

Public Input

Row 1

Name	Bernadette Williams
Email	bwnj2or@peak.org
Form Date Field	02/21/21
Topic	Non-Agenda Item
Comments	<p>STR located at 301 NW Alsea Bay Drive Waldport known as "Harbor House" and managed by Vacasa is next door to me. The owner added a hot tub/spa over 1 year ago and this has created excessive noise and disturbances due to the close proximity to my home and our property line (about 5 ft away from property line and about 10 feet from our house/bedroom wall). During STR restrictions, I reported the housekeepers violating the 24hr waiting period in July 2020 I reported this to OSHA as well as Lincoln County sheriff's licensing dept. There have been several episodes of late night noise (after 10pm) necessitating calls to Vacasa with slow response/resolution. I continue to witness housekeepers entering and leaving the home without any PPE (no gloves, mask, gown). An unresolved issue with the hot tub cover continues- specifically the slamming of the cover off and on which can be heard inside my home (at far end of the house with windows and doors shut). This occurs almost every day that the rental is occupied. My dog is even becoming agitated at this and will bark with each episode. I started complaining to the Vacasa Manager by email December 2020 because my previous numerous calls to Vacasa did not seem to make any difference. The response from Vacasa was that they will ask guests not to slam the lid, but this is not resolving the issue. Housekeeping staff and guests continue to slam the lid and the sound carries because our homes are located on the bay. I have a cedar fence within my property boundary, but this does little to block the sound, and can only partially block the view of the spa. On 2/6/2021 and 2/11/2021 I sent emails to David Wilson (Manager at Vacasa) requesting that the owners replace the lifting mechanism with a hydraulic/slow closing system in order to address this noise issue since this continues to be a problem for us and negatively affects our enjoyment of our home. He has only responded that they are looking into it. I have not heard anything since 2/11/2021. I have started logging these events as of 2/5/2021 2/5/2021 10:41 pm I have a short video recorded in my home of voices and music from guests in hot tub. 2/6/2021 10:19 pm slammed cover open, 10:44 pm slammed it closed 2/9/2021 11:40 am 3 slams to open, 12:10 pm closed. 8:47 pm slammed again 2/10/21 7:30 pm 2 bangs (opening tub), 8:15 pm closed (may have captured on my phone) 2/11/2021 06:55 am cover opened with 2 bangs 4PM cover opened 2/16/2021 12:40 pm opened with bang 2/19/2021 6:10 pm opened and shut shortly after banging each time 2/20/21 7:21 am , 9:30 am, and 5:50 pm cover banging heard. I have not received any response re: replacement of a lifting mechanism. I would like to see requirements for hot tubs/spas to have quiet close mechanisms installed with the hard covers. I would also like to see regulations addressing the proximity of spas/hot tubs to property lines/adjacent homes. I believe that spas should be prohibited at STRs when they are so close to</p>

their neighbor's home. Photo enclosed (from my fence's perspective.
Respectfully submitted, Bernadette Williams

Meeting Date

Subject STR unresolved complaint - in Bayshore



Public Input

Row 7

Name	Collin Miller
Email	Collin.Miller@gmail.com
Form Date Field	02/18/21
Topic	Non-Agenda Item
Comments	I am a new full-time resident of Lincoln County and want to voice my support for the work 15neighborhoods and limiting STR in the area. STRs drive up housing prices for all county residents and reduce the quality of life for those near them.
Meeting Date	02/22/21
Subject	Support for Altering Short Term Rental Dwelling Licensing in Unincorporated Lincoln County



Kristi Peter <kpeter@co.lincoln.or.us>

Fwd: Public Comment on Lincoln County STR (Short-term rental) proposal

1 message

Douglas Hunt <dhunt@co.lincoln.or.us>

Wed, Feb 17, 2021 at 4:58 PM

To: Casey Miller <clmiller@co.lincoln.or.us>, Kristi Peter <kpeter@co.lincoln.or.us>

Begin forwarded message:

From: jdswoodshop@grassrootsmessages.com**Date:** February 17, 2021 at 3:28:23 PM PST**To:** dhunt@co.lincoln.or.us**Subject:** Public Comment on Lincoln County STR (Short-term rental) proposal**Reply-To:** jdswoodshop@yahoo.com

Dear Commissioners Hunt, Hall, and Jacobson: The negative issues with short-term rentals are caused by a lack of enforcement of preexisting regulations. The ban is also being pushed by over-priced motel owners. For years, law enforcement has been bankrupted by State, County and City officials yet the effect of these decisions are blamed on citizens trying to make a living. After 3:00 AM, there is no law enforcement in Waldport, and there are no county regulations governing public nuisances, or county wide noise ordinances. Please, do not punish rental owners for decisions made by the county leaders. Short term rentals are one of the few benefits to our economy. I have 36 years law enforcement experience. I moved here from Douglas county because of the out of control criminal activity there. We have an excellent Sheriff's Department in Lincoln County, they just need to be funded and backed by laws that allow them to keep the peace. Lincoln County is heavily dependent on tourism income. Twenty percent of Lincoln County's employment is a direct result of Short Term Rentals. Short Term Rentals generate \$192 Million in local wages to your constituents and provide approximately \$11.2 Million in transient rental tax revenues to local government. By restricting the number of short term rentals in the County, it is inevitable that jobs and revenue to the County will be severely impacted. What is Lincoln County's plan to replace these revenues? The trickle-down effect of eliminating or severely curtailing the availability of COVID-friendly short-term rental housing in this County is staggering. Particularly considering that STR owners spent \$3.8 Million in 2019 to improve County housing stock, most of which went directly to your constituents in the form of wages and local sales revenue, and to the County in the form of permit fees. Regards, J D Williams [535 Southwest Wakonda Beach Road, Waldport, OR, USA jdswoodshop@yahoo.com](mailto:jdswoodshop@yahoo.com)

Public Input

Row 3

Name	Jeff Hildreth
Email	hildrejeff@aol.com
Form Date Field	02/21/21
Topic	Non-Agenda Item
Comments	<p>I live in Sandpiper Village north of the Alsea Bridge by Waldport. When we are on the beach that runs from the north spit of the Alsea river mouth to Seal Rock, we talk to people who are renting house in the area for a vacation. Numerous times the people have asked about the blue lines on the roads in some towns on the coast. When we explain that the lines mark the safe zone for a tsunami event the people are surprised to hear there is any tsunami danger on the coast. These people in short term rentals do not have food or knowledge to survive if there ever was a earthquake/tsunami. I know the Board is working on rules for STRs and my wife and I ask that the Board consider including a requirement that STRs include tsunami information in the registration for any rentals. Even homes that are not in the tsunami zone would be affected by a tsunami and the renters may not be able to access food or running water for an extended period. Rentals should be required to supply some emergency supplies for the renters to use, but I guess that would cut into profits. I wish this was a requirement for all homes in the county as many people who live here full time are not prepared for an emergency such as a tsunami, wild fires or so on. Covid should not have taken the country by surprise as scientist had warned about the dangers and possibility of a viral outbreak. We have had many warning about earthquakes and tsunamis yet we rent housing to people who have not heard anything about these dangers. Thank you for your consideration.</p>
Meeting Date	
Subject	Short Term Rentals

Public Input

Row 6

Name	Jeff McElhannon
Email	jmcelhannon085@gmail.com
Form Date Field	02/18/21
Topic	Agenda Item
Comments	<p>We are full time Lincoln County residents that live in Bayshore, within an HOA. We feel the STR industry is demanding us, as residents to sacrifice our neighborhood and sense of community. The STR industry is a big "for profit" industry that is taking advantage of our residential communities. Although we feel that a cap on STR's including area caps and tighter regulations is a move in the right direction, it is not the best solution. We feel there was wisdom in the original founding of our county in the development of zonings to separate residential from commercial. At some point, the lines have become blurred, causing big business to move in to take over. Having grown up on the Oregon coast, I (Jeff) know we can have a thriving tourist industry while still preserving the sanctity of our neighborhoods. I owned and operated tourist dependent businesses in Winchester Bay. Winchester Bay had motels, campgrounds and RV parks to facilitate recreational tourism, and tourism was thriving! STR's were not a thing then. The STR industry seems to be made up mainly of out of area investors, taking advantage of our neighborhoods to expand their businesses. They are not our neighbors, for the most part, and they do not seem to care about our neighborhoods, only their profits. STR's have a place, and it is in commercial tourism zones, period. We feel the STR industry is trying to take over our entire community, and homes are being built all over Bayshore strictly for becoming STR's, by investors who want to "expand" their businesses. We are asking that our rights as residents, who want to enjoy our peace and quiet in our neighborhood be restored. In an article dated Feb. 13, 2021, Lauri Hines, president of Dream Homes of Oregon and co-founder of ViaOregon, referred to residents in opposition as "These few, vocal out of staters" and that we "could have purchased a home in a gated community that doesn't allow STR's". We feel they should have bought, or built in the proper zoning to have their businesses, and not in our HOA community, and we wouldn't have this problem. Please, help return unincorporated Lincoln County to the healthy environment it once was when zoning boundaries were observed. Thank you for your consideration, Jeff and Janice McElhannon Full time residents and HOA members Bayshore</p>
Meeting Date	
Subject	STR's

Public Input

Row 5

Name	Jeni Truemper
Email	jenitruemper@gmail.com
Form Date Field	02/19/21
Topic	Agenda Item
Comments	Please see the attached letter sent to the Bayshore HOA regarding Short Term Rentals. Thank you!
Meeting Date	
Subject	Short Term Rentals in Lincoln County

February 19, 2021

Mark Cook and Bayshore HOA Board of Directors,

Per Sections 6 and 7 of Ethical Standards for Members of the Board of Directors under the Policies & Procedures HOA document, your position as president of the Board of Directors of the Bayshore HOA requires you to hold an open mind on any topic until you have heard both sides. For your reference, the P&P states:

- Board members are elected and/or appointed to represent the members of their division and/or appointed divisions of the organization as a whole. They are expected to place the interests of the community above their personal interests and those of other individuals or groups, and make rational decisions based on the needs of the community. **To accomplish positive change and maintain the integrity of the organization, communication, negotiation, and compromise are key attributes.**
- Board members are expected to respect the opinion of other members and accept the principle of majority rule in board decisions. **They should reserve judgment until all facts are known and/or points of view expressed.**

How can you fulfill this requirement if you have already publicly passed judgement on all STR Properties and Owners without talking to any of us or taking into consideration our perspective? A one-sided anti-STR Task Force is not in the best interests of our neighborhood.

We purchased our second home here in Bayshore in 2014. The neighborhood looked quite different back then than it does now. Numerous houses/lots were either for sale or sat undeveloped. I recall driving down Oceania Dr. and being amazed by the amount of oceanfront homes south of the Clubhouse that were listed for sale. Many of those same homes on the market for one to two years and several homes in foreclosure and disrepair. Our home specifically had been put on the market from 2012 until we purchased it in late 2014, with significant asking price reductions from the previous owners along the way.

There were several reasons why these oceanfront homes were not selling. But a couple of less obvious reasons were:

1. FEMA had announced they were planning to redraw the area's flood map in the coming years. Meaning that if you were not fortunate enough to be able to pay cash in full for your home, you would be required by your mortgage lender to purchase flood insurance. This flood insurance policy was a big unknown for many current residents, as well as any potential buyers. I know that many of the oceanfront homes were owned by retired residents on fixed incomes who either already were being priced out of their homes by this added expense or were concerned this expense would quickly become too much of a burden to bear. I can attest to this unknown cost, as we have seen our own annual flood insurance policy increase from a mere \$2,500 a year in 2014 to \$8,750 a year in 2021, almost a 20% increase year-over-year, with no end in sight for when our policy cost will stop increasing.
2. We are in constant threat of being buried by sand, but we have it much better than some of our neighbors to the south. One year our back deck was completely buried (up to about 8 feet deep in some places) in sand after a series of particularly bad winter storms. Sand mitigation is a huge added

cost that can price locals out of oceanfront homes – let alone a full-time resident just not wanting to deal with that headache all the time!

There are several other maintenance issues that we must deal with being on the oceanfront of the Bayshore neighborhood that I am not going to get into today. Living in the same neighborhood does not mean that you know all the ins-and-outs of costs associated with owning a home right on the beach. Having the opportunity to rent our homes out as STR help us, as owners, keep up with all the added costs of maintaining our homes and keeping the neighborhood looking nice.

Empty unmaintained homes are not good for anybody – not the local economy, not the local community, not Bayshore. Do not cancel us because you do not understand everyone's or every home's situation. I understand that there can be issues that may arise living full time next to a Short-Term Rental, but the answer is not as easy as kicking us out. Lets act like adults, sit down, and talk with each other to come up with reasonable solutions so that all are welcome in our community.

Sincerely,

Jeni Truemper
Bayshore Member

Cc: Lincoln County Board of Commissioners



Kristi Peter <kpeter@co.lincoln.or.us>

Public Comment on Lincoln County STR (Short-term rental) proposal

1 message

Tquinn8238@grassrootsmessages.com <Tquinn8238@grassrootsmessages.com>

Tue, Feb 2, 2021 at 3:39 PM

Reply-To: Tquinn8238@aol.com

To: kpeter@co.lincoln.or.us

Dear Commissioners Hunt, Hall, and Jacobson: We are in the process of trying to build a home Bayshore just north of Waldport. It is our hope to spend winters there when home is finished. It would be helpful for us to rent it short term, occasionally, to help pay expenses. We sold our previous home in Sandpiper Shores because short term rentals are not allowed in that subdivision. If we weren't able to stay at a vacation home while our contractor is building our home, we would have had a difficult time meeting with him to go over specifics each month during COVID, as we have no other place to stay and with restaurants closed it would be difficult to stay at a motel. Before we retired, we managed short term rentals in Sunriver, Oregon. Most problems that neighbors have can be worked out if owners and rental agencies take the time and effort to work with neighbors in a community. Many families, while vacationing, prefer staying in a home where they can cook and relax together. If Lincoln County bans more short term rentals, tourists will go to other counties. Deschutes County, where Sunriver is located makes a lot of money off of taxes paid on short term rentals. Sincerely, Jim & Terry Quinn By restricting the number of short term rentals in the County, it is inevitable that jobs and revenue to the County will be severely impacted. What is Lincoln County's plan to replace these revenues? The trickle-down effect of eliminating or severely curtailing the availability of COVID-friendly short-term rental housing in this County is staggering. Particularly considering that STR owners spent \$3.8 Million in 2019 to improve County housing stock, most of which went directly to your constituents in the form of wages and local sales revenue, and to the County in the form of permit fees. Regards, Jim & Terry Quinn PO Box 1279 Condon, M T. 59826 Tquinn8238@aol.com

Public Input

Row 2

Name	Jim Goodling
Email	farmersjim@hotmail.com
Form Date Field	02/21/21
Topic	Non-Agenda Item
Comments	<p>Once again it appears there are several missing agenda items for the 2/22/21 meeting. 1. I do not see any reference anywhere to your current STR moratorium. It should be on every agenda until it is lifted. 2. I do not see a request for counsel Belmont to brief you on his progress toward bringing a draft of a new STR ordinance to consider. 3. Nor do I see a request for counsel Belmont to report back to you about his findings from the open STR workshop he hosted. A workshop I might note where it was a 10 to 1 margin in favor of not restricting STRs any further than the current lawfully established ordinance. 4. There appears to be no item on the agenda asking counsel Belmont to apprise you of the state of the proposed STR measure. I should note as well, that the interest among the voting residents was not enough to meet the minuscule number of signatures needed to get it on the ballot for May. Continually omitting these items on your agenda leaves one to beg the question: do you as a governing body have the will to resolve this issue in a timely manner? It seems that we're racing headlong into the next deadline where nothing will have been resolved because you are not addressing the issue on a regular basis. Actually, you do not have to wait until June 1 to resolve this matter and should not. You could just lift the moratorium at any meeting and take another year or two to draft a new ordinance that you see fit to pass. But if your goal is addressing this issue, it needs to be on the agenda regularly. Currently, your inaction is taking away people's property rights outside of the land-use directives and those related canon of laws at the detriment to your county, your schools, your budget, your services, and your county-wide job force. Please see to it to get this on your calendars and back on your agendas.</p>
Meeting Date	02/22/21
Subject	STR



Kristi Peter <kpeter@co.lincoln.or.us>

Fwd: VACATION RENTAL IDEA

1 message

Douglas Hunt <dhunt@co.lincoln.or.us>

Wed, Feb 17, 2021 at 4:59 PM

To: Casey Miller <cmiller@co.lincoln.or.us>, Kristi Peter <kpeter@co.lincoln.or.us>

FYI

Begin forwarded message:

From: Joel Matz <jmatz@co.lincoln.or.us>**Date:** February 17, 2021 at 12:40:08 PM PST**To:** Claire Hall <cehall@co.lincoln.or.us>, Wayne Belmont <wbelmont@co.lincoln.or.us>, Douglas Hunt <dhunt@co.lincoln.or.us>, Kaety Jacobson <KJacobson@co.lincoln.or.us>**Subject:** VACATION RENTAL IDEA

I have been reading the opinion articles regarding the regulation of vacation rentals and it seems that both camps are firmly entrenched with their own ideas. I thought I would share my own opinion about this.

I have spent almost 15 years Appraising homes for the county. I have personally visited almost all of the oceanfront/lakefront properties in the county. I have been to many of the other non-waterfront vacation rentals as well. I have listened to many vacation rental complaints in the Assessor's Office and I am aware of the affordable housing/rental shortage in our county. I also live at Nye Beach and my personal home is adjacent to vacation rentals.

The anti-vacation rental crowd has some validity to their complaints about the lack of affordable housing. Also, a vacation rental does not make for the best neighbor. However, pretending there are not economic benefits to having vacation rentals is a little nearsighted. The people who utilize vacation rentals are going to eat out more, frequent all of the tourist shops and generally contribute \$\$ to a lot of small businesses. Also, from my personal experience most waterfront homes are not going to directly help the affordable housing market. Most homes are worth \$500,000 or more. I could crunch the numbers if you would like. These would rent out at a high monthly amount! I don't think the best option is to outright restrict vacation rental homes.

I have seen cities try to regulate this market and piecemeal restrict vacation rentals. This makes for a convoluted situation where no one really knows what is allowed or not. Some are grandfathered in while others are not. Some can be passed to new owners while others can not. The law needs to be clear and obvious for all prospective buyers and neighbors.

I think we do need some regulation. Here is what I propose:

-Waterfront properties; those including oceanfront as well as lakefront. These would be permitted to be used as vacation rentals.

-West side of HWY 101 - NON Waterfront- Vacation Rentals are required to use a vacation rental service and rental periods consist of a two-week minimum. The vacation renters may stay less than two weeks, but the vacation rental agencies would be required to maintain a two-week period between new guests. The rules eliminate a business-scale enterprise of nightly guest turnover. It would give 2nd homeowners some financial return while reducing the overall burden of the residential neighborhoods.

-East Side of HWY 101 -non waterfront- Vacation Rentals are banned

I think if we implemented something that looked like this we would see more affordable home inventory and most importantly more homeowners moving away from the vacation rental model and renting more to local people on a monthly basis.

2/18/2021

Co.lincoln.or.us Mail - Fwd: VACATION RENTAL IDEA

Let me know what you think.
Joel

--

Joel Matz
Property Appraiser III
Lincoln County Assessors Office
Desk
(541) 265-0313
Office
(541) 265-4102



Kristi Peter <kpeter@co.lincoln.or.us>

Fwd: STR'S Bayshore

1 message

Douglas Hunt <dhunt@co.lincoln.or.us>

Sat, Feb 20, 2021 at 7:28 AM

To: Casey Miller <clmiller@co.lincoln.or.us>, Kristi Peter <kpeter@co.lincoln.or.us>

Begin forwarded message:

From: michele jantzen <michelejantzen@yahoo.com>**Date:** February 19, 2021 at 10:17:26 PM PST**To:** dhunt@co.lincoln.or.us**Subject:** STR'S Bayshore

We have lived in Bayshore for 21 years. This was NOT a resort neighborhood when we moved here. If we had intended to move in such a neighborhood, we would have done so. All licensed STR'S have at the most 447 bedrooms, that does not include the STR homes that are not licensed in Bayshore. We hear constant noises such as septic tank and car alarms go off . Septic tanks can not handle homes that occupy 12 to 14 people at 1 time, not to mention a neighborhood with no sewers. The streets are narrow, motor homes boats and cars park on the the sides of the roads blocking cars that are driving. This is also bad on the water pipes, it creates a lot of weight and can break the pipes. Tourists do not belong vacationing in residential neighborhoods, that is what hotels motels and short term condos are for. Please help us to return our neighborhood back to the type of neighborhood in which you live. Eliminate STR'S in low-density residential zones in unincorporated areas of Lincoln County.

Sincerely Michele Jantzen



Kristi Peter <kpeter@co.lincoln.or.us>

Fwd: STR Issues

1 message

Douglas Hunt <dhunt@co.lincoln.or.us>

Fri, Feb 19, 2021 at 2:43 PM

To: Casey Miller <cmiller@co.lincoln.or.us>, Kristi Peter <kpeter@co.lincoln.or.us>

Begin forwarded message:

From: Mike & KathyDavis <coastal@pobox.com>**Date:** February 19, 2021 at 2:25:56 PM PST**Cc:** kjacobson@co.lincoln.or.us, cehall@co.lincoln.or.us, dhunt@co.lincoln.or.us**Subject:** STR Issues

At the suggestion of the Bayshore Beach Club Board of Directors, we are sending you our concerns regarding STRs in our area. We are very much against allowing STRs to continue operating.

We live on Bayshore Loop in Bayshore. There are two STR's directly across the street from us. One is registered and the other is an unlicensed rental. There is a second unlicensed rental on the other side of the loop from us.

1. There have been boats, trailers & Rvs parked there from time to time. There have been times when there were 4 or 5 cars in the driveway with people opening and slamming doors throughout the day. This is particularly annoying late at night.
2. Renters often leave the outside flood lights on all night shining into our windows. After repeatedly complaining to the owner we ended up buying & installing blackout curtains.
3. Neither house allows smoking so renters walk around the Loop smoking then throwing their butts on the street.
4. Often there are renters who allow their dogs to wonder loose and poop without picking it up.
5. The houses have regular trash bins that often end up overflowing and distributing trash throughout the neighborhood during wind storms.
6. During the summer when due to COVID19 we were supposed to be staying home the constant rotation of strangers on the Loop was very concerning. There were regulations in place that stated a 24 hour hold between renters leaving & cleaners entering. However, one set of renters would check out, cleaners would come and new renters arrived all in the same day. This was a great health concern to us.

We have lived here fulltime since February 2008. When we purchased the property we bought in a quiet, residential neighborhood. We did not anticipate living across the street from homes operating as hotel businesses. This summer we did submit several Short Term Rental Complaint forms through the Lincoln County Sheriff website, however the sheriff was unable to make contact with any of the renters that were in violation.

Respectfully,

Michael & Kathleen Davis

2401 NW Bayshore Loop

Waldport, OR 97394

Public Input

Row 9

Name	Monica Kirk
Email	monicakirk@mac.com
Form Date Field	02/17/21
Topic	Agenda Item
Comments	<p>RE: In Support of an Annual ESER Requirement for all septic STRs Dear Commissioners: At my (3 bedrooms, 2 occupants), we have a Whitewater septic system. DEQ requires that we maintain an annual contract with a certified service provider. I pay A&B Septic \$300 annually for two inspections per year. I also pay a mandatory annual filing fee of \$85 to DEQ. A&B sends the Annual Certification that my system is operating as designed. A&B Septic is certified to perform the Existing Septic Evaluation Report (ESER). As they stated in the email below, A&B Septic charges \$425-\$625, depending upon the system. REQUESTS: 1. Require an annual ESER and assess an adequate filing fee to cover the costs of reviewing and filing both electronically on the Sheriff's STR site and in the Planning Department's Septic files. This requirement should apply to ALL STRs on septic systems for public health purposes. The costs are tax-deductible business expenses. 2. All STRs on septic should be required to have information on the safe use of a septic system in the STRs. It should be prominently displayed, not left in the Owner's Binder among handouts about tourist activities or operation of electronic devices. The Attachment titled STR Comment-ESER .docx provides my justification, an email verifying the cost of an ESER, and photos documenting an ESER as a reasonable and cost-effective preventive tool for public health and safety.</p>
Meeting Date	
Subject	STR: In Support of an Annual ESER Requirement for all septic STRs

February 17, 2021

RE: In Support of an Annual ESER Requirement

Dear Commissioners:

At my (3 bedrooms, 2 occupants), we have a Whitewater septic system.

DEQ requires that we maintain an annual contract with a certified service provider. I pay A&B Septic \$300 annually for two inspections per year. I also pay a mandatory annual filing fee of \$85 to DEQ.

A&B sends the Annual Certification that my system is operating as designed.

A&B Septic is certified to perform the Existing Septic Evaluation Report (ESER). As they stated in the email below, A&B Septic charges \$425-\$625, depending upon the system.

REQUESTS:

1. Require an annual ESER and assess an adequate filing fee to cover the costs of reviewing and filing both electronically on the Sheriff's STR site and in the Planning Department's Septic files. This requirement should apply to ALL STRs on septic systems for public health purposes. The costs are tax deductible business expense.

2. All STRs on septic should be required to have information on safe use of a septic system in the STRs. It should be prominently displayed, not left in the Owner's Binder among handouts about tourist activities or operation of electronic devices.

JUSTIFICATION: Others testified at the hearing adopting of Ordinance 509 that septic systems can be abused or compromised by short-term rentals because either (1) renters are unfamiliar with a septic system's operation or (2) bacteria needed to make the system work are not sustained by the "feast and famine" cycles of STRs.

The website *Landlordology* recommends a property owner or manager instruct renters about the correct way to use a septic. Among the recommendations is an Information sheet. In the case of STRs, I recommend it be prominently displayed near all sinks and in the laundry room, not stuffed into the Owners' Binder.

Landlordology recommends the following on its website:
<https://www.landlordology.com/tenants-using-septic-system>

If your rental property depends on a septic system, it's crucial that your tenants know the do's and don'ts of its operation. Otherwise, you could end up with some big problems, not to mention hysterical phone calls regarding backed-up sewage. If your tenant has always lived in dwellings with city water and sewer, there's a significant learning curve when learning to use a septic system. <https://www.landlordology.com/tenants-using-septic-system/>

Give your tenants a basic tutorial on drain care, and how to use toilets, sinks, tubs, and showers. Here are some examples:

- Never pour grease down the drain. Pour grease into a container and dispose of it as solid waste.
- Scrape food waste into the garbage, not down the drain.
- Nothing that doesn't come out of a human goes into the toilet except toilet paper.
- Place baby wipes in the garbage.
- Avoid long showers.
- Report any drain issues to the landlord as soon as possible.

Give your tenants a basic tutorial on drain care, and how to use toilets, sinks, tubs, and showers. Here are some examples:

- Never pour grease down the drain. Pour grease into a container and dispose of it as solid waste.
- Scrape food waste into the garbage, not down the drain.
- Nothing that doesn't come out of a human goes into the toilet except toilet paper (including coffee grounds).
- Place baby wipes in the garbage.
- Avoid long showers.
- Report any drain issues to the landlord as soon as possible.

If the property includes a washing machine, inform your tenant before they move in, that washing more than one full load daily — or perhaps two if the loads are spaced by about 12 hours — is the limit for the drain field.

For most people, this isn't a problem, but tenants with infants and young kids tend to do a lot of laundry.

You can also download [information](#) to present to your tenants. If they have any questions about what is or isn't safe to use on a septic system, have them contact you.

Attached are two photos from an STR in my subdivision. Ordinance 509 required an ESER at this STR because the dwelling's file at the Planning Department had no information about the septic system. However, when the certified provider showed up to pump the tank, he discovered the pipe from the house to tank was broken. The photos show the location of the hole and the condition of the pipe. We live next door and had not smelled an odor or observed pooling. Yet, the system was not working and would not have been discovered without an ESER.

Respectfully,

Monica Kirk and Robin Hochtritt, full-time residents on unincorporated County
3755 Rocky Creek Avenue
Depoe Bay 07341

Begin forwarded message:

From: "A & B Septic Service ATT" <att.oandm@gmail.com>

Subject: Re: Existing Septic Evaluation Report (ESER)

Date: February 16, 2021 at 12:51:15 PM PST

To: Monica Kirk <monicakirk@mac.com>

Okay so is it just a standard septic system? If so it is \$425.00

If it is an ATT system it is \$625.00

If it is a Sandfilter system it is \$525.00

All of these types of evaluations need the septic system to be pumped in order to complete the evaluation and pumping is 45 cents per gallon.

Photos from STR next door:



END OF TEXT

Public Input

Row 4

Name	Monica Kirk
Email	monicakirk@mac.com
Form Date Field	02/20/21
Topic	Agenda Item
Comments	<p>Dear Commissioners and your Constituents: I support expansion of the requirement of an Existing Septic Evaluation Report (ESER) for ALL STRs on septic systems. I base my support on sound public health practice. I further recommend that the new requirements include a role for Property Managers in Septic System Emergency Preparedness. The cost of an ESER is nominal, given the nightly rental revenue. A&B Septic is my service provider. According to A&B, the fee varies from \$425 for a standard system to \$625 for a sand filter system. Tanks need to be pumped first. A&B charges 45 cents/gallon. The costs are a tax-deductible business expense for STRs because they are licensed as a business. The Department of Environmental Quality (DEQ) requires owners of some newer systems to pay for semi-annual inspections (\$300 with A&B) and to file a Report (\$85 DEQ fee). I also believe that many of your Constituents are being misled by some that it is in the public's best interest that (1) existing STRs should be exempt from STR inspection requirements, (2) new STRs should have a 1 year grace period, and (3) occupancy should stay at 3/bedroom plus "two for the house." They are not. These are based on what is "best" for the Industry, not the public health and general welfare of residents, as my attached Comment demonstrates. My Comment explains, in lay terms, how tank size and occupancy affect how often the septic tank should be pumped, given normal residential usage. STR use is not a normal residential use. For instance, if an Owner doesn't know the size of a tank, one common way a builder "sized" a tank was on the number of permitted bedrooms, assuming two persons per bedroom. The accepted formula allocates 100 gallons per person, then adds 400 gallons for a rough estimate of how large your tank should be. For example, three bedrooms would be six people, 600 plus 400 would dictate a 1100 gal tank. Once you know the tank size and the County's licensed occupancy, you can determine how often your tank should be pumped. Unless the County changes the licensed occupancy of eleven people for a three-bedroom STR (now it is three per bedroom and two for the house), your pumping frequency would be ... oops, it is off the chart. If the licensed occupancy for a three-bedroom STR is reduced to six (2 per bedroom), the pumping frequency would be every 1.5 years. My Comment also includes links to the National Environmental Health Association's (NEHA) Recommendations for Septic System Emergency Preparedness for five common emergencies: Power Failures, Wildfires, Flooding, Earthquakes, and Snow/Freezing Temperatures. Resident owners will know this. Renters will not. What role do Property Managers propose to deal with this potential public health crisis. My complete Comments, the Penn State University Chart, and five Emergency Preparedness Checklists are attached. Respectfully, Monica Kirk Full-time Resident Unincorporated Lincoln County</p>



Meeting Date 02/20/21

Subject STR Workshop: Support for ESER Change

GUIDANCE FOR SEPTIC SYSTEMS BEFORE, DURING, AND AFTER WINTER WEATHER

STEPS YOU CAN TAKE TO PROTECT YOUR HEALTH AND SEPTIC SYSTEM





Safety Reminders

- Get help from a septic system service professional for steps with this symbol .
- Steps with a  only apply to pressure distribution systems.
- Get help from a septic system service professional if any of the steps feel unsafe in your situation or your system loses power.
- Make sure power to the septic system is off before inspecting the area.
- Be careful accessing your system. Freezing temperatures, ice, and heavy snowfall may be present.
- Wait to enter damaged structures until they are cleared by a trained inspector.
- Wear gloves and eye protection when inspecting your septic system.
- Never enter the pump chamber or septic tank.



Before the Winter

Take these steps to reduce the effects of winter weather on your septic system.

- Maintain your septic system.
- **Know your septic system and take pictures or keep documents of the following** to reference later if there is damage:
 - Septic tank location.
 - Septic system records or drawings.
 - Electrical components.
- **Check for and repair any leaking plumbing fixtures.**
- **Let the grass in your lawn get longer.**
- **Consider wrapping your pipes with heat tape** if you have high-efficiency appliances.

- **Make sure the land around the manhole covers is sloped downwards.**
- **Avoid compacting the soil around the system.** Never allow vehicle traffic or livestock above the tanks or on the drain field.
-  **Check with a septic system service professional before doing any landscaping.**
-  **Consider adding more insulation to the system if your system is new, you have had issues with freezing in the past, or you have a mound system.** Contact a septic system service professional for more information.
-  **Check for open, broken or uncapped risers, inspection pipes, or manhole covers** and contact a septic system service professional for repairs.
-  **Check for any water pooling near the drain field** and contact a septic system service professional for repairs.

During the Winter

- **If you will be gone for more than a week leave the heat on in your home** and consider having someone come by and run warm water.
- **Eliminate all non-essential water use** and flush toilets as little as possible if evacuation is not needed.
- **Limit all traffic above and near the system** during freezing temperatures.
- **Avoid removing or compacting snow above the system.**
 - **If you feel the system starting to freeze use warm water and spread out your laundry and dishwasher schedule.** Do not leave water running.
-  **If you will be gone for several months, follow the steps listed above and check with a septic system service professional about having your septic tank pumped.**
-  **If your septic system freezes call a septic system service professional.** Do not add anything to the system, start a fire, or pump the tank.

🔧 **If you hear water constantly running into a pump tank or the pump turning on and off your system may be frozen.** Shut off your pump and call a septic system service professional.

🔧 **If your septic system cannot be repaired, contact a septic system service professional** about using the septic tank as a holding tank.

After the Winter

🔧 **Always contact a septic system service professional for an inspection after winter ends.** Whether or not the system is frozen, an annual spring inspection is always recommended. The ground may be saturated from snow melt and could cause the system to flood.

🔧 **If you experienced issues with your septic system freezing contact a septic system service professional** about installing insulated pipes or adding insulation to manhole covers.

Professional System Inspection

Contact a septic system service professional for an inspection after winter ends.

An inspection may include the following:

- Open all parts of the system and see if debris entered the system. All sewage tanks should be pumped and cleaned out.
- Check the tanks for water tightness and structural defects such as cracking or breakage from freezing.
- Make sure that inspection ports are free of blockage and damage. Replace and secure septic tank manhole covers as needed.
- Check the drain field and the area over the septic tank for erosion damage. Repair with sod or seeding to provide good plant cover.
- Make sure wastewater moves between the parts of the system as intended
- About a month after the system is restarted, schedule a follow-up visit to check for proper operation.

🔧 OTHER SYSTEMS

If you have an advanced treatment unit or any other type of onsite wastewater treatment system not addressed above, contact a septic system service professional or your local health department.

Temporary Toilets

Only use a temporary toilet if there are no functioning toilets available and the winter weather is expected to last several days.

- **Check to see if you can stay somewhere else.**

- **Contract a PortaPotty for temporary use.**

- **Modify your own toilet:**

- **Shut off the water valve** to the toilet. If you can't close it, try another option.
- **Flush out any water still in the bowl.**
- **Line your toilet bowl** (under the seat) with a plastic kitchen garbage bag inside of another kitchen bag.
- **Into the inner bag, put some kitty litter, dry peat moss, lime, or something similar** that will absorb liquid.
- **Do not mix urine and fecal material** if possible.
- **After using the toilet, close the inner plastic bag** with a plastic tie or other method.
- **Wash or sanitize your hands** after toilet use and waste handling.
- **Store full bags in a secure area.** Consider a watertight bucket or trashcan.
- **Dispose of the bags when possible.**



- **Use a five-gallon bucket as a toilet.** You can add a toilet seat and set it up like a modified toilet (above).

- **If you must dig a hole for your waste, make sure it's at least 200 feet** (70 adult steps) from water bodies and at least six inches deep. Fill it in after a single use, tamp the dirt down. This is a short-term option only and regulations may vary by jurisdiction.

GUIDANCE FOR SEPTIC SYSTEMS BEFORE, DURING, AND AFTER A FIRE

STEPS YOU CAN TAKE TO PROTECT YOUR HEALTH AND SEPTIC SYSTEM


Safety Reminders

- Get help from a septic system service professional for steps with this symbol .
- Steps with a  only apply to pressure distribution systems.
- Get help from a septic system service professional if any of the steps feel unsafe in your situation or your system loses power.
- Make sure power to the septic system is off before inspecting the area.
- Be careful walking near a damaged system.
- Wait to enter burned structures until they are cleared by a trained inspector.
- Wear gloves and eye protection when inspecting your septic system.
- Never enter the pump chamber or septic tank.

Before the Wildfire

Take these steps to reduce the effects of an impending wildfire on your septic system.

- Maintain your septic system.
- **Know your septic system and take pictures or keep documents of the following** to reference later if there is damage:
 - Septic tank location.
 - Septic system records or drawings.
 - Electrical components.


- **Mark system components with a fire-resistant marker such as a rock.**
- **Turn off electricity to the system** at the circuit breaker.
-  **Turn off your pump at the circuit box** if you have a pressure distribution or mound system.
- **Turn off electricity to the system** at the circuit breaker.
- **After the power is off, wrap control panels, plastic risers, and lids with a durable flame-resistant sheet plastic.**
- Follow defensible space guidelines (use the Cal Fire App or local guidance).

During the Wildfire


- **Follow emergency and evacuation advice** for your area.
- **Eliminate all non-essential water use** and flush toilets as little as possible if evacuation is not needed.
- **Try to find other toilets if your septic system is damaged.** If there are not toilets available, see the guidance on temporary toilets below.

After the Wildfire

Consult with a septic system service professional and follow the steps below.

- **Rope off your septic system.** The manhole and tank covers may be damaged and could cause falls.
-  **Stay out of the area if sewage backs up.** If the entire building is contaminated, abandon the building until all affected areas have been cleaned. A septic system service professional should be contacted to inspect and repair the system if it was flooded.
- **Reduce water use** until the system is inspected:
 - **Avoid sending basement sump pump water into the septic system.**
 - **Re-route water from roof gutters** away from the drain field area.

- **Take short showers**
- **Limit laundry and dishwashing**
- **Turn off the water** while brushing teeth, shaving, or rinsing dishes
- **Do not flush the toilet** each time it's used for liquid waste.

 **If you have a pressure distribution system and your pump was not removed, a septic system service professional will need to inspect and repair the pump.** inspect and repair the system if it was flooded.

Professional System Inspection

Contact a septic system service professional for an inspection before using the septic system again.

An inspection may include the following:

- Open all parts of the system and see if debris entered the system. All sewage tanks should be pumped and cleaned out.
- Check for damage to above and below ground septic system components.
- Check for damage to piping where pipes enter the home.
- Make sure that inspection ports are free of blockage and damage. Replace and secure septic tank manhole covers as needed.
- Check the drain field and the area over the septic tank for depressions and damage from fallen debris. Repair with sod or seeding to provide good plant cover.
- Make sure wastewater moves between the parts of the system as intended.
- If your property was damaged, a month after the system is restarted, schedule a follow-up visit to check for proper operation.

OTHER SYSTEMS

If you have an advanced treatment unit or any other type of onsite wastewater treatment system not addressed above, contact a septic system service professional or your local health department.

Temporary Toilets



Only use a temporary toilet if there are no functioning toilets available and the wildfire is expected to last several days.

- **Check to see if you can stay somewhere else.**
- **Contract a PortaPotty for temporary use.**
- **Modify your own toilet:**
 - **Shut off the water valve** to the toilet. If you can't close it, try another option.
 - **Flush out any water still in the bowl.**
 - **Line your toilet bowl** (under the seat) with a plastic kitchen garbage bag inside of another kitchen bag.
 - **Into the inner bag, put some kitty litter, dry peat moss, lime, or something similar** that will absorb liquid.
 - **Do not mix urine and fecal material** if possible.
 - **After using the toilet, close the inner plastic bag** with a plastic tie or other method.
 - **Wash or sanitize your hands** after toilet use and waste handling.
 - **Store full bags in a secure area.** Consider a watertight bucket or trashcan.
 - **Dispose of the bags when possible.**
- **Use a five-gallon bucket as a toilet.** You can add a toilet seat and set it up like a modified toilet (above).
- **If you must dig a hole for your waste, make sure it's at least 200 feet** (70 adult steps) from water bodies and at least six inches deep. Fill it in after a single use, tamp the dirt down. This is a short-term option only and regulations may vary by jurisdiction.

GUIDANCE FOR SEPTIC SYSTEMS BEFORE, DURING, AND AFTER AN EARTHQUAKE

STEPS YOU CAN TAKE TO PROTECT YOUR HEALTH AND SEPTIC SYSTEM


Safety Reminders

- Get help from a septic system service professional for steps with this symbol .
- Steps with a  only apply to pressure distribution systems.
- Get help from a septic system service professional if any of the steps feel unsafe in your situation or your system loses power.
- Make sure power to the septic system is off before inspecting the area.
- Be careful walking near a damaged system.
- Wait to enter damaged structures until they are cleared by a trained inspector.
- Wear gloves and eye protection when inspecting your septic system.
- Never enter the pump chamber or septic tank.

Before the Earthquake

Take these steps to reduce the effects of an impending earthquake on your septic system.

- Maintain your septic system.
- **Know your septic system and take pictures or keep documents of the following** to reference later if there is damage:
 - Septic tank location.
 - Septic system records or drawings.
 - Electrical components.



- **Mark system components with a marker such as a rock, stake, or pin flag.**
- **Turn off electricity to the system** at the circuit breaker.
-  **Turn off your pump at the circuit box** if you have a pressure distribution or mound system.

During the Earthquake

- **Follow emergency and evacuation advice** for your area.
- **Eliminate all non-essential water use** and flush toilets as little as possible if evacuation is not needed.
- **Try to find other toilets if your septic system is damaged.** If there are not toilets available, see the guidance on temporary toilets below.

After the Earthquake

Consult with a septic system service professional and follow the steps below.

- **Rope off your septic system.** The manhole and tank covers may be damaged or missing.
-  **Stay out of the area if sewage backs up.** If the entire building is contaminated, abandon the building until all affected areas have been cleaned. A septic system service professional should be contacted to inspect and repair the system if it was flooded.
-  **Check for changes in how the septic system functions.** Be on the alert for changes in how appliances drain, wet or unusually green spots in your yard, odors from your system, activated alarm lights and buzzers, and/or a change in sounds from mechanical components. Contact a septic system service professional if any of these issues occur.

- **Reduce water use** until the system is inspected:

- **Avoid sending basement sump pump water into the septic system.**
- **Re-route water from roof gutters** away from the drain field area.
- **Take short showers**
- **Limit laundry and dishwashing**
- **Turn off the water** while brushing teeth, shaving, or rinsing dishes
- **Do not flush the toilet** each time it's used for liquid waste.

Professional System Inspection

Contact a septic system service professional for an inspection before using the septic system again.

An inspection may include the following:

- Open all parts of the system and see if debris entered the system. All sewage tanks should be pumped and cleaned out.
- Check for damage to above and below ground septic system components.
- Check for damage to piping where pipes enter the home.
- Make sure that inspection ports are free of blockage and damage. Replace and secure septic tank manhole covers as needed.
- Check the drain field and the area over the septic tank for depressions and damage from fallen debris. Repair with sod or seeding to provide good plant cover.
- Make sure wastewater moves between the parts of the system as intended.
- If your property was damaged, a month after the system is restarted, schedule a follow-up visit to check for proper operation.

OTHER SYSTEMS

If you have an advanced treatment unit or any other type of onsite wastewater treatment system not addressed above, contact a septic system service professional or your local health department.

Temporary Toilets

Only use a temporary toilet if there are no functioning toilets available.

- **Check to see if you can stay somewhere else.**

- **Contract a PortaPotty for temporary use.**

- **Modify your own toilet:**

- **Shut off the water valve** to the toilet. If you can't close it, try another option.
- **Flush out any water still in the bowl.**
- **Line your toilet bowl** (under the seat) with a plastic kitchen garbage bag inside of another kitchen bag.
- **Into the inner bag, put some kitty litter, dry peat moss, lime, or something similar** that will absorb liquid.
- **Do not mix urine and fecal material** if possible.
- **After using the toilet, close the inner plastic bag** with a plastic tie or other method.
- **Wash or sanitize your hands** after toilet use and waste handling.
- **Store full bags in a secure area.** Consider a watertight bucket or trashcan.
- **Dispose of the bags when possible.**



- **Use a five-gallon bucket as a toilet.** You can add a toilet seat and set it up like a modified toilet (above).

- **If you must dig a hole for your waste, make sure it's at least 200 feet** (70 adult steps) from water bodies and at least six inches deep. Fill it in after a single use, tamp the dirt down. This is a short-term option only and regulations may vary by jurisdiction.

GUIDANCE FOR SEPTIC SYSTEMS BEFORE, DURING, AND AFTER A FLOOD

STEPS YOU CAN TAKE TO PROTECT YOUR HEALTH AND SEPTIC SYSTEM



Safety Reminders

- Get help from a septic system service professional for steps with this symbol .
- Steps with a  only apply to pressure distribution systems.
- Get help from a septic system service professional if any of the steps feel unsafe in your situation or your system loses power.
- Make sure power to the septic system is off before inspecting the area.
- Be careful walking near a damaged system.
- Wait to enter damaged structures until they are cleared by a trained inspector.
- Wear gloves and eye protection when inspecting your septic system.
- Never enter the pump chamber or septic tank.

Before the Flood

Take these steps to reduce the effects of an impending flood on your septic system.

- Maintain your septic system.
- **Know your septic system and take pictures or keep documents of the following** to reference later if there is damage:
 - Septic tank location.
 - Septic system records or drawings.
 - Electrical components.

- **Make sure the land around the manhole covers is sloped downwards** away from the septic system.
- **Turn off electricity to the system** at the circuit breaker.
-  **Turn off your pump at the circuit box** if you have a pressure distribution or mound system.
 - **After the power is off, waterproof all electrical connections.**
 - **Plug all drains in the basement.**
 - **Reduce water use** in the house.
-  **Seal the manhole and inspection ports if possible** to keep out excess water.

During the Flood

- **Follow emergency and evacuation advice** for your area.
- **Eliminate all non-essential water use** and flush toilets as little as possible if evacuation is not needed.
- **If the drain field becomes covered with water, do not use the system** and avoid contact with any standing water that may contain sewage.
- **Try to find other toilets if your septic system is damaged.** If there are not toilets available, see the guidance on temporary toilets below.

After the Flood

Consult with a septic system service professional and follow the steps below.

- **Rope off your septic system.** There is danger of collapse for septic tanks.
- **Stay out of the area if sewage backs up.** If the entire building is contaminated, abandon the building until all affected areas have been cleaned.
- **If the septic system is above the flood point:**
 - **Have the tank pumped** by a permitted liquid waste hauler/pumper.

- **Temporarily use the septic system as a holding tank.**
- **Do not have the septic tank pumped under flooded conditions.** Pumping it out could cause the tank to float out of the ground. Recently installed systems may pop out of the ground.
- **Avoid using the system and do not dig around the septic tank** while the soil is flooded.
- **Reduce water use** until the system is inspected:
 - **Avoid sending basement sump pump water into the septic system.**
 - **Re-route water from roof gutters** away from the drain field area.
 - **Take short showers.**
 - **Limit laundry and dishwashing.**
 - **Turn off the water** while brushing teeth, shaving, or rinsing dishes.
 - **Do not flush the toilet** each time it's used for liquid waste
- 🔧 **If you have a pressure distribution system and your pump was not removed,** a septic system service professional will need to inspect and repair the pump.

🔧 Professional System Inspection

Contact a septic system service professional for an inspection before using the septic system again.

An inspection may include the following:

- Open all parts of the system and see if debris entered the system. All sewage tanks should be pumped and cleaned out.
- Check the tanks for water tightness and structural defects.
- Make sure that inspection ports are free of blockage and damage. Replace and secure septic tank manhole covers as needed.
- Check the drain field and the area over the septic tank for depressions and damage from fallen debris. Repair with sod or seeding to provide good plant cover.

- Make sure wastewater moves between the parts of the system as intended.
- About a month after the system is restarted, schedule a follow-up visit to check for proper operation.

OTHER SYSTEMS

If you have an advanced treatment unit or any other type of onsite wastewater treatment system not addressed above, contact a septic system service professional or your local health department.

Temporary Toilets



Only use a temporary toilet if there are no functioning toilets available and the flood is expected to last several days.

- **Check to see if you can stay somewhere else.**
- **Contract a PortaPotty for temporary use.**
- **Modify your own toilet:**
 - **Shut off the water valve** to the toilet. If you can't close it, try another option.
 - **Flush out any water still in the bowl.**
 - **Line your toilet bowl** (under the seat) with a plastic kitchen garbage bag inside of another kitchen bag.
 - **Into the inner bag, put some kitty litter, dry peat moss, lime, or something similar** that will absorb liquid.
 - **Do not mix urine and fecal material** if possible.
 - **After using the toilet, close the inner plastic bag** with a plastic tie or other method.
 - **Wash or sanitize your hands** after toilet use and waste handling.
 - **Store full bags in a secure area.** Consider a watertight bucket or trashcan.
 - **Dispose of the bags when possible.**
- **Use a five-gallon bucket as a toilet.** You can add a toilet seat and set it up like a modified toilet (above).
- **If you must dig a hole for your waste, make sure it's at least 200 feet** (70 adult steps) from water bodies and at least six inches deep. Fill it in after a single use, tamp the dirt down. This is a short-term option only and regulations may vary by jurisdiction.

GUIDANCE FOR SEPTIC SYSTEMS BEFORE, DURING, AND AFTER A POWER OUTAGE

STEPS YOU CAN TAKE TO PROTECT YOUR HEALTH AND SEPTIC SYSTEM

Safety Reminders

- Get help from a septic system service professional for steps with this symbol .
- Steps with a  only apply to pressure distribution systems.
- Get help from a septic system service professional if any of the steps feel unsafe in your situation or your system loses power.
- Make sure power to the septic system is off before inspecting the area.
- If sewage has backed up, stay out of the affected area until it has been disinfected or the contaminated materials have been removed.
- Wear gloves and eye protection when inspecting your septic system.
- Never enter the pump chamber or septic tank.


Before the Power Outage

Take these steps to reduce the effects of an impending power outage on your septic system.

- Maintain your septic system.
- **Know your septic system and take pictures or keep documents of the following** to reference later if there is damage:
 - Septic tank location.
 - Septic system records or drawings.
 - Electrical components.

- Gravity systems do not require but may include components that require electricity:

- Blowers
- Chemical feeders
- Lights
- Aerobic treatment units
- Sand filters
- Recirculating media filters
- Elevated sand mounds
- Generator (if applicable)

 Pressure distribution systems may include the above components, in addition to:

- Pumps
- Flow equalization tanks
- Low pressure distribution
- Subsurface drip distribution
- Spray distribution
- Peat systems

During the Power Outage

- **Gravity based systems should operate normally** during a power outage. If there are signs of damage call a septic system service professional.

- **If you have a pressure distribution or other system/components that require electricity, reduce water use** and see the guidance below on temporary toilets. Wastewater will collect in the system during the power outage.

- **Reduce water use until the system is inspected:**

- **Take short showers.**
- **Limit laundry and dishwashing.**
- **Turn off the water** while brushing teeth, shaving, or rinsing dishes.
- **Do not flush the toilet** each time it's used for liquid waste.



After the Power Outage

If needed, contact a septic system service professional and follow the steps below.

- **Turn off power to the system** at the circuit breaker and unplug all power cords.

- **Inspect your system and contact a septic system service professional** if any of the issues below are found.

- Damaged piping, risers or manway covers
- Exposed electrical wiring to control boxes
- Unlevel ground
- Damage to the disposal field
- Odor or visible evidence of sewage
- Exposed septic system components
- Settling or breakage away from pipe
- Exposed electrical wiring to pumps

  **If your system has a pump, it may have a high-water alarm that may sound when the power is restored.** You can silence the alarm if it has a silence switch option. If the alarm remains activated for more than 24 hours, contact a septic system service professional.

- **Continue to reduce water use** for several days.

On-Demand Systems

- If the pump is controlled by float controls and is off for more than six hours, follow these steps:

- **Turn off power to the pump** at the circuit breaker while the power is out.
- **When the power is back on, turn the pump on for 5 minutes and off for 6 hours.** The pump may automatically turn off during the first manual dosing.
- **Reduce water use and continue the 5-minute pumping every 6 hours until the pump turns off automatically.**

Timer Systems

The timer system will eventually correct itself once power is restored but be sure **to reduce water use for several days.** If the system does not correct itself, contact a septic system service professional.

OTHER SYSTEMS

If you have an advanced treatment unit or any other type of onsite wastewater treatment system not addressed above, contact a septic system service professional or your local health department.

Temporary Toilets

Only use a temporary toilet if there are no functioning toilets available and the power outage is expected to last several days.

- **Check to see if you can stay somewhere else.**

- **Contract a PortaPotty for temporary use.**

- **Modify your own toilet:**

- **Shut off the water valve** to the toilet. If you can't close it, try another option.
- **Flush out any water still in the bowl.**
- **Line your toilet bowl** (under the seat) with a plastic kitchen garbage bag inside of another kitchen bag.
- **Into the inner bag, put some kitty litter, dry peat moss, lime, or something similar** that will absorb liquid.
- **Do not mix urine and fecal material** if possible.
- **After using the toilet, close the inner plastic bag** with a plastic tie or other method.
- **Wash or sanitize your hands** after toilet use and waste handling.
- **Store full bags in a secure area.** Consider a watertight bucket or trashcan.
- **Dispose of the bags when possible.**

- **Use a five-gallon bucket as a toilet.** You can add a toilet seat and set it up like a modified toilet (above).

- **If you must dig a hole for your waste, make sure it's at least 200 feet** (70 adult steps) from water bodies and at least six inches deep. Fill it in after a single use, tamp the dirt down. This is a short-term option only and regulations may vary by jurisdiction.

February 20, 2020

Septic STRs vs. Sewered Short-term Rentals: Public Health Matters

Dear Commissioners and your Constituents:

This Comment supplements my Comment, dated February 17, 2020, on the topic of the Existing Septic Evaluation Report (ESER).

None of the Comments, either in this Record, on VIAOregon's website, or on FB, from Property Managers and Investor-Owners objecting to an (ESER) requirement for all septic STRs explain why an ESER is objectionable.

Their rationale is to require an ESER of all homes, whether an STR or not. This is the "What's good for the goose is good for the gander" argument and is not helpful to public understanding, deliberation, or your ultimate resolution.

My response of "Why not?" is also unhelpful. I did not know an annual inspection was not required because DEQ requires a semiannual inspection and annual Report on our septic system, which was installed in 1999. I was shocked the first time I learned that DEQ does not require semiannual, annual (or any) inspection for older septic systems as are typical of almost all of the STRs.

Why does a licensed business like an STR not require at least an annual inspection? After all, it is a deductible business response, and the cost is nominal (see below) compared with the revenue generated by the business?

Facts about costs aside, both the Property Managers/Investor-Owners and I ignored the essential public health fact: A Septic System is an onsite wastewater management alternative to sewer. ***Public health demands the responsible management of wastewater.*** The government manages sewers; the homeowners manage our septic systems.

I support ESER for all septic STRs. The basis for my support, as I will explain below, is that (1) **the cost is nominal** for a revenue-generating business and (2) both experts and common sense tell us **short-term renters are more likely to inadvertently abuse septic systems** than long-term renters and owner residents with a financial stake. Abuse and failure do not only injure Owners. In my subdivision, a broken septic pipe leaked downhill onto the neighbors' property and puddled under the garage where

overtime it leached into the wood. A photo of the broken pipe is at www.15neighborhoods.com.

The new STR Ordinance should require:

1. An annual ESER (depending on the County sanitarian's recommendation).
2. Application fees are sufficient to cover the County's costs of reviewing and processing ESERs.
3. Information on the safe use of a septic system is prominently displayed in the STR. Leaving an information brochure in the Owner's Binder among handouts for tourist activities is not prominent.

The cost of an ESER is nominal, given the nightly rental revenue. A&B Septic is my service provider. According to A&B, the fee varies from \$425 for a standard system to \$625 for a sand filter system. Tanks need to be pumped first. A&B charges 45 cents/gallon. The costs are a tax-deductible business expense for STRs because they are licensed as a business.

We pay A&B \$300 annually to inspect our home's Whitewater system. Our contract includes semiannual inspections. Service is extra. We also pay A&B \$85 to file DEQ's mandatory annual Report.

Septic systems don't last forever. **The average time for how often a tank should be pumped depends principally *upon the tank's size and the number of occupants.***

(1) Do you know the size of your tank? If not, one common way your tank was sized when your home was built was to base it on the number of bedrooms—assuming two people per bedroom. The formula takes two people per bedroom, allocates 100 gallons per person, then adds 400 gallons for a rough estimate of how large your tank should be. For Example, three bedrooms are six people, 600 plus 400 gives you an 1100 Gallon tank.

(2) How often should my tank be pumped? This depends on the number of occupants. Based on this chart developed by researchers at Penn State University, you can determine the frequency when you know your tank size and the number of occupants.

Household Size (Number of people)

Tank Size	1	2	3	4	5	6	7	8	9	10
500	5.8	2.6	1.5	1.0	.07	.04	.03	.01		
750	9.1	4.2	2.6	1.8	1.3	1.0	.07	.06	0.4	0.3
1,000	12.4	5.9	3.7	2.6	2.0	1.5	1.2	1.0	0.8	0.7
1,250		7.5	4.8	3.4	2.6	2.0	1.7	1.4	1.2	1.0
1,500		9.1	5.9	4.2	3.3	2.6	2.1	1.8	1.5	1.3
1,750			6.5	5.0	3.9	3.1	2.6	2.0	1.9	1.6

Unless the County changes the licensed occupancy of eleven people for a three-bedroom STR (three per bedroom and two for the house), your pumping frequency would be ... oops, it is off the chart. If the licensed occupancy for a three-bedroom STR is reduced to six (2 per bedroom), the pumping frequency would be 1.5 years.

The University of Minnesota’s guidelines below considers additional wastewater factors, such as whether you use a garbage disposal or dishwasher, how often you wash laundry, what type of washing machine you have, whether you use low flow showerheads and toilets, and limit your use of anti-bacterial cleaning products to determine the frequency of pumping.

http://www.septic.umn.edu/sites/septic.umn.edu/files/septic_tank_pumping_frequency_guidelines.pdf.

In Summer 2019, full-time residents asked the Commissioners to require an ESER for septic STRs, beginning with a list of “high occupancy” STRs with no or incomplete septic records on file. On September 4, 2019, the Commissioners adopted Ordinance 509. Using their public emergency authority, Ordinance 509 became effective immediately. It required an Existing Septic Evaluation Report (ESER) for all STRs on septic that had neither a valid permit nor any indication of the number of bedrooms in the septic records on file with the County.

Dealing with STRs without records was a necessary first step, but it should not have been the last step.

As had been explained prior to and since September 4, 2019 meeting, experts have explained how short-term renters' and full-time residents' usage of a septic system varies in critical ways and why abuse (by either) will interfere with the system's operation.

They explained that until you live somewhere that relies on an 'onsite wastewater treatment system" or septic, you may not know the "do's and don'ts" of its operation. There is a significant learning curve for people who have always lived in dwellings with city water and sewer when learning to use a septic system.

Resident owners have an incentive to learn quickly and inform their long-term renters about the proper use of septic systems. This is not true of short-term renters unfamiliar with the septic system and are not likely to have been instructed about their use by a Property Manager.

For a law person-level understanding about how septic system functions and trips for safe use, see <https://www.epa.gov/septic/how-care-your-septic-system>.

Attached are Checklists prepared by the National Environmental Health Association (NEHA) five common emergencies associated with septic system: Power Failures, Wildfires, Flooding, Earthquakes, and Snow/Freezing Temperatures. Emergency Preparedness Guidelines and the 2-page Checklists can be found at: <https://www.neha.org/eh-topic/preparedness-response-septic-systems>

Respectfully,
Monica Kirk
Full-time Resident
Unincorporated Lincoln County

Public Input

Row 8

Name	Paul Wellington
Email	pwell13@sbcglobal.net
Form Date Field	02/17/21
Topic	Non-Agenda Item
Comments	<p>My wife and I built a house in the Bayshore subdivision and now we have THREE rentals around us causing noise and other problems associated with STR's. Please fix this problem as we are the actual people that live here and don't look at this area as an "investment". Previously, we lived here since 2006 at a different location in Waldport and had the same issue. Please protect the REAL residents. Thanks, Paul and Terri Wellington</p>
Meeting Date	
Subject	STR's

Raymond & Dorothy Kimbell
7467 SW Surf land Street
South Beach, Oregon 97366

2/15/21

Lincoln County Board of Commissioners
Kaety Jacobson, Chair
Doug Hunt, Commissioner
Clair Hall, Commissioner
225 West Olive Street, Room 110
Newport, Oregon 97365
tel: (541) 265-4100



RE: short term rentals in R types of zoning

Dear Commissioners:

For almost 50 years we have lived in the Surf land subdivision and have been involved in various civic organizations. This activity has exposed us to many and various situations that people living together in a community address. During that time we have seen Surf land zoning go from R to R1 and then R1A, as well as changes to the various conditional uses and exemptions allowed. While we appreciate the need for some flexibility and adaptability in a zoning definition, our opinion is that allowing STRs in a residential zone is so extreme that it destroys the definition of residential, fundamentally changing the nature of the community, and should not be allowed as a permitted use in an R type zone.

STRs are a business. The type of business they are has changed the character and ambiance of our neighborhood from long term interpersonal relationships (or at least tolerances) and concern and support of our neighbors to one of fleeting, and sometimes contentious encounters. On a physical level, STRs have gone from 1 when we moved here to ~ 9 +(maybe 11) now out of ~75 dwellings (~ 12% +). While many of the renters are of good conduct, there has been an increase in traffic and noise, and numerous times outright disregard of the rules and etiquette of both our subdivision and Lincoln County. Owner participation in and support of the community has been non-existent. We have both been on our HOA and Road District boards for many years and can't remember a single time any current or past owner of a STR has helped either administratively or on a work party. We have kept records, both as individuals and as members of the boards, and can provide many examples that lead us to the above conclusions. But we are sure you are aware of the types of problems that have happened as people from other areas in Lincoln County have articulated them in hearings before you and in the news medias, so will spare you our stories unless requested. Again, our fundamental point is that STRs are not a compatible use in a residentially zoned neighborhood and therefore should not be allowed. We hope you will return the R zoning definition to more of its original intent and disallow STRs in R type zoned neighborhoods.

Thank you for your consideration of our concerns. We appreciate the difficulty of what you do as commissioners, and thank you for your service to the community.

Raymond & Dorothy Kimbell