (S, M, L, XL, or XXL) that could potentially flood the site, and that development thereon is subject to risk of damage from tsunami;
- b. A statement that a local source tsunami poses a potential life safety threat to occupants of the property, and that the protection of life safety will require occupants to evacuate to high ground in the event of a local source tsunami; and
- c. A statement acknowledging that the property owner accepts and assumes all risks of damage from tsunami associated with the development of the subject property.

Memorandum

To: Planning Commission/Commission Advisory Committee
From: Derrick I. Tokos, AICP, Community Development Director
Date: August 22, 2019
Re: Update on Short-Term Rental Ordinance Implementation

Bob Berman asked if we could provide an update on where things stand with implementation of the newly adopted short-term rental ordinance (Ordinance. No. 2144). Enclosed are some of the materials we provided the work group that is assisting with that effort. They met for the first time on August 20, 2019 and the packet from that meeting can be accessed at:

<https://newportoregon.gov/citygov/comm/stroiwg.asp>

The enclosed information addresses the status of our work with the third-party vendor who is assisting the City with enforcement, in-house enforcement, and renewals of existing short-term rental license holders.

Attachments

Berman email from 8/19/19
Staff memo summarizing implementation of third-party enforcement contract
Memo from Community Service Officer summarizing in-house enforcement actions
Staff memo regarding status of license renewals, with attachments

Derrick Tokos

From: Cindy Lippincott and Bob Berman <CindyAndBob@earthlink.net>
Sent: Monday, August 19, 2019 11:42 AM
To: Derrick Tokos
Cc: Jim Patrick
Subject: VR Status

Hi Derrick -

Now that the renewal deadline has passed, could you please prepare a short report, for the next meeting, on the current status? I would like to see 1) how many non-renewals there were in the overlay zone, 2) how many non-renewals were there out of the zone, 3) the current number of pending or incomplete renewal applications, 4) the total number of active endorsements in the zone, 5) the number of active endorsements outside of the zone, and 6) the status of the waitlist.

Could we also get a status report on the compliance vendor?

Thanks

Bob

--

=====
Cindy Lippincott and Bob Berman
180 NW 73rd Court, Newport, Oregon 97365
541-265-7736 home 541-961-6395 cell
=====

Memorandum

To: Short-Term Rental Ordinance Implementation Work Group
From: Derrick I. Tokos, AICP, Community Development Director
Date: August 16, 2019
Re: Third-Party Enforcement Contract Implementation

On July 16, 2019, the city executed a contract with MUNIREvs Inc. for their package of short-term rental compliance services known as “LODGINGREVs.” A kick-off meeting was held on July 25, 2019 at which we discussed the data they needed, and steps that would be taken to ramp up the program. Lincoln County Assessment data and City short-term rental records were transferred to the vendor and have been loaded into their online database. The vendor is now matching advertisements to property records. That work should be completed by August 23, 2019. Staff training will occur the week of August 26, 2019.

LODGINGREVs will send warning letters, on behalf of the City, to persons identified as operating short-term rentals without a license. The boilerplate for those letters is enclosed as is the City’s flowchart of handling violations. These warning letters will be issued once per landowner. Any subsequent issues will go straight to a citation. Compliance issues with licensed short-term rental operators will be handled by a Newport Community Service Officer as those letters cannot be boilerplated.

The 24/7 complaint hotline is setup, as is an online complaint form. Here is a link to the form: <https://lodging.munirevs.com/complaint/?cityid=572>. There are English and Spanish versions. A link to the form will be posted to the city website and the hotline number will be distributed to the public once the staff training is complete.

Attachments

Violation Notification Templates
Enforcement Flowchart

POLICE DEPARTMENT
P.O. BOX 2260
NEWPORT, OREGON 97365-0167

COAST GUARD CITY, USA



169 SW COAST HWY
541.574.3348
www.newportpolice.net

COAST GUARD CITY, USA

[DATE]

[OWNER NAME]

[STREET ADDRESS]

[CITY, STATE ZIPCODE]

Re: Vacation Rental at [STREET ADDRESS].

Dear Property Owner:

The City of Newport has evidence that your property at [STREET ADDRESS] is being operated as a vacation rental, which is a type of short-term rental regulated by the City of Newport. Per Newport Municipal Code (NMC) Section 4.25.015, an owner of property within the city limits may not advertise, offer, operate, rent or otherwise make available for occupancy or use a short-term rental without a business license with a short-term rental endorsement. Our records indicate that you do not possess a business license with the required endorsement. Further, business licenses and endorsements for new vacation rentals are no longer available in the portion of the City where your property is located.

Newport Municipal Code Section 4.25.045(A) stipulates that advertising; renting; using; or offering for use, occupancy or rent; a short-term rental where the owner does not hold a valid endorsement is a code violation.

This correspondence serves as a warning letter, and you are hereby advised to cease advertising and operating the listed property as a short-term rental upon receipt of this letter. Violation of NMC 4.25.045(A) is subject to a civil penalty of \$500.00 per violation. Each day of violation constitutes a separate violation. If the violations have not been corrected by **[DATE PLUS 2-WEEKS]**, you will be subject to a civil penalty(s).

If you feel you have received this letter in error and are NOT operating a short-term rental, please email me at j.folmar@newportpolice.net or call me at 541.265.4854. Your immediate attention to this letter is appreciated.

Sincerely,

Jim Folmar
Community Service Officer
Newport Police Department



POLICE DEPARTMENT
P.O. BOX 2260
NEWPORT, OREGON 97365-0167

COAST GUARD CITY, USA



169 SW COAST HWY
541.574.3348
www.newportpolice.net

COAST GUARD CITY, USA

[DATE]

[OWNER NAME]

[STREET ADDRESS]

[CITY, STATE ZIPCODE]

Re: Short-Term Rental at [STREET ADDRESS].

Dear Property Owner:

The City of Newport has evidence that your property at [STREET ADDRESS] is being operated as a short-term rental. Per Newport Municipal Code (NMC) Section 4.25.015, an owner of property within the city limits may not advertise, offer, operate, rent or otherwise make available for occupancy or use a short-term rental without a business license with a short-term rental endorsement. Our records indicate that you do not possess a business license with the required endorsement.

Newport Municipal Code Section 4.25.045(A) stipulates that advertising; renting; using; or offering for use, occupancy or rent; a short-term rental where the owner does not hold a valid endorsement is a code violation.

This correspondence serves as a warning letter, and you are hereby advised to cease advertising and operating the listed property as a short-term rental upon receipt of this letter. Violation of NMC 4.25.045(A) is subject to a civil penalty of \$500.00 per violation. Each day of violation constitutes a separate violation. If the violations have not been corrected by **[DATE PLUS 2-WEEKS]**, you will be subject to a civil penalty(s).

You may contact the City of Newport Community Development Department at 541.574.0629, or visit their office at 169 SW Coast Highway, Newport, OR 97365, to discuss options available for obtaining a business license and endorsement for your short-term rental.

If you feel you have received this letter in error and are NOT operating a short-term rental, please email me at j.folmar@newportpolice.net or call me at 541.265.4854. Your immediate attention to this letter is appreciated.

Sincerely,

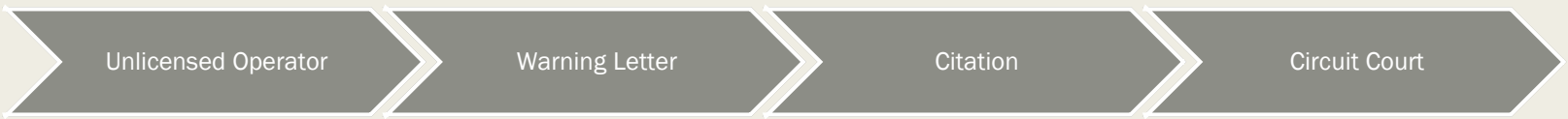
Jim Folmar
Community Service Officer
Newport Police Department





What Constitutes a Violation?

- A violation exists when the city has direct evidence that a short-term rental is being operated in a manner prohibited by NMC 4.25.045(A-E)
- Direct evidence includes, but is not limited to, copies of advertisements listing occupancy above approved limits, photographs showing required off-street spaces are not available, fire department identifies smoke detectors are inoperable upon inspection, etc.
- City may become aware of a violation as a result of the efforts of its own staff, a third party-vendor hired to assist with enforcement, or a citizen complaint
- A complaint registered with the City of Newport or its third-party vendor is not in and of itself evidence of a violation. A violation only exists if there is direct evidence that it occurred.
- Heresay evidence may supplement direct evidence but shall not be sufficient in itself to support a determination that a violation exists (ref: NMC 2.15.055(B))
- For licensed short-term rentals, circumstances where one or more violations are determined to exist at a given point in time are to be viewed as a single occurrence for purpose of applying progressive enforcement steps outlined in NMC 4.25.050

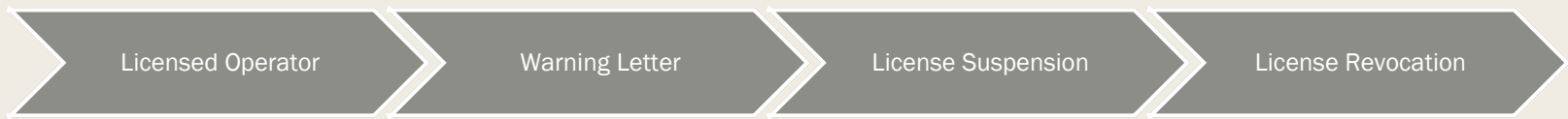
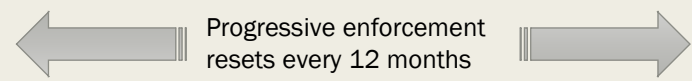


- Advertising; renting; using; or offering for use, occupancy or rent; a short-term rental where the owner does not hold a valid endorsement (NMC 4.25.045(A))
- Enforced as a civil infraction pursuant to NMC Chapter 2.15

- Cease and desist letter with evidence attached. Service by first class and certified mail. Two (2) weeks to correct or face citation
- May be issued by third-party vendor (on behalf of city)
- Licensing as corrective step is only an option if lot is within overlay, licenses are available under cap, and standards can be met
- Will issue one of these per owner. Repeat offenders to go straight to citation

- To be provided in writing with date, time, and place the alleged infraction occurred and other information per NMC 2.15.030(B)
- Includes a municipal code summons
- Service by first class and certified mail (NMC 2.15.035)
- Fine of \$500 per violation per day (NMC 1.50.010)
- Municipal Court judge decides if alleged infraction was committed and if fine is to be imposed

- Option if property is non-compliant after Municipal Court judgement is issued confirming violation exists
- City Attorney files petition seeking injunction and penalties
- Hearing(s) held before circuit court judge followed by court order
- Enforcement by Circuit Court, which could include fines and, if necessary contempt order and possible jail time



- Advertising; renting; using; or offering for use, occupancy or rent; a short-term rental that does not comply with the endorsement requirements of NMC Chapter 4.25
- Failure to comply with ongoing operational requirements (NMC 4.25.030(D))
- Failure of owner to pay room taxes per NMC 3.05
- Failure of owner or owners representative to respond to complaints or inquiries (i.e. city cannot reach in 3 attempts in 48-hours) NMC 4.25.045(E)

- For first violation in a 12-month period
- Will be issued, in writing, to the owner, listing the specific section or sections of the ordinance at issue and the evidence being relied upon to establish that a violation occurred
- The letter will further indicate that it serves as a warning letter, will provide a timeframe for correcting the violation, and will advise that failure by the owner to resolve the violation within the specified timeframe will result suspension of license

- Second violation in a 12-month period
- Will be issued, in writing, to owner under City Manager authority. Is to list specific section(s) of the ordinance at issue and the evidence being relied upon to establish a violation occurred
- The letter will further indicate that the license is suspended for 30-days and that violation is to be corrected
- Temporary revocation may be appealed to City Council (NMC 4.05.075)
- Short-term rental use during this period subject to citation

- Third violation in a 12-monthly period
- Will be issued, in writing, to the owner, listing the specific section or sections of the ordinance at issue and the evidence being relied upon to establish that a violation occurred
- Revocation will be by the City Manger and is subject to appeal to the City Council (NMC 4.05.075)
- Cannot reapply for 2 years (NMC 4.25.030(C)(9))
- Owners that operate with revoked license will be subject to a citation



Noble
Professional
Dedicated

Newport Police Department
Memorandum

One Team - One Future

Date: August 19, 2019

To: Chief Malloy

From: Officer Folmar

Subject: Summary of STR actions as of 8/19/2019

Chief Malloy,

Here is a summary of enforcement actions taken against STR's to date:

First Strike Violation Letters-Advertising greater occupancy than allowance:

- 1.) 423 SW Elizabeth St.
- 2.) 545 SE 4th St.
- 3.) 165 SW 26th St.
- 4.) 411 NW 60th St.
- 5.) 715 NW 3rd St.
- 6.) 1140 SW Abbey St.
- 7.) 107 SW Coast St.

First "Cease & Desist" Letter-No Business License

- 1.) 424 NW 58th St.
- 2.) 507 NW Alpine St, Unit 205


Second "Cease & Desist" Letter with Citation:

- 1.) 801 SW Coast St. #4
- 2.) 801 SW Coast St. #1 (Citation voided-issued in error)

"Cease & Desist" Letters Pending:

- 1.) 713 NW High St.
- 2.) 619 NW Alpine St.

Memorandum

To: Short-Term Rental Ordinance Implementation Work Group
From: Derrick I. Tokos, AICP, Community Development Director 
Date: August 19, 2019
Re: Update on Short-Term Rental License Renewals

On July 1, 2019, business license renewal packets were mailed to the owners of all existing, licensed short-term rentals in the City of Newport. The packets included a cover memo that explained what they needed to do to renew their license. A copy of that memo is enclosed. It states prominently in the first paragraph that owners had until August 15, 2019 to renew their licenses and "Failure of an owner to renew an endorsement by this date shall result in expiration of the endorsement, and the ability of the owner to operate shall be conclusively presumed to be discontinued with no further action. (Ref: NMC 4.25.030(B)(3))"

Here is the status of renewals as of August 15, 2019 along with a brief explanation of next steps:

Completed Short-Term Rental Renewal Applications: 118

These individuals have provided all of the information and paid the fees required to renew a short-term rental license.

Incomplete Short-Term Rental Renewal Applications: 54

These individuals have provided some, but not all, of the information required to renew a short-term rental license. Each has been advised as to what is missing and they have 30-days to provide the required information. If they fail to provide the information within that timeframe, their application will be considered withdrawn and will have to be resubmitted (ref: NMC 4.25.020(B)). These businesses are still licensed, and may operate during this period of time.

No Short-Term Rental Renewal Application Submitted: 48

These owners did not renew their licenses and are no longer authorized to operate a short-term rental. The City will treat the properties as unlicensed units. Under the City's land use code these properties are classified as non-conforming, because they were originally approved under regulations in effect before Ordinance No. 2144 was adopted. As such, the properties remain eligible for short-term rental use for a period of 12-months (NMC 14.32.020(G)). An owner that applies for a business license, will be applying for it anew (i.e. not a renewal).

Short-Term Rental Applications in Process under Old Rules: 23

These are applications for short-term rentals that were submitted before the May 6, 2019 effective date of Ordinance No. 2144. By statute, they have 180-days to follow through and obtain their license (ref: ORS 227.178(3)(a)). That deadline is November 1, 2019. A letter was sent to these owners shortly after Ordinance No. 2144 was adopted (enclosed).

Detailed summaries of the properties in each of these categories are attached. At this time, the City is not accepting short-term rental license applications for new vacation rentals. Ordinance No. 2144 restricts vacation rentals to properties within the zoning overlay, and the Council capped the number of licenses at 176 (ref: Resolution #3850). The City is maintaining a waitlist, which is currently at 14 properties. Five of those properties are at the Embarcadero, where the owners can rent through the hotel rental pool, but would prefer to operate their own rentals.

The first opportunity for properties on the waitlist to obtain licenses will be when the November 1, 2019 deadline passes, as it is likely that some of those owners will not follow through with the applications they submitted (18 of those applications are in the overlay). The next opportunity will be August 15, 2020, which is the date that non-conforming use rights will cease for properties where business licenses were not renewed. Applications for bed and breakfast and home shares can be submitted at any time as they are not subject to the cap.

One licensing requirement that the City deferred was the posting of a sign on the short-term rental property with a contact number for the owner or owner's representative. The City elected to hire a company to provide a 24/7 hotline for complaints, and the way the code was structured all signs must include the hotline number if one is established. We felt it would be unfair to require owners post signs twice in a short period of time. The deferral language is included at the bottom of the license renewal cover letter.

The City is considering ordering signs so they are uniform in appearance. The signs would include the City logo, followed by "24/7 Short-Term Rental Hotline: [hotline number]." Quotes are currently being solicited from sign companies.

Attachments

Current STR Count Summary
Short-Term Renewal Packet Cover Letter
List of Existing Short Term Rentals and License Status (sorted by address)
Letter Sent to Persons with Pending Applications
List of Properties with pending Applications

Current STR Counts as of 8-19-19

Completed STR Renewal Applications:

118 Total

- **83 VRDs** *Inside* of the Overlay Zone
- **30 VRDs** *Outside* of the Overlay Zone
- **3 Homeshares**
- **2 B&Bs**

Incomplete STR Renewal Applications in Process:

54 Total

- **42** *Inside* of the Overlay Zone
- **12** *Outside* of the Overlay Zone

No STR Renewal Application Submittals:

48 Total

- **33** *Inside* of the Overlay Zone
- **15** *Outside* of the Overlay Zone

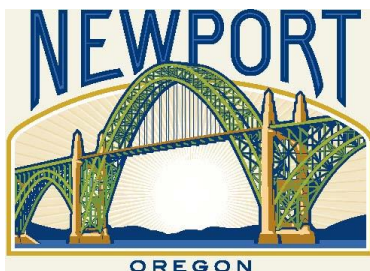
STR Applications in Process Under Old Rules:

23 Total

- **18** *Inside* of the Overlay Zone
- **3** *Outside* of the Overlay Zone
- **2 B&Bs**

CITY OF NEWPORT
169 SW COAST HWY
NEWPORT, OREGON 97365

COAST GUARD CITY, USA



phone: 541.574.0611
fax: 541.574.3355
<http://newportoregon.gov>

mombetsu, japan, sister city

NOTICE TO SHORT-TERM RENTAL OWNERS
FISCAL YEAR 2019 / 2020
BUSINESS LICENSE AND SHORT-TERM RENTAL
ENDORSEMENT RENEWAL PACKET

Enclosed you will find copies of the forms you will need to complete and submit in order to renew your business license and short-term rental endorsement(s). You have until August 15, 2019 to submit the required information and fees to the City of Newport. Failure of an owner to renew an endorsement by this date shall result in expiration of the endorsement, and the ability of the owner to operate shall be conclusively presumed to be discontinued with no further action by the city.

Forms provided in this packet include:

Short-Term Rental Business License Endorsement Form (white). Please make sure to fill in the entire form, provide the listed attachments, and sign and date the back of the document to acknowledge that you will adhere to the ongoing operational requirements.

Land Use Compatibility Statement (off-white). This form has been filled out by Community Development Department staff using information on file with the City of Newport. Please review it carefully and if you are in agreement, then you simply need to include the document with your renewal application.

Structural Safety Checklist (green). This form lists the structural safety features required for short-term rentals. Please fill in the address of your unit, initial that each of the features is present, and sign and date where indicated.

Fire Safety Checklist (red). This form lists the fire safety features required for short-term rentals. Please fill in the address of your unit, initial that each of the features is present, and sign and date where indicated.

Good Neighbor Guidelines (yellow). Please review the guidelines, and relay them to your tenants by incorporating them in the rental contract, including them in the rental booklet, posting them online, providing them in a conspicuous place in the rental, or a similar method.

Business License Renewal Invoice. The invoice includes an itemized list of the annual business license fees due for your short-term rental. Payment is due when you submit the renewal application to the City of Newport Finance Department (169 SW Coast Hwy, Newport, OR 97365).

The City of Newport is in the process of hiring a contractor to provide a 24/7 hotline for dispatching calls to the operators of short-term rental properties. Once a contractor is hired, the City will provide the new hotline number to short-term rental owners so that they, or their authorized agent, can post a non-illuminated sign on the premises, between 1 and 2 square feet in size, with the 24/7 hotline information.

**VACATION RENTALS AND BED AND BREAKFASTS
WITH ACTIVE ENDORSEMENTS AND BUSINESS LICENSES**

Date Rcd.	Street Address	Map Taxlot	Business Name	Property Owner	Zone	In or Out of Overlay Zone	License Renewal Status	Date of Endorsement	VRD, B&B, or Homeshare
4/22/2013	10 NW 42nd St	10-11-29-CD-01400-00	Huff House Vacation Rental	Thomas Huff	R-1	Out	Completed	5/9/2013	VRD
7/25/2013	1000 SE Bay Blvd #114 (D-1)	11-11-09-CB-90401-00	Franck Vacation Rental	Ellen & Lawrence Franck	W-2	In	No Submittal	8/6/2013	VRD
10/22/2018	1000 SE Bay Blvd #117 (D-4)	11-11-09-CB-90404-00	Jason Baker Vacation Rental	Jason Baker	W-2	In	Completed	12/27/2018	VRD
4/11/2014	1000 SE Bay Blvd #140 (J-1)	11-11-09-CB-91001-00	VKN Vacation Rental	VKN Vacation Rental ATTN: Valerie K Nichols	W-2	In	No Submittal	5/1/2014	VRD
6/7/2017	1000 SE Bay Blvd #146 (G-8)	11-11-09-CB-90708-00	Richen Vacation Rental	Sylvia Richen	W-2	In	Submittal Incomplete	2/9/2018	VRD
5/17/2013	1000 SE Bay Blvd #225 (E-10)	11-11-09-CB-90510-00	Connard Rentals	Christie M Connard	W-2	In	Completed	7/17/2014	VRD
8/19/2013	1000 SE Bay Blvd #244 (G-18)	11-11-09-CB-90718-00	Richard Larsell	Richard A Larsell	W-2	In	No Submittal	5/20/2014	VRD
8/19/2013	1000 SE Bay Blvd #344	11-11-09-CB-80223-00	Richard Larsell	Richard A Larsell	W-2	In	No Submittal	5/20/2014	VRD
4/30/2019	1000 SE Bay Blvd #405 (B-4)	11-11-09-CB-80087-00	Stanley & Debra Kramien	Stanley & Debra Kramien	W-2	In	Completed	7/23/2019	VRD
9/26/2017	1000 SE Bay Blvd #536 (K11)	11-11-09-CB-91111-00	Bayfront Relaxation	Eric Breon	W-2	In	Completed	10/18/2017	VRD
7/16/2013	1000 SE Bay Blvd #642	11-11-09-CB-91206-00	Cynthia Hinds	Cynthia Kelley Hinds	W-2	In	No Submittal	10/2/2013	VRD
3/5/2019	1000 SE Bay Blvd, #528 (J-7)	11-11-09-CB-91007-00	Yaquina Bay Dream Stay	Connie Shim	W-2	In	No Submittal	3/28/2019	VRD
1/23/2018	1000 SE Bay Blvd, Unit G-245	11-11-09-CB-90719-00	Embarcadero Sunset Views	Kevin & Danielle Stewart	W-2	In	Submittal Incomplete	2/9/2018	VRD
3/28/2018	1000 SE Bay Blvd, Unit K-9 (532/632)	11-11-09-CB-91109-00	Embarcadero Sunset Views	Kevin & Danielle Stewart	W-2	In	Submittal Incomplete	4/16/2019	VRD
7/6/2017	107 SW Coast St	11-11-08-BB-21700-00	Dream Homes of Oregon	Roy S Neff and Lauri Hines	R-4	In	Completed	7/11/2017	VRD
8/9/2018	109 NW Cliff St Unit 6	11-11-08-BB-13100-00	Crowe Rentals LLC	Crowe Rentals LLC	C-2	In	Completed	1/23/2019	VRD
4/19/2017	109 NW Cliff St, Unit 7	11-11-08-BB-13100-00	Crowe Rentals LLC	Crowe Rentals LLC	C-2	In	Completed	5/17/2017	VRD
5/17/2017	109 NW Cliff St, Unit 8	11-11-08-BB-13100-00	Crowe Rentals LLC	Crowe Rentals LLC	C-2	In	Completed	7/19/2017	VRD
2/7/2013	11 NW 42nd St (Unit A - upper)	10-11-29-CD-02400-00	Agate Beach Oceanfront Getaway	NW Property Holdings - Oregon, LLC	R-1	Out	Completed	5/6/2013	VRD
2/7/2013	11 NW 42nd St (Unit B - lower)	10-11-29-CD-02400-00	Agate Beach Oceanfront Getaway	NW Property Holdings - Oregon, LLC	R-1	Out	Completed	4/2/2013	VRD
5/22/2018	1120 NW Spring St, Unit A	11-11-05-CB-70001-00	Terry and Diane Schneider	Terry & Diane Schneider	R-4	In	No Submittal	6/22/2018	VRD
5/11/2015	1125 NW Spring St #A-103	11-11-05-CB-80003-00	Lighthouse View	Toby Ross/Jo Duthie	R-4	In	Submittal Incomplete	11/30/2017	VRD
9/14/2015	1125 NW Spring St #C101	11-11-05-CB-80016-00	Oceanfront Overlook	Kenneth Sever	R-4	In	Completed	9/21/2015	VRD
8/16/2016	1125 NW Spring St #C201	11-11-05-CB-80019-00	Somewhere At The Beach	Denise Velaski	R-4	In	No Submittal	8/22/2016	VRD
8/9/2016	1125 NW Spring St C-2 (c102)	11-11-05-CB-80017-00	Wandering Whale	Wendi & Eric Lonquist	R-4	In	Submittal Incomplete	8/15/2016	VRD
10/30/2012	1125 NW Spring St Unit A 203	11-11-05-CB-80006-00	Long Vacation Rental	Patrick & Susan Long	R-4	In	No Submittal	12/28/2012 & 11/30/17	VRD
11/8/2013	1125 NW Spring St Unit A-201	11-11-05-CB-80004-00	Michael's Beach Place	Michael Adams	R-4	In	Submittal Incomplete	12/13/2013	VRD
9/4/2013	1125 NW Spring St Unit B 102	11-11-05-CB-80011-00	Oceanfront Overlook	Kenneth Sever	R-4	In	No Submittal	9/12/2013	VRD

**VACATION RENTALS AND BED AND BREAKFASTS
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Date Rcd.	Street Address	Map Taxlot	Business Name	Property Owner	Zone	In or Out of Overlay Zone	License Renewal Status	Date of Endorsement	VRD, B&B, or Homeshare
5/6/2016	1125 SW Spring St #C303 (C-9)	11-11-05-CB-80024-00	Dylan Mayson Vacation Rental	Dylan & Teri Ann Mason	R-4	In	Submittal Incomplete	5/19/2016	VRD
11/6/2018	1126 SW 8th St	11-11-08-CC-05000-00	Ocean Breeze	Aaron & Mallory Hegge	R-2	In	Submittal Incomplete	3/15/2019	VRD
2/15/2019	1130 NW Hurbert St	11-11-05-CA-00801-00	Over the Sea	Angelica Hernandez	R-2	In	No Submittal	3/15/2019	VRD
9/14/2017	1130 SW Martin St	11-11-08-CC-02600-00	Life is a Beach	Richard Savicky	R-2	In	Completed	12/14/2017	VRD
11/21/2018	1140 NW Hurbert St	11-11-05-CA-00802-00	Hurbert Street Vacation Rental	Maria Van Houten	R-2	In	Completed	12/27/2018	VRD
7/14/2014	1140 SW Abbey St	11-11-08-CA-09800-00	Abbey Road LLC	Paul & Kim Montagne	R-3	In	No Submittal	10/26/2016	VRD
4/5/2016	1144 SW Mark St	11-11-08-CC-02900-00	Klose Enterprises	Kay Klose/Richard Rainery	R-2	Home share	Completed	5/10/2016	Homeshare
8/31/2012	1156 SW Mark St	11-11-08-CC-02800-00	Yaquina House	Glenn F & Lori A Stockton Revocable Living Trust	R-2	In	Submittal Incomplete	1/15/2013	VRD
2/1/2017	1217 NW Oceanview Dr	11-11-05-BC-03400-00	Sea Vue House	Stuart Larsen	R-2	Out	No Submittal	3/22/2017	VRD
7/2/2012	1235 NW Spring St	11-11-05-BC-03700-00	Joy's House	Carol & Bob Reinhard	R-2	Out	Submittal Incomplete	5/9/2013 & 11/30/17	VRD
3/18/2019	124 NW 54th St	10-11-29-BD-03800-00	3rd Crow	Hollie & Thor Bates	C-1	Out	Completed	7/5/2019	VRD
10/24/2012	1245 NW Spring St	11-11-05-BC-03701-00	Beach Front Classic	James & Lana Wetherill	R-2	Out	No Submittal	2/28/2013	VRD
7/2/2018	125 NW 77th Ct, Unit A	10-11-20-BB-01000-00	Karen's Vacation Rental	Karen J Trussell	R-1	Out	Completed	9/4/2018	VRD
5/2/2014	128 NW 73rd Ct	10-11-20-BC-01300-00	Pierce Family Beach Retreat	Fred & Patty Stanwood	R-1	Out	Submittal Incomplete	5/13/2014	VRD
5/19/2014	129 SW Dolphin St Unit 129	11-11-08-BB-17400-00	Nye Beach Townhomes	John & Teri Rogers	C-2	In	Completed	*Updated Mngt Letter sent on 2/20/19. Original: 6/11/2014	VRD
5/19/2014	129 SW Dolphin St Unit 133	11-11-08-BB-17400-00	Nye Beach Townhomes	John & Teri Rogers	C-2	In	Completed	*Updated Mngt Letter sent on 2/20/19. Original: 6/11/2014	VRD
5/19/2014	129 SW Dolphin St Unit 137	11-11-08-BB-17400-00	Nye Beach Townhomes	John & Teri Rogers	C-2	In	Completed	*Updated Mngt Letter sent on 2/20/19. Original: 6/11/2014	VRD
5/19/2014	129 SW Dolphin St Unit 139	11-11-08-BB-17400-00	Nye Beach Townhomes	John & Teri Rogers	C-2	In	Completed	*Updated Mngt Letter sent on 2/20/19. Original: 6/11/2014	VRD
10/20/2016	13 NW High St	11-11-08-BB-07200-00	Camille Norwick	White Pine Properties LLC / James & Camille Norwick	R-4	In	Completed	3/16/2017	VRD
10/9/2018	130 NW 77th Ct	10-11-20-BB-00700-00	Randy & Janice Reitz	Randy & Janice Reitz	R-1	Out	No Submittal	1/23/2019	VRD
3/30/2015	1330 NW Spring St	11-11-05-BC-02200-00	Dream Homes of Oregon	Roy S Neff and Lauri Hines	R-2	Out	Completed	5/12/2015	VRD
11/13/2017	1332 NW Thompson St	11-11-05-BC-02601-00	Williams House	Jesse Williams & Vali Sevastita	R-2	Out	Completed	4/6/2018	VRD
11/15/2018	134 SW Elizabeth St	11-11-08-BB-27501-00	Halmark Resort	Hallmark Inns & Resorts, Inc.	C-2	In	Completed	7/5/2019	VRD
2/15/2019	1346 SE Rio Vista Dr	11-11-09-CA-01700-00	Sawyer Solutions	Dean Sawyer	R-1	Home share	Completed	7/5/2019	Homeshare

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Date Rcd.	Street Address	Map Taxlot	Business Name	Property Owner	Zone	In or Out of Overlay Zone	License Renewal Status	Date of Endorsement	VRD, B&B, or Homeshare
11/13/2017	135 NW 77th Ct	10-11-20-BB-00900-00	Newport Cottage	Cheryl M Johnson / Tom Walklet (agent)	R-1	Out	Completed	12/8/2017	VRD
7/2/2012	135 SW Coast St	11-11-08-BB-20900-00	Nyevana	Julia & Patrick Rask	R-4	In	No Submittal	12/23/2014	VRD
9/19/2018	137 SW 12th St	11-11-08-AC-08000-00	Gregory Bear	Greg Bear	R-2	In	Completed	4/16/2019	VRD
10/11/2018	140 NW 77th Ct	10-11-20-BB-00800-00	Newport Cottage	Cheryl M Johnson / Tom Walklet (agent)	R-1	Out	Completed	12/27/2018	VRD
10/23/2017	1409 NW Spring St	11-11-05-BC-01802-00	RSSC Mariner	Jeff & Karin Gauvin	R-2	Out	Completed	12/14/2017 Updated Contact ltr sent 1/19/18	VRD
7/2/2012	144 SW 26th St #1	11-11-17-BD-80001-00	Winward at the Regatta	Charles & Michele Acock	W-2	In	Completed	12/13/2012	VRD
11/15/2018	144 SW Elizabeth St	11-11-08-BB-27300-00	Halmark Resort	Hallmark Inns & Resorts, Inc.	C-2	In	Completed	7/5/2019	VRD
3/5/2019	145 SW 27th St	11-11-17-BD-01904-00	Tomart Rentals LLC	Brian & Renee Todd	R-4	Out	Submittal Incomplete	4/16/2019	VRD
4/26/2017	145 SW Hurbert St #1	11-11-08-BA-11300-00	Golden Larch LLC	Golden Larch, LLC (Brad & Kathy Dixon)	R-4	In	Completed	9/25/2017	VRD
4/26/2017	145 SW Hurbert St #2	11-11-08-BA-11300-00	Golden Larch LLC	Golden Larch, LLC (Brad & Kathy Dixon)	R-4	In	Completed	9/25/2017	VRD
5/31/2016	1452 NW Spring St	11-11-05-BC-01200-00	Arrow Point	Scott McDowell	R-2	Out	Completed	6/2/2016	VRD
3/18/2019	1522 NW Spring St	11-11-05-BB-01700-00	Michael Callahan	Michael Callahan	R-2	Out	Completed	3/28/2019	VRD
11/8/2018	1535 F NW Hurbert St	11-11-05-BB-01200-00	Beach Bum-Galow	Ann Howell/ Thomas Hickey	R-2	Out	Completed	*Updated Mngt Notice Sent 2/20/19. Original sent 1/23/2019	VRD
9/28/2018	1542 NW Spring St	11-11-05-BB-02000-00	Spring Street Retreat	Rick Hixon & Jocelyn Stody	R-2	Out	Completed	12/27/2018	VRD
9/27/2017	1610 NW Spring St	11-11-05-BB-00900-00	Donald & Patsy Knight Family Trust	Donald & Patsy M Family Trust	R-2	Out	Completed	2/5/2018 & 7/17/18 (New Mngt)	VRD
6/26/2012	165 SW 26th St	11-11-17-BD-00300-00	Happy Clam	Sherie Hawley & Gary Gamer	R-4	In	No Submittal	1/8/2014	VRD
10/24/2012	171 NW 73rd Ct	10-11-20-BC-00806-00	The Lighthouse	Jerry Burger	R-1	Out	Completed	1/29/2013	VRD
1/20/2015	180 NW Gilbert Way Unit C	10-11-29-BD-17700-00	BIM Investments LLC	Cuttaliya & Douglas Robinson	R-4	Out	Completed	2/12/2015	VRD
6/1/2015	185 NW 70th St	10-11-20-CB-00118-00	Oregon Coast Vacation Homes	Susan & Steven Johnston	R-2	Out	No Submittal	7/19/2016	VRD
12/6/2016	2003 NW Oceanview Dr	11-11-05-BA-02502-00	Cliff House	Jenni & Robert Winterburn	R-1	Out	Submittal Incomplete	12/28/2016	VRD
10/29/2012	2005 NW Oceanview Dr	11-11-05-BB-00300-00	Oceanfront Paradise	Margie L Dawson	R-1	Out	No Submittal	7/10/2013	VRD
8/8/2013	224 NE 55th St	10-11-29-BD-00301-00	Northeast 55th St LLC	Northeast 55th St LLC	R-2	Out	Submittal Incomplete	10/2/2013	VRD
10/25/2017	232 SW 27th St	11-11-17-BD-04500-00	Yaquina Bay Beauty II	Colleen Harris	R-4	In	Completed	1/19/2018	VRD
8/5/2016	238 SW 27th St	11-11-17-BD-04800-00	Dream Homes of Oregon	Roy S Neff and Lauri Hines	R-4	In	Completed	8/15/2016	VRD
11/28/2012	242 SW 27th St	11-11-17-BD-01400-00	Bridgetender Rental House	Sharon A Simmons, Trustee	R-4	In	No Submittal	12/13/2012	VRD
1/17/2014	252 SW 27th St	11-11-17-BD-01500-00	House on the Bay	Jennie Thomas	R-4	In	Submittal Incomplete	1/24/2014	VRD
10/23/2017	2545 NW Pacific St	10-11-32-DC-09200-00	Michael D'Anna	Michael D'Anna	R-1	Out	Submittal Incomplete	12/12/2017	VRD

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Date Rcd.	Street Address	Map Taxlot	Business Name	Property Owner	Zone	In or Out of Overlay Zone	License Renewal Status	Date of Endorsement	VRD, B&B, or Homeshare
10/24/2012	255 NW Cliff St	11-11-08-BB-12300-00	Beach Front Classic	James & Lana Wetherill	C-2	In	No Submittal	2/13/2013	VRD
10/24/2012	257 NW Cliff St	11-11-08-BB-12300-00	Beach Front Classic	James & Lana Wetherill	C-2	In	No Submittal	2/13/2013	VRD
11/13/2017	258 NW Coast St, Unit C	11-11-08-BB-05500-00	The Overlook	Michelle Heth	C-2	In	Completed	2/7/2019	VRD
1/3/2017	258 NW Coast St, Unit D	11-11-08-BB-05500-00	The Overlook	Michelle Heth	C-2	In	Completed	3/20/2017	VRD
5/31/2018	2612 SW Brant St	11-11-17-BD-03900-00	Amarandos Rental	Anna Amarandos	R-1	In	Completed	9/4/2018	VRD
5/6/2019	2614 SW Brant St	11-11-17-BD-041000-00	Deborah S Rocha	Deborah S Rocha	R-4	In	Completed	7/18/2019	VRD
7/14/2016	2616 SW Brant St	11-11-17-BD-04100-00	Casa de Margarita	Kay Fischer	R-4	In	Completed	7/19/2016	VRD
7/2/2014	2622 SW Brant St	11-11-17-BD-04400-00	The River House	Roger Benney/Sheryl Craner	R-4	In	No Submittal	7/8/2014	VRD
4/25/2018	2638 SW Brant St	11-11-17-BD-04900-00	Easy Two LLC	Lisa Trapp	R-4	In	Submittal Incomplete	Updated Contact Notice sent 5/9/19. 5/18/2018	VRD
11/8/2018	2725 NW Pacific Pl	10-11-32-DB-00800-00	Denise & Denise Monden	Dennis & Denise Monden	R-1	Out	Completed	3/15/2019	VRD
12/7/2018	2755 NW Pacific Pl	10-11-32-DB-01300-00	Wildcard Investments	Wildcard Investment, LLC	R-1	Out	Completed	1/23/2019	VRD
4/24/2017	2767 NW Pacific Pl	10-11-32-DB-01400-00	Seagrass Pine	Richard Evans & Julie Sanford	R-1	Out	Completed	6/2/2017	VRD
10/16/2017	28 SW Brook St #B	11-11-08-BB-25400-00	Brook Street Apartments LLC	Leslie Bergshoeff	R-4	In	Submittal Incomplete	2/5/2018	VRD
10/16/2017	28 SW Brook St #D	11-11-08-BB-25400-00	Brook Street Apartments LLC	Leslie Bergshoeff	R-4	In	Submittal Incomplete	2/5/2018	VRD
10/16/2017	28 SW Brook St #E	11-11-08-BB-25400-00	Brook Street Apartments LLC	Leslie Bergshoeff	R-4	In	Submittal Incomplete	2/5/2018	VRD
10/16/2017	28 SW Brook St #F	11-11-08-BB-25400-00	Brook Street Apartments LLC	Leslie Bergshoeff	R-4	In	Submittal Incomplete	2/5/2018	VRD
9/5/2017	28 SW Brook St #G	11-11-08-BB-25400-00	Brook Street Apartments LLC	Leslie Bergshoeff	R-4	In	Submittal Incomplete	10/13/2017	VRD
7/2/2012	29 SW Coast St Unit A	11-11-08-BB-22200-00	Fairhaven Vacation Rental	Norm Ferber	R-4	In	Completed	10/25/2012	VRD
7/2/2012	29 SW Coast St Unit B	11-11-08-BB-22200-00	Fairhaven Vacation Rental	Norm Ferber	R-4	In	Completed	10/25/2012	VRD
7/2/2012	29 SW Coast St Unit C	11-11-08-BB-22200-00	Fairhaven Vacation Rental	Norm Ferber	R-4	In	Completed	10/25/2012	VRD
11/13/2017	311 NW 58th St	10-11-29-BB-02300-00	Agate Beach Hideaway	Micheal G Mantei	R-2	In	Completed	3/12/2018	VRD
9/19/2018	320 NW 18th St	11-11-05-BA-05101-00	RW-3 Ventures LLC	Robert W Wienert	R-1	Out	No Submittal	10/19/2018	VRD
10/12/2012	325 NW Coast St, Unit E	11-11-05-CC-88013-00	Nye Beach Arch Place	Steve & Marla Bennett	C-2	In	Submittal Incomplete	12/27/2012	VRD
11/15/2018	33 SW Elizabeth St	11-11-08-BB-15902-00	Halmark Resort	Hallmark Inns & Resorts, Inc.	C-2	In	Completed	7/5/2019	VRD
9/27/2012	3360 NW Oceanview Dr Unit A	10-11-32-AC-06600-00	Agate Beach Cottage at Meritage	Bahram Adrangi (Cindy Reid)	R-4	Out	Completed	10/24/2012	VRD
10/30/2013	3380 NW Oceanview Dr Unit B	10-11-32-AC-07100-00	Veritas Corp	Veritas Corp. / Mark & Rebecca DeBoer	R-4	Out	Submittal Incomplete	12/5/2013	VRD
4/19/2017	345 SW 11th St	11-11-08-BD-20100-00	The Parker House LLC	Penelope McCarthy	R-4	In	Completed	4/21/2017	VRD
8/10/2017	35 SW Hurbert St	11-11-08-BA-10203-00	Beverly Chamberlain	Beverly Chamberlain	R-4	In	No Submittal	12/8/2017, Updated Contact Notice sent 3/18/18	VRD
8/13/2012	3749 NW Oceanview Dr	10-11-32-BA-00900-00	Mountain Seas Development	Mountain Seas Development	R-4	In	No Submittal	12/26/2012	VRD
9/11/2017	375 NE 70th Dr	10-11-20-CA-05400-00	Cleek AirBnB	Todd & Debbie Cleek	R-4	Out	Completed	10/13/2017	VRD
11/15/2018	39 SW Elizabeth St	11-11-08-BB-15903-00	Halmark Resort	Hallmark Inns & Resorts, Inc.	C-2	In	Completed	7/5/2019	VRD

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Date Rcd.	Street Address	Map Taxlot	Business Name	Property Owner	Zone	In or Out of Overlay Zone	License Renewal Status	Date of Endorsement	VRD, B&B, or Homeshare
9/20/2012	3914 NW Cherokee Ln	10-11-32-AB-02600-00	Linda Neigebauer	Linda Neigebauer	R-1	Out	Completed	1/9/2014	VRD
2/27/2019	3934 NW Cherokee Ln	10-11-32-AB-02800-00	Cherokee Beach House	Christie & Stephen Burns	R-1	Out	No Submittal	4/3/2019	VRD
3/2/2017	4 SW High St	11-11-08-BB-23300-00	Eder Beach Properties	Eder Beach Property LLC	R-4	In	Completed	5/30/2017	VRD
3/31/2016	407 NW High St	11-11-05-CC-11600-00	Pietrok 2 LLC	Pietrok 2, LLC (Gary A. Pietrok)	C-2	In	Completed	8/11/2016 & 10/16/17	VRD
2/22/2016	411 NW 60th St	10-11-30-AA-02300-00	Sam's Sea Haven	Amy Gordon	R-2	Out	No Submittal	2/17/2017	VRD
10/29/2012	416 NW 58th St	10-11-30-AA-03300-00	John Ross Vacation Rental	John Ross	R-2	Out	No Submittal	12/4/2012	VRD
8/14/2017	420 NW High St	11-11-05-CC-13500-00	Hip Nautic	Rina Myklak	R-4	In	Completed	10/17/2017	VRD
9/24/2012	423 SW Elizabeth St	11-11-08-BC-04300-00	Beach Retreat LLC	Gregory & Precott (Scottie) Jones	C-2	In	Submittal Incomplete	11/6/2012 & 11/30/17 & 4/3/19	VRD
4/6/2018	424 NW 59th St	10-11-30-AA-02500-00	Fort Awesome West LLC	Fort Awesome West LLC / Darroch Burns	R-2	Out	Submittal Incomplete	5/1/2018	VRD
5/29/2018	424 SE 4th St	11-11-08-AD-03900-00	Eder Beach Properties	Eder Beach Property LLC	R-2	In	Completed	10/2/2018	VRD
5/10/2017	435 NW 58th St	10-11-30-AA-03800-00	The Beach House at Yaquina Head	Joan L Meloy	R-2	In	Completed	6/16/2017	VRD
7/2/2018	449 SE Scenic Loop	11-11-09-BC-01600-00	Celeste McEntee	Celeste McEntee	R-4	Out	Completed	7/18/2019	VRD
7/18/2013	457 NW 56th St	10-11-30-AA-05600-00	Lightkeepers LLC	John Mace (Lightkeeper, LLC)	R-2	Out	No Submittal	3/21/2014	VRD
6/14/2016	457 NW 57th St	10-11-30-AA-04701-00	Agate Beach Outlook	Rick & Lynette Ruppel	R-2	Out	Submittal Incomplete	Sent new contact info on 3/18/18	VRD
3/4/2014	4718 NW Cherokee Ln	10-11-29-CA-01600-00	Hoffstetter Vacation House	Kirk Hofstetter & Mary Jo Moeller	R-4	Out	Submittal Incomplete	3/21/2014	VRD
8/3/2015	4916 NW Woody Way	10-11-29-CA-02900-00	Broken Wheel Guest House	Don P & Leona Rairigh	R-4	Out	No Submittal	11/1/2015	VRD
10/1/2012	4920 NW Woody Way	10-11-29-CA-03000-00	Ocean House Lodge LLC	Craig & Dawn Lodge	R-4	B&B	Completed	11/29/2012	B&B
10/17/2012	4925 NW Woody Way	10-11-29-CA-03400-00	Tyee Lodge B&B	Douglas & Dee A. Nebert	R-4	B&B	Completed	11/29/2012	B&B
6/14/2016	502 SW 7th St	11-11-08-BD-03400-00	Highland Treasure Enterprises	Kim Kossow & Tom Palmen	R-3	In	Completed	6/30/2016	VRD
10/29/2012	5053 NW Agate Way	10-11-29-BD-16100-00	Yaquina Ocean Front Lodge	Robert & Lori Cavell	R-2	Out	Completed	1/11/2013	VRD
9/6/2012	507 NW Alpine #305	11-11-05-CC-95021-00	Patrick & Elizabeth Bresnan	Patrick & Elizabeth Bresnan	C-2	In	No Submittal	12/7/2012	VRD
3/6/2013	507 NW Alpine St #103	11-11-05-CC-95003-00	Rabideau Vacation Rental	Larry Rabideau & Cheryl Mann	C-2	In	Completed	3/13/2013	VRD
3/11/2016	507 NW Alpine St #203	11-11-05-CC-95011-00	Roy & Sandra Rider	Roy & Sandra Rider	C-2	In	Submittal Incomplete	5/19/2016	VRD
7/20/2017	507 NW Alpine St #302	11-11-05-CC-95018-00	Abbey Street Investments	Kathleen Schonau	C-2	In	No Submittal	3/27/2019	VRD
10/16/2017	507 NW Alpine St #303	11-11-05-CC-95019-00	Nye Stay	Arne LaVen	C-2	In	Completed	5/18/2018	VRD
7/9/2012	507 NW Alpine St Unit 207	11-11-05-CC-95015-00	Surf & Sand Condo	Kent B & Lori S Roberts	C-2	In	No Submittal	10/22/2013	VRD
2/27/2019	507 NW Alpine St, Unit 108	11-11-05-CC-95008-00	Nye Beacon	Jenial R Shakib Living Trust	C-2	In	Submittal Incomplete	4/16/2019	VRD
5/22/2018	507 NW Alpine St, Unit 208	11-11-05-CC-95016-00	Barbara Musolf Vacation Rental	Barbara Musolf	C-2	In	Submittal Incomplete	10/2/2018	VRD

**VACATION RENTALS AND BED AND BREAKFASTS
WITH ACTIVE ENDORSEMENTS AND BUSINESS LICENSES**

Date Rcd.	Street Address	Map Taxlot	Business Name	Property Owner	Zone	In or Out of Overlay Zone	License Renewal Status	Date of Endorsement	VRD, B&B, or Homeshare
9/14/2017	510 SW Minnie St	11-11-08-CC-02501-00	Life is a Beach	Richard Savicky	R-2	In	Completed	12/14/2017	VRD
7/7/2017	511 SW 3rd St	11-11-08-BC-70003-00	Robert T Fraser - Nye Haven	Robert Fraser	R-3	In	Completed	1/19/2018	VRD
10/25/2017	520 NW 23rd St	10-11-32-DC-02600-00	LUCO Property Management Vacation Rentals	Louis & Malinda Limbrunner	R-1	Out	Completed	3/12/2018	VRD
11/9/2017	521 NW Hubert St	11-11-05-CC-16200-00	Serendipity by the Sea	Debbie Sloan	R-4	In	No Submittal	2/26/2018	VRD
7/14/2016	524 SE 4th St, Unit A	11-11-08-AD-04600-00	Baker Rental Properties LLC	Sandra Baker	R-2	In	Submittal Incomplete	8/29/2016	VRD
8/15/2018	526 NW Coast St, Unit E	11-11-05-CC-50005-00	Oceanic Mirage	Bubul Baruah	C-2	In	Completed	9/7/2018	VRD
8/14/2018	526 NW Coast St, Unit G	11-11-05-CC-50007-00	Cannon Court LLC	Cannon Court LLC	C-2	In	Submittal Incomplete	9/7/2018	VRD
11/16/2013	532 SE 2nd St	11-11-08-AA-10300-00	Nel Sue LLC	Sue Hardesty & Nellie Ward	R-2	In	Completed	12/18/2013	VRD
10/24/2012	535 NW 16th St	11-11-05-BB-01900-00	Mark Peterson	Mark Peterson	R-2	Out	Completed	5/6/2013	VRD
8/22/2013	537 NW Alpine St	11-11-05-CC-08600-00	On The Beach	Stephanie Saylor & Merritt Bruce	C-2	In	Completed	12/13/2013	VRD
9/3/2014	539 SW Park St	11-11-08-CB-09700-00	Toast of the Coast	Michael Tran	R-4	In	No Submittal	10/15/2014	VRD
2/21/2018	539 SW Woods St	11-11-08-000027-PLNG	LWC Properties	Lucinda Chapman	R-3	In	Completed	7/18/2019	VRD
6/18/2015	540 NW Alpine St	11-11-05-CC-08100-00	Stempson Rental	Greg Stempson & Lorene Johnson	C-2	In	Completed	7/7/2015	VRD
10/29/2012	543 SW 5th St	11-11-08-BC-05600-00	Jumping Scallops	Scott & Angela McFarland	R-3	In	No Submittal	5/6/2013	VRD
7/31/2018	545 SE 4th St	11-11-08-AD-01901-00	Severson Rentals	Cynthia Severson	R-2	In	Submittal Incomplete	3/28/2019	VRD
3/8/2017	546 NW 54th St	10-11-30-AD-00500-00	Seastar Getaway	Larry & Pat Hood	R-2	Out	No Submittal	3/27/2017	VRD
6/19/2013	546 SW Smith Ct	11-11-08-BC-07800-00	Faria Vacation Rental	Diane & Russell Faria	R-3	In	Completed	7/11/2012	VRD
10/25/2017	553 SW 5th St	11-11-08-BC-05500-00	Blue Pacific	Scott Lackner	R-3	In	Completed	10/19/2018	VRD
6/30/2014	554 SE 2nd St	11-11-08-AA-10401-00	A Slice of Newport	Nancy Thurston/Jeff Terry	R-2	In	Submittal Incomplete	7/3/2014	VRD
5/10/2017	555 NW 56th St	10-11-30-AA-00301-00	Lighthouse at Starfish Cove	Rob & Leslie Hildebrand	R-2	Out	Completed	6/16/2017	VRD
2/24/2014	556 NW 56th St	10-11-30-AA-00701-00	Lighthouse View Vacation Rental	Richard Zhao & Jianhua Pang	R-2	Out	Completed	3/6/2014	VRD
10/4/2017	5608 NW Meander St	10-11-30-AA-04800-00	Les Vacation Rentals	Steven Leonard	R-2	Out	Submittal Incomplete	1/19/2018	VRD
3/30/2015	580 NW 6th St	11-11-05-CC-02200-00	Muenchmeyer Vacations	Hans-Christian & Andrea Muenchmeyer	R-4	In	Completed	4/9/2015	VRD
1/19/2018	582 NW 3rd St	11-11-05-CC-13000-00	BMD Rental LLC	BMD Rentals LLC / Rachel Wold	R-4	In	Completed	3/12/2018	VRD
4/30/2019	589 W Olive St	11-11-08-BB-23400-00	OK Specialities dba: Pampered Puffin	Don Ollila & Anna Kent	R-4	In	Completed	7/5/2019	VRD
8/21/2014	607 SW Woods St	11-11-08-BC-07700-00	Hill Villa	Sandra & Bob Ringo	R-3	In	No Submittal	9/3/2014	VRD

**VACATION RENTALS AND BED AND BREAKFASTS
WITH ACTIVE ENDORSEMENTS AND BUSINESS LICENSES**

Date Rcd.	Street Address	Map Taxlot	Business Name	Property Owner	Zone	In or Out of Overlay Zone	License Renewal Status	Date of Endorsement	VRD, B&B, or Homeshare
9/12/2017	610 NW 9th St	11-11-05-CB-10200-00	Newport House	Betty Willis	R-4	In	Completed	1/19/2018	VRD
10/30/2015	626 NW 3rd St	11-11-05-CC-80005-00	Nye Beach Getaway	Terry & Krista Harrison	C-2	In	Completed	11/12/2015	VRD
4/25/2014	626 NW 54th Ct	10-11-30-AD-02600-00	Newport Oceanfront Estate	Newport Oceanfront Estate LLC	R-2	Out	Submittal Incomplete	7/18/2016	VRD
1/26/2017	637 SE 2nd St	11-11-08-AA-07700-00	Sam's Place by the Bay	Leah Tuttle	R-2	In	No Submittal	3/20/2017 & 12/15/17 (New Mngt Ltr)	VRD
9/21/2012	640 NW 54th Ct	10-11-30-AD-02400-00	Fred & Bonnie Saxton	Bonnie & Fred Saxton	R-2	Out	Completed	1/11/2013	VRD
6/20/2018	645 SE 4th St	11-11-08-AD-00700-00	Bridge View Bay House	Pivot Point Productions, LLC / Rene Tyson	R-2	In	Submittal Incomplete	7/6/2018	VRD
10/12/2016	688 NE 20th Pl	10-11-32-DD-05500-00	The Agate House	William & Kassi Sedwick	R-1	Out	No Submittal	3/17/2017	VRD
9/12/2017	688 NE 20th Pl (Upstairs Area)	10-11-32-DD-05500-00	The Agate House	William & Kassi Sedwick	R-1	Out	No Submittal	2/9/2018	VRD
9/16/2013	701 NW Coast St #101	11-11-05-CC-94001-00	Haven by the Sea	Gwenith M Filbin	C-2	In	No Submittal	12/13/2013	VRD
9/26/2013	701 NW Coast St #107	11-11-05-CC-94007-00	Charles & Jane Kemp	Charles & Jane Kemp	C-2	In	Completed	12/13/2013	VRD
7/14/2016	701 NW Coast St #108	11-11-05-CC-94008-00	Michael D McCoy Trust	Michael D McCoy Rev. Living Trust	C-2	In	Submittal Incomplete	*Updated Contact Notice Sent 2/20/19. Original 9/21/2016	VRD
5/15/2107	701 NW Coast St #109	11-11-05-CC-94009-00	Unit #109	Kevin Carmody	C-2	In	Submittal Incomplete	10/19/2018	VRD
10/25/2012	701 NW Coast St #111	11-11-05-CC-94011-00	B & B Enterprises	Bonnie Carmody	C-2	In	Completed	*Updated Contact Notice sent 2/20/19. Original 7/31/2013	VRD
6/19/2012	701 NW Coast St #201	11-11-05-CC-94013-00	Li'l Macs LLC	Li'l Macs LLC / Alema Mcrea	C-2	In	Submittal Incomplete	10/24/2013	VRD
10/25/2012	701 NW Coast St #209	11-11-05-CC-94021-00	Pacific Crest Condo	Bonnie Carmody	C-2	In	Completed	*Updated Contact Notice sent 2/20/19. Original 7/31/2013	VRD
10/25/2012	701 NW Coast St #210	11-11-05-CC-94022-00	B & B Enterprises	Bonnie Carmody	C-2	In	Completed	*Updated Contact Notice sent 2/20/19. Original 7/31/2013	VRD
10/25/2012	701 NW Coast St #211	11-11-05-CC-94023-00	B & B Enterprises	Bonnie Carmody	C-2	In	Completed	*Updated Contact Notice sent 2/20/19. Original 7/31/2013	VRD
12/5/2017	701 NW Coast St #303	11-11-05-CC-94027-00	Horning Properties	Suzanne R. W. Horning	C-2	In	Submittal Incomplete	10/19/2018	VRD
9/3/2013	701 NW Coast St #305	11-11-05-CC-94029-00	Angela's Beach Getaway	Jan Bedle	C-2	In	Completed	4/7/2014	VRD
10/29/2012	701 NW Coast St #306	11-11-05-CC-94030-00	Pacific Crest Vacation Rental	David & Margaret Hall	C-2	In	Completed	11/6/2012	VRD
10/25/2012	701 NW Coast St #309	11-11-05-CC-94033-00	B & B Enterprises	Bonnie Carmody	C-2	In	Completed	*Updated Contact Notice sent 2/20/19. Original 7/31/2013	VRD
10/25/2012	701 NW Coast St #310	11-11-05-CC-94034-00	B & B Enterprises	Bonnie Carmody	C-2	In	Completed	*Updated Contact Notice sent 2/20/19. Original 12/26/2012	VRD

**VACATION RENTALS AND BED AND BREAKFASTS
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Date Rcd.	Street Address	Map Taxlot	Business Name	Property Owner	Zone	In or Out of Overlay Zone	License Renewal Status	Date of Endorsement	VRD, B&B, or Homeshare
4/24/2019	701 NW Coast St, Unit 207	11-11-05-CC-94019-00	Nye Beach Escape	Nye Beach Escape (Paul & Marlene Vircsik)	R-4	In	Completed	7/5/2019	VRD
5/31/2018	7055 NE Avery St	10-11-20-BC-00614-00	Newport Cove Guesthouse	Dale & Sandra Cruickshank-Phillips	R-1	Homeshare	Completed	7/6/2018	Homeshare
4/4/2018	707 NW High St	11-11-05-CC-89004-00	Redhawk Rentals LLC	Redhawk Rentals LLC / Chad Gordon	C-2	In	Completed	5/1/2018	VRD
2/24/2017	709 NW High St	11-11-05-CC-89003-00	High Tides Beach House	Alan & Angela Dietrich	C-2	In	Submittal Incomplete	3/20/2017	VRD
4/18/2018	715 NW 3rd St	11-11-08-BB-11200-00	Nye Place LLC	Nye Place, LLC / Stephen Madkour	C-2	In	Completed	5/18/2018	VRD
11/13/2017	723 NW 2nd Ct	11-11-08-BB-10700-00	Periwinkle	Michelle Heth	C-2	In	Completed	2/7/2019	VRD
3/8/2017	728 SE 5th St	11-11-08-AD-07200-00	Burned Wood Bayview	Justin & Tamarah Sato	R-2	In	Submittal Incomplete	3/27/2017	VRD
4/5/2016	731 NW 2nd Ct	11-11-08-BB-10600-00	The Cozy Cottage	April M. Lee	C-2	In	Completed	6/2/2016	VRD
8/4/2014	732 NW 2nd Ct	11-11-08-BB-11700-00	The Little Mermaid	Eric & Cherie Gullerud	C-2	In	No Submittal	9/3/2014	VRD
8/1/2018	736 NW 3rd St	11-11-05-CC-10600-00	Seamist Cottage at Nye	Samer H Abufadil	C-2	In	Submittal Incomplete	10/2/2018	VRD
2/19/2015	745 NW Beach Dr	11-11-05-CC-10000-00	P Roth	Joe & Paula Roth / Ramon Diaz	C-2	In	Submittal Incomplete	7/7/15 & 7/19/16	VRD
8/15/2014	745 NW Lee St	11-11-05-CD-02800-00	Nye Beach Bungalow	Clare Hanley	R-2	In	Submittal Incomplete	9/3/2014	VRD
2/16/2016	748 NW Lee St	11-11-05-CD-02900-00	Nye Beach Oceankeeper	Omar Jaff	R-2	In	Completed	7/19/2016	VRD
10/29/2012	753 NW 2nd St	11-11-08-BB-09300-00	Trantow Parque Cavation Rental	Wayne Trantow/Antoinette Parque	C-2	In	No Submittal	11/7/2012	VRD
2/22/2016	757 NW Coast St #5	11-11-05-CC-92005-00	Benison Properties	Dr. Frank J Benison, PhD	C-2	In	Submittal Incomplete	8/14/2017	VRD
11/13/2017	757 NW Coast St #6	11-11-05-CC-91006-00	Teresa Clifton Lighthouse	Lighthouse Lookout LLC / Teresa I Clifton	C-2	In	Completed	3/26/2018	VRD
11/2/2015	757 NW Coast St #7	11-11-05-CC-91007-00	Bungalow at Nye Beach	Sue Ellen O'Connor	C-2	In	Submittal Incomplete	12/30/2015	VRD
1/8/2014	757 SW 6th St	11-11-08-CB-01101-00	A-Frame	Doug Chu	R-4	In	Submittal Incomplete	2/6/2014	VRD
11/7/2017	7601 N Coast Hwy	10-11-20-BB-00500-00	Matthew & Erin Price	Matthew & Erin Price	R-1	Out	No Submittal	6/22/2018	VRD
10/15/2018	801 NW Coast St, #1	11-11-05-CB-90001-00	Dorcot Dreams LLC	Dorcot Dreams LLC	C-2	In	Completed	7/29/2019	VRD
11/13/2018	814 SW Bay St	11-11-08-CB-06000-00	So Fly Rentals	Lana Allen	C-1	In	Completed	12/27/2018	VRD
7/5/2016	821 SW 12th St	11-11-08-CA-07600-00	Arden Cottage	Kenneth & Cheryl Huff	R-3	In	Completed	7/13/2016	VRD
3/23/2017	832 SW 13th St	11-11-08-CA-07700-00	Shack at the Beach	Wilma Roles	R-3	In	Completed	6/9/2017	VRD
11/12/2015	859 SW Bay Blvd	11-11-08-CA-02302-00	Roger Yost's Pier House	Roger Yost	W-2	In	Submittal Incomplete	5/10/2016	VRD
8/2/2012	890 SE Bay Blvd #205	11-11-09-CB-70205-00	OR Bayfront Condo @ The Landing	Gary H & F Rebecca Thorgaard	W-2	In	Submittal Incomplete	12/27/2012	VRD
1/9/2013	890 SE Bay Blvd #314	11-11-09-CB-70314-00	The Landing at Newport	Debra Harland	W-2	In	No Submittal	1/11/2013	VRD
7/2/2012	902 SW Mark St	11-11-08-CB-93001-00	Don & Jeannie Andre	Don & Jeannie Andre	R-2	In	Completed	8/6/2013	VRD
11/13/2018	903 SW Coast Hwy	11-11-08-CB-06100-00	So Fly Rentals	Lana Allen	C-1	In	Completed	1/23/2019	VRD

**VACATION RENTALS AND BED AND BREAKFASTS
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Date Rcd.	Street Address	Map Taxlot	Business Name	Property Owner	Zone	In or Out of Overlay Zone	License Renewal Status	Date of Endorsement	VRD, B&B, or Homeshare
11/13/2018	905 SW Coast Hwy	11-11-08-CB-06100-00	So Fly Rentals	Lana Allen	C-1	In	Completed	1/23/2019	VRD
11/14/2014	912 NW Coast St	11-11-05-CB-05500-00	Nye Beach Retreat	Patricia A. Lee	R-4	In	No Submittal	12/10/2014	VRD
11/15/2018	914 SW 2nd St	11-11-08-BB-27200-00	Halmark Resort	Hallmark Inns & Resorts, Inc.	C-2	In	Completed	7/5/2019	VRD
6/22/2016	927 SW 11th St	11-11-08-CD-03101-00	Dreamy Day Stay	Steven Palmer	R-3	In	Completed	11/14/2012	VRD
3/23/2017	946 NW High St	11-11-05-CB-10800-00	Bahler Rentals	David Bahler	R-4	In	Submittal Incomplete	*Updated Contact Notice Mailed 3/15/19. Original sent on 9/12/2017	VRD
3/4/2019	955 NW Spring St	11-11-05-CB-10600-00	Sandra D Burgess	Sandra D Burgess	R-4	In	Submittal Incomplete	3/28/2019	VRD

- *8/6/18: Removed 1000 SE Bay Blvd #132 & 1000 SE Bay Blvd #403 (No longer VRDs)
- *11/6/18: Removed 2634 SW Brant St, 1000 SE Bay Blvd #427 (J-2), & 1018 NW Coast St (Business Licenses Closed)
- *12/14/18: Removed 811 SW 12th St (Owner Sold Unit)
- *2/25/19: Removed 510 NW 15th St (Owner Sold Unit)
- *3/15/19: Removed 701 NW Coast St #302 (Owner Sold Unit)
- *3/15/19: Removed 1000 SE Bay Blvd #138 (Owner Sold Unit)
- *4/2/19: Removed 1000 SE Bay Blvd #115 (D-2) (Owner Sold Unit)
- *4/2/19: Removed 701 NW Coast St #212 (Owner no longer renting as VRD)
- *4/3/19: Removed 1000 SE Bay Blvd #E127 (E-7) (Owner No longer renting unit as VRD and asked to close license)
- *4/3/19: Removed 1000 SE Bay Blvd #504 (B-7) (Owner Sold Unit)
- *4/3/19: Removed 144 SW 5th St #5 (Owner Sold Unit)
- *6/5/19: Removed 507 NW Alpine St #308 (Owner Sold Unit and new Owner wants to license as VRD)
- *6/19/19: Removed 208 NW Coast St Units A, B & C (Owner Notified City They Are No Longer Running as VRDs)
- *6/25/19: Removed 225 NW Brook St Unit A (Owner Notified City They Are No Longer Running as VRD and closed endorsement)
- *6/26/19: Removed 619 NW Alpine St (Owner Notified City they sold the unit and closed endorsement)
- *6/27/19: Removed 701 NW Coast St #204, 1000 SE Bay Blvd #130 F-2, 756 SW 13th St, & 2114 NE Crestview Dr (Business Licenses Closed Per Kay in Finance)
- *8/16/19: Removed 525 SE 5th St (Business Licenses Closed Per Kay in Finance)
- *8/19/19: Removed 2618 SW Brant St (Assessor's Office shows the unit was sold in 2017. New owner never applied for VRD Endorsement)

CITY OF NEWPORT
169 SW COAST HWY
NEWPORT, OREGON 97365

COAST GUARD CITY, USA



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mombetsu, japan, sister city

NOTICE OF ADOPTED SHORT-TERM RENTAL ORDINANCE

EFFECT ON PENDING VACATION RENTAL LICENSE APPLICATIONS

You are receiving this notice because our records show that you submitted an application to the City of Newport for a vacation rental business license endorsement and the endorsement has not yet been issued.

At its evening meeting on May 6, 2019, the Newport City Council adopted Ordinance No. 2144, which substantially changes the requirements for licensing short-term rentals in the City of Newport. That ordinance went into effect immediately, and no new applications will be accepted by the City until July 1, 2019.

Persons with existing dwellings that submitted applications for vacation rental endorsements on or before May 6, 2019, are subject to the licensing requirements in effect when the application was submitted as long as the application is made complete within 180-days (ref: ORS 227.178(3)(a)). If you provided complete information to the City, and have successfully completed the required safety inspection, then City staff will issue your endorsement on or about July 1, 2019 and that endorsement will serve as your license for the 2019/2020 fiscal year. If for any reason you want the endorsement to be issued prior to July 1, 2019, the city can do that with the understanding that your business license endorsement will be subject to renewal under the administrative framework of the new ordinance on July 1, 2019, including payment of the recently adopted renewal fee.

For applications that are incomplete, including those that have not passed the safety inspection, the required submittal information and improvements to the unit must be completed within 180-days of the date the City Council adopted Ordinance No. 2144 (i.e. by November 1, 2019). After this date, any pending applications will be subject to both the administrative and land use elements of the newly adopted ordinance.

If you are uncertain about the status of your pending business license endorsement application, or have other questions, please do not hesitate to call the Newport Community Development Department at 541.574.0629 or send an email to s.marineau@newportoregon.gov.

Additional information about Ordinance No. 2144 can be found on the City of Newport website at: <https://newportoregon.gov/dept/cdd/VacationRentalDwelling.asp>.

STR Applications in Process as of 8/19/19

Address	Owner	In or Out of Overlay Zone
1000 SE Bay Blvd #142	Christie Connard	In
1000 SE Bay Blvd #L 447 (L-5)	Gayle Deluca	In
1223 SE 1st St	DP Legacy Properties, LLC	Out
1328 NW Nye St	Eric Hanneman	Out
216 NW 73rd Ct	Richard & Mary Elixman	Out
23 NW High St	Eli Berman & Linda Oz	In
28 SW Brook St #C	Leslie Bergshoeff	In
410 SE Grant St	Jane & Dennis Bartoldus	In
413 NW Hurbert St	Sakhina Awal LLC / Golam Azan	In
419 NW Hurbert St	Sakhina Awal LLC / Golam Azan	In
507 NW Alpine St, Unit 107	Walde Living Trust (Shirley Walde)	In
507 NW Alpine St, Unit 205	Dan & Teresa Reich	In
568 SW 5th St, Apt A	Finz Properties, LLC (Brian & Janet Berg)	In
700 W Olive St	Ocean Equity Investments LLC (Brodie Becksted)	In
748 SW Bay Blvd, Unit A	Mo Properties LLC	In
748 SW Bay Blvd, Unit B	Mo Properties LLC	In
748 SW Bay Blvd, Unit C	Mo Properties LLC	In
750 NW 2nd St	Deidre Johns	In
801 NW Coast St, Unit 4	Dan & Teresa Reich	In
507 NW Alpine St, Unit 308	Bob & LaDonna Vigil	In
105 NW Coast St	The Grand Victorian B&B - Terry & Eileen Obteshka	B&B
2126 SE Marine Science Dr	Newport Belle B&B - Michael Wilkinson & Nancy Simms	B&B
134 SW Bay Blvd	Sail Inn - Khakhanang Hickey	In