

Public Input

Row 12

Name	Alexa Nota
Email	alexana@rentresponsibly.org
Form Date Field	04/07/21
Topic	Agenda Item
Comments	<p>Dear Mr. Hunt, Mrs. Jacobson and Mrs. Hall, Thank you for the opportunity to write today in support of responsible short-term rental (STR) operators and, by extension, the Lincoln County community as a whole. Rent Responsibly is a national community-first STR organization. We support fair and effective legislation that works for municipalities and citizens, and we are grateful for your hard work on behalf of the citizens of Lincoln County. We write today concerned about some of the amendments under your consideration. Among them, the proposed ESER and other septic requirements are a significant and unnecessary overreach. Any concerns about septic infrastructure should not be unique to STRs and therefore any such requirements should apply uniformly to all properties with septic systems. We also encourage you to reconsider further limiting occupancy. Reasonable occupancy limits are already in place. Further limits serve no purpose and instead cut off much-needed tourism revenue from a guest demographic Lincoln County should welcome and value: families. We appreciate the need to responsibly manage STRs for a healthy economy and vibrant community. So, as you consider these and other amendments, we encourage the County to work together with the hosts and managers in Lincoln County to create forward-looking solutions, those that are effective in addressing perceived issues with precision and without stripping the property rights of responsible operators or inadvertently hurting the local economy. Thank you. Respectfully, David Krauss Co-Founder and CEO, Rent Responsibly Alexa Nota Co-Founder and Executive Director, Rent Responsibly</p>
Meeting Date	04/07/21
Subject	Smart STR solutions for a vibrant community

Public Input

Row 44

Name	Ben Johnson
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Email	lfurg1@aol.com
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Form Date Field	04/06/21
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Topic	Agenda Item
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Comments	<p>I work regularly for vacation rental owners doing maintenance on their rental homes. If they are reduced or restricted it will limit my work load and cause financial issues. I am older and can't do hard labor any more so this type of work is important to me. I have other friends that would have the same issue. I also know that these home owners take great care of their homes because they want to maintain their value and they need good reviews from renters. Please don't restrict vacation rentals in Lincoln County. It will cause hardship for many of us long-time residents. I have lived here for over 40 years and need to be able to make a living until I can afford to retire. Thank you.</p>
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Meeting Date	
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Subject	Vacation Rental Discussions
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Public Input

Row 13

Name	Ben Miles
Email	benmilesnw@gmail.com
Form Date Field	04/07/21
Topic	Agenda Item
Comments	<p>Thank you to everyone for the continued discussion related to Short Term Rentals in Lincoln County. My wife and I have four children ages 9 and younger, so we are a family of 6. Our ownership of a Short Term Rental in Gleneden Beach is only a year old. It is a wonderful ocean-front property with an ocean view like we've never before experienced. We have already created incredible memories here and look forward to many more. My wife's folks just retired in Dallas Oregon as an elementary school teacher and janitor. My father is retired Air Force and my mother is still working as a Pastor. We come from simple roots and simple people, but we are good people. Owning an ocean-front property is really only financially feasible for us if we are sharing the space via the STR market. Further, we work and raise a family full time, so our ability to utilize our vacation home is limited and would theoretically remain empty otherwise. We love the Oregon coast and spend several trips every year recreating, staying, and camping up and down the coast. Up through when we were a family of five, we rented a small hotel room with two-queen beds without issue, which couldn't have been more than 250sf. With our 6th child, we were in for a surprise about needing more space for occupancy requirements. So regarding revising the proposed occupancy to two persons per sleeping area would mean a similar family of six would now be against the rules in our 2-bedroom vacation rental. It is a 1308sf home, with more than enough room for our family and even one set of our kids' grandparents to join us. The revised occupancy limitations do not make sense to us. We are adamantly against revising the occupancy as proposed. In addition, we encourage grand-fathering in occupancy of STRs that are in place ahead of any occupancy change. Our key issue is the occupancy. In general from what I've heard and read previously, many of the problems driving this discussion are specific to a few communities and it feels like they</p>

would be better served to be addressed in those communities. Our home is not on septic, but septic requirements should apply to all homes throughout the County, not just STRs. This should be handled through the existing authorities having jurisdiction. Regarding caps on licenses, we encourage avoiding capping licenses. Lastly, where properties are ocean front or waterfront in general, the best way to share the beauties of our state and unique properties and experiences is through Short Term Rentals. Unless we are reserving waterfront homes for only the wealthiest among us. Our ocean front section of Gleneden Beach has many STRs, where we have met great people full of love and excitement for the Oregon coast. The glowing notes left in our home are often from families excited at their next opportunity to visit. Thank you for hearing what I have to share on behalf of my family.

Meeting Date	04/07/21
Subject	STR Recommendation Feedback

Public Input

Row 10

Name	Brian Cassidy
Email	farm1101@charter.net
Form Date Field	04/07/21
Topic	Agenda Item
Comments	<p>Technology continues to change all aspects of life. Remember history: wagons to cars, travel agents to internet & now motels to short term rentals. It has evolved not only in Lincoln County but the entire world for travel to beautiful destinations. STR's are here to stay. It works very well throughout the world. Are you aware that VRBO NOW has an owner grading scale. If an STR owner gets a bad renter (rare) it is posted onto VRBO and other owners will not rent to them. Most homeowners do not want their homes that cost them hundreds of thousands of dollars trashed with people "partying" or their septic tanks messed up. Think about it, a \$100.00 a night stay does not pay for a \$10,000+ septic tank! A waitlist could cause a flood of lawsuits. If you do decide to have a waitlist it should be disclosed to new buyers for new properties PURCHASED from here on out. I purchased a property and was told I could turn it into a STR from the county at the time I signed the real estate contract. It is now ready (completely remodeled) to be a great STR and not in a neighborhood. Now I might be told no after I have invested a huge amount of money that I would not have invested into this property had I been told it would not qualify as an STR. I cannot wait on a waitlist. The bank wants the remodel money. The house would sleep 6 (3 bedroom) but I will only rent to 4 people as I don't want stress on my investment. Nor would I rent it to a full- time renter, as I have owned both over the years and STR's guests overall respect homes MUCH more than full time renters. Nevada is now putting STR regulations to the legislators, interesting to see what happens with that! Stay tuned. Bottom line, offer a couple jobs for enforcement officers for the few problems, make tax money on STR's and please start enforcing septic problems on ALL of Lincoln County OWNERS! Bayshore is the problem, obviously! Please don't punish the rest of us. Thank you very much! Brian Cassidy</p>

Meeting Date 04/07/21

Subject Short Term Rentals



boc BOC <boc@co.lincoln.or.us>

Fwd: Home/share rentals

1 message

Casey Miller <clmiller@co.lincoln.or.us>

Mon, Apr 12, 2021 at 10:28 AM

To: BOC <BOC@co.lincoln.or.us>

Hello,

We had a home/share Airbnb rental in Roads End several years ago. We were at the home 99% of the time as we rented a room in our house.

We now live on the West side of Otis and have a home/share Airbnb room rental. We do not have any other houses around us and also are home 99% of the time when we have guests. We are not part of Cascade Head Ranch or other HOA's in the area.

I agree with all of your suggestions for regulations for the ballot measure based on our experiences with vacation rentals when we lived in Roads End.

I have one suggestion for the "lights" regulations for short term rentals. It would be good to add "lights do not shine into any homes in the neighborhood." Besides requiring lights to shine "down." We had lights shining into our bedroom, kitchen and living room from various rentals around us on a constant basis.

My question is about the licensing fee for county short term rentals. What is the proposed annual licensing fee for home/share rentals?

It was around \$100 for the city when we lived in Roads End.

Thank you,
Dawn Dauble



boc BOC <boc@co.lincoln.or.us>

Fwd: Form submission from: Contact Us

1 message

Casey Miller <clmiller@co.lincoln.or.us>

Wed, Apr 7, 2021 at 9:29 PM

To: BOC <BOC@co.lincoln.or.us>

Submitted on Wednesday, April 7, 2021 - 4:10pm

Submitted by anonymous user: 98.125.205.23

Submitted values are:

CONTACT INFORMATION

Full Name Deidre Johns

Email deidre123@gmail.com

Phone Number 3038185853

Question/Comment

Dear Committee Members,

I'm writing regarding the STR licensing meeting tonight.

First, I want to make sure that existing STR's will be grandfathered in, and that the county will not be challenging Oregon law. The other two issues I most important in my opinion are the Three Strikes & Code Enforcement proposed legislation and Occupancy limits.

For both of these issues, hotels and bed and breakfasts should be held to the same standards as STRs. If this is not possible, then this rule is discriminatory.

Three strikes:

Hotels and B&Bs should be held to the same standard and lose their business licenses for 3 strikes.

-It is necessary to have a fair and unbiased process of verifying complaints. Anyone with a conflict of interest, such as Hotel and B&B owners/affiliates, should not be allowed to serve in the review/remediation process of verifying complaints.

-The new law should establish neighbor mediation to remedy situations. Neighborhood mediators are prepared to get to the root of the issue, which is usually not about the occupants, but is about respect, communication, and feeling heard. Nonprofits such as Resolutions Northwest can assist in establishing and training local mediators to facilitate such a program. Such programs are common in any community and preserve law enforcement resources for actual threats, rather than nuisance and behavioral issues. The same mediation program would help with repeated, frivolous neighbor complaints.

4. Three Strikes rule parity. VIA Oregon proposes parity in the “three strikes” rule that if a neighboring address makes 3 complaints that the licensing authority finds to be unfounded, that neighbor can be barred from making future complaints.

I also oppose the limit of 2 people per room. Hotels are not held to this standard. At

minimum it should be 2 per room, plus 2 overnight guests. The maximum number of guests is already limited by fire safety and parking rules. This rule really oversteps since hotels are not held to this standard.

The city will simply lose revenue to str's operating in other parts of the coast. Many travelers prefer STRs over hotels, motels, and BNBs and will go to different cities/areas if none are available/affordable in Newport. This will impact restaurants, shops, house cleaners, and the many people who depend on tourism for their livelihood.

Sincerely,

Deidre

The results of this submission may be viewed at:

<https://www.co.lincoln.or.us/node/7/submission/34411>

Public Input

Row 14

Name	Frank De Filippis
Email	fdefilippis@hotmail.com
Form Date Field	04/07/21
Topic	Agenda Item
Comments	<p>Hello Lincoln County Planning Commissioners, I do have a house that has been in the family since the early 1970's that over the years have been a place we have relied upon to vacation or serve as housing when a family member needed a home. over the course of the 50 years this residence we have always paid our taxes, insurance, utilities, water, garbage service, and other costs associated with the property. As recently as 4 years ago we decided to rebuild on the home site as the old place was beyond simple repair. Along with the permitting process, zoning regulations and other non building costs required to rebuild the taxes went up exponentially. In efforts to absorb the new fees and taxes we have decided to use the home as a vacation rental otherwise we would be forced to sell. At the beginning of 2020 we entered into the vacation rental endeavor however 1 week after 2 weeks of committing to vacation rental COVID 19 shut down the country and several months passed until people could rent the property. I fully agree and support the current guidelines and maintain full compliance with the Lincoln County permitting and licensing. As a resident of the City of Newport then and now when we revised the permitting process I fully supported the regulatory process of over saturation of neighborhoods, noise and in general increasing the management of this enterprise operating in small neighborhoods as I live where there are a lot of vacation rentals in the Nye Beach area. I would like to report life is much better now that we have a number to call and owners are held accountable for their guests. Since Covid restrictions have allowed us to rent our property out again the overwhelming response is positive as people who have been subjected to some very trying times relating travel have found what we have a peaceful sanctuary to relax and enjoy the coastal landscape and businesses. While some caps are necessary to limit the over saturation of "neighborhoods we must look at the bigger</p>

picture as a destination for people and encourage business in our local economy. While this commission looks at areas to have a working system I would like them to review what I would call predatory practices of "vacation rental services" where the fees of 35% are literally exporting funds out of the community and making the landowners with little to show for their work after paying taxes, insurance, loans for property improvements, and utilities does not cover any reserve for repairs. The folks that want to vilify vacation rental owners are way off base and do not have a clue as to what they are talking about, please take their commentary with a very small grain of salt. My ask is for the commission to look at or include the predatory management fees when evaluating how to better manage this cottage industry of small/local entrepreneurs. Sincerely, Frank

Meeting Date 04/07/21

Subject Short term rental

Public Input

Row 9

Name	Gary. Brown
Email	Waldport1906@gmail.com
Form Date Field	04/08/21
Topic	Agenda Item
Comments	I live in bayshore 1906 canoe st . moved here because it was a quiet community. Recently we are being over run by for profit STRs. We saved a long time to move here. No we did not use bayshore to give us a second income. Bayshore is are neighborhood not a for profit giant hotel. Please cap and regulate this before it becomes a resort. We are a neighborhood . help.and thanks for your time. Gary J Brown
Meeting Date	04/07/21
Subject	Bayshore is being over populated by STRs.

Public Input

Row 1

Name	Grace Liu
Email	graceliu1002@yahoo.com
Form Date Field	04/11/21
Topic	Agenda Item Non-Agenda Item
Comments	<p>1. Septic systems: It's county's basic inspection work for the septic systems before issue the owner occupy permit. After the owner occupy permit issued, the septic systems should be maintained by the owner, like all plumbing system in the house. I don't think the county should involved in the STR property septic maintenance inspection. It will generate a lot conflicts and potential liability problems between the STR owners and county, also potential unequal rights problem. 2. Capacity of limits per unit County should focus on setting up details rules for both STR owners and guests, ruth than reducing the capacity of limits per unit, which have been reduced by septic system recently. 8 people in a unit don't know what rules to follow vs 10 people know what rules to follow. We all know which way would come up good results. Reducing capacity per unit definitely will decrease local business foot traffic, and consuming capacity. If Lincoln county would like to keep local business healthy, please spend more energy on the management of STR, than take a short cut by reducing the capacity per unit. Thank you for reading my comments. I am pretty sure you will make a right decision for STR, local economy, and residents. Grace Liu</p>
Meeting Date	04/07/21
Subject	Septic systems and capacity of limits per unit

Public Input

Row 3

Name	Heidi Wright
Email	heidwright025@gmail.com
Form Date Field	04/11/21
Topic	Agenda Item
Comments	<p>Hello, My husband and I own a small 2-bedroom home in Bayshore that we purchased in December 2018. We had intended to use the home ourselves while my husband established a part-time family therapy practice in Waldport. Our plans changed in September 2019 when my job required a move to Central Oregon, so we placed the home with Meredith Lodging, rather than leave it empty or sell. My point is we're not an out-of-area greedy investor that doesn't care about the quality of life in our community. Like many other STR owners we've come to know over the past several months, we hope to retire on the coast and simply don't have the financial means to keep our home in good repair and make the mortgage payment until then. Our home is set up for families to enjoy their time at the coast. We allow 4 adults and 2 children and our renters tend to be grandparents spending time with their children and grandchildren. Or two couples (friends/family) with small children. My concern with the proposed limitation of 2 people per bedroom is the unintended consequence to smaller STRs. If there is no allowance for children in 1- or 2-bedroom STRs, then families will have a harder time finding an affordable place to rent. Families with children are not the problem, but will be disproportionately impacted by the proposed restriction of 2 persons per bedroom, especially when they are looking for a smaller homes like ours to rent. Please consider adding an allowance for children in smaller-bedroom STRs. Respectfully submitted, Heidi Wright 1005 NW Pacific Way Waldport, OR 97394 mailing address: 63443 Ranch Village Dr. Bend, OR 97701</p>
Meeting Date	04/07/21
Subject	Consideration of families with children in smaller STRs

Public Input

Row 4

Name	Jamie Michel
Email	jamie4re@gmail.com
Form Date Field	04/10/21
Topic	Agenda Item
Comments	See attached
Meeting Date	04/12/21
Subject	Short Term Rentals

Jamie's letter 4/7/21

After reviewing the most recent staff recommendations to the commissioners, I am so discouraged to find that they do not reflect the volumes of public input you have received to date from either side of the issue. I urge you to schedule a work group as I don't see how you can craft an enforceable ordinance without holding an actual workshop where you share your top concerns based on what you have heard from the followed by a meaningful discussion from all interested parties as to how we might solve the biggest concerns together.

As stated, I don't believe these recommendations are on point to address citizen concerns from either side of the issue, but I offer my feedback for your consideration.

Occupancy – I support Two per sleeping space plus two additional overnight occupants which tracks with federal and state occupancy limits. Having the additional 2 daytime guests spend the night does not add any impact for neighbors

I'm sure you are aware that counties must follow state law on grandfathered uses. The County can avoid exposure to liability and potential lawsuits by leaving existing occupancies in place, and only applying any changes to new licensees going forward.

Septic Systems -The County is overreaching with its current septic proposal which would require an onerous process that will be costly to Lincoln County taxpayers and not achieve any additional measurable results. If the County has legitimate health or safety concerns about occupancy and septic, this should apply to all residences, county-wide and belongs in the zoning code.

Existing Short Term Rentals should be grandfathered in and exempt from any new proposed requirements. They have already addressed septic requirements during the licensing process. It is more likely that a Short Term Rental will make immediate septic repairs if needed as they cannot host guests without a working septic system.

Three Strikes & Code Enforcement: Your proposed change establishing a process to determine if a violation of the Short Term Rental code has occurred has some merit. Another avenue leading to a similar solution would be to amend the ordinance to establish neighbor mediation. Neighborhood mediators are prepared to get to the root of the issue, which is usually not about the occupants, but is about respect, communication, and feeling heard. Mediation programs are common in any community and preserve law enforcement resources for actual threats, rather than nuisance and behavioral issues. The same mediation program would help with repeated, frivolous neighbor complaints.

Once again, the point you are missing is that you must provide compliance officer presence, particularly on evenings weekends and holidays including an officer just in the Bayshore neighborhood on 4th of July so a neighbor with a concern who has not received relief with the assistance of the homeowner or property manager can receive immediate help from law enforcement. It is not enough to have ordinances on the books for noise, garbage, etc. if the county does not have an effective compliance system in place.

It is critical that you establish parity in the “three strikes” rule however: that if a neighboring address makes 3 complaints that the licensing authority finds to be unfounded, that neighbor can be barred from making future complaints.

Caps on Licenses: There is no need for caps; no other County has done this as caps are an Urban and Suburban phenomenon. Counsel Belmont stated in his 5/29/19 memo to the Board that no other counties have imposed caps on licenses. There are no examples of traditional tourist destination rural areas enacting caps.

I concur with the Oregon State Law that requires grandfathered and vested rights be protected. State law protects grandfathered uses and transfer of grandfathered uses in unincorporated counties. In order to avoid exposure to liability, the County must ensure that any changes to the Short Term Rental ordinance protects those who

have continuing rights to short-term rent their homes, including the right to transfer the license to another.

I recommend the county allow the new changes to settle in. We can revisit the entire program in 12-18 months at which time a workgroup can reconvene to see if most of the concerns have been addressed or not. At that time, we might look at density by specific neighborhood. I completely disagree with the current county proposal of possible caps by map area. If anything, we might revisit specific neighborhoods that have remaining, legitimate and recurring concerns and consider density or spacing standards in those areas only. It would be irresponsible of the commissioners to discuss capping without further studies by neighborhood of full time residents, absentee or 2nd home owners and short term rental licenses. That study should also report whether or not a license is in active use as you will find many licenses are being held by homeowners as a future insurance policy.



Fwd: STR over crowded home

1 message

Casey Miller <clmiller@co.lincoln.or.us>
To: BOC <BOC@co.lincoln.or.us>

Public Comment

Begin forwarded message:

From: Janice McElhannon <rsbg.1993@gmail.com>
Date: April 10, 2021 at 10:09:13 AM MST
To: Kaety Jacobson <KJacobson@co.lincoln.or.us>, Claire Hall <cehall@co.lincoln.or.us>, dhunt@co.lincoln.or.us
Subject: STR over crowded home

Dear County Commissioners,

This is an example of what we have in Bayshore to deal with. 8 cars visible at one home. This is not uncommon. How could occupancy limits possibly be enforced? This is why we need your help. Caps, please

Thank you.
Janice McElhannon
Full time Bayshore resident















Public Input

Row 15

Name	Jill Stone
Email	stonepatterson@sbcglobal.net
Form Date Field	04/07/21
Topic	Agenda Item
Comments	<p>To: Lincoln County Board of Commissioners From: Jill Stone Date: April 7, 2021 Re: Proposed Short Term Rental Ordinance I eagerly read the Board of Commissioner's outline of possible changes to the ordinances that regulate Short Term Rentals in Lincoln County. Here I will address mainly the issue of enforcement. My intent is to fill in holes that are in the current proposal as well as to correct problems in the current system that remain unaddressed. I will comment on the other proposals in a subsequent memo, although I briefly touch on them here. In my earlier memorandum to the Board of County Commissioners, I noted the inadequacies of the current enforcement regimen. The main problem with the current enforcement proposal is that it does not correct the flaws in the current system. I would recommend that the County consider splitting compliance from enforcement. COMPLIANCE AND ENFORCEMENT As stated earlier, enforcement of STR laws should be an administrative process. However, stating that enforcement is administrative does not mean that it has no teeth. STR violations should be treated as a violation, not as an opportunity to ensure compliance. Citizens must know that a complaint will be heard. The current ordinance continues to treat a violation as an opportunity to ensure compliance.</p> <p>Throughout my community, homeowners stop complaining to the Sheriff because those complaints are not handled timely, including complaints about unlicensed rentals. As short-term rentals operate as a business, they must comply with the requirements laid out in the Lincoln County Ordinances. These ordinances directly relate to the livability, health and safety of the neighborhoods in which they are operating. Enforcement of STRs is a regulatory and administrative function. As such, all business licenses and STR rental agreements should include notice that the STR is subject to administrative searches to ensure compliance with Lincoln County law. Without this type of provision, the county has virtually no way to ensure that</p>

health and safety requirements are being met, such as occupancy limits. A compliance regimen concerns responsiveness to a complaint from a homeowner. A complaint made to the owner or property management company must be responded to within 60 minutes. If it is not responded to within 60 minutes, a report made by the homeowner to the enforcement body would include the original violation and the failure to respond within the time required. The idea is to ensure that complaints, such as noise, nuisances, etc. are dealt with immediately. Enforcement concerns penalties that can be imposed for violation of the ordinances. Enforcement is separate from compliance in that a violation of some sort must be proved; then subsequent administrative penalties will be imposed to help ensure future compliance. This is akin to other regulatory mechanisms used to protect citizens from unsanitary food preparation or unsafe buildings. A homeowner can file a report with the department charged with enforcement outlining the violation. The homeowner can file this report whether or not the short-term rental responded appropriately to the complaint. This two-track process is important because behavior impacting livability is often repeated but evades review by the Sheriff's department. By the time someone responds to the complaint, the misconduct may no longer be occurring because the STR transient guests have left for the day or checked out, or the activity might have temporarily ceased. HOW TO ADJUDICATE A COMPLAINT AGAINST AN STR A person can file a complaint on an approved form online, by mail, or in person. The complaint should explain in narrative form the violation and contain supporting information, such as photographs or affidavits from other witnesses. The complaint must be signed and dated. Although the complaint will not have to be notarized, it must be signed under penalty of perjury. When the complaint is received, it wi

Meeting Date 04/07/21

Subject Short Term Rentals

To: Lincoln County Board of Commissioners
From: Jill Stone
Date: April 7, 2021
Re: Proposed Short Term Rental Ordinance

I eagerly read the Board of Commissioner's outline of possible changes to the ordinances that regulate Short Term Rentals in Lincoln County. Here I will address mainly the issue of enforcement. My intent is to fill in holes that are in the current proposal as well as to correct problems in the current system that remain unaddressed. I will comment on the other proposals in a subsequent memo, although I briefly touch on them here.

In my earlier memorandum to the Board of County Commissioners, I noted the inadequacies of the current enforcement regimen. The main problem with the current enforcement proposal is that it does not correct the flaws in the current system. I would recommend that the County consider splitting compliance from enforcement.

COMPLIANCE AND ENFORCEMENT

As stated earlier, enforcement of STR laws should be an administrative process. However, stating that enforcement is administrative does not mean that it has no teeth. STR violations should be treated as a violation, not as an opportunity to ensure compliance. Citizens must know that a complaint will be heard. The current ordinance continues to treat a violation as an opportunity to ensure compliance. Throughout my community, homeowners stop complaining to the Sheriff because those complaints are not handled timely, including complaints about unlicensed rentals.

As short-term rentals operate as a business, they must comply with the requirements laid out in the Lincoln County Ordinances. These ordinances directly relate to the livability, health and safety of the neighborhoods in which they are operating. Enforcement of STRs is a regulatory and administrative function. As such, all business licenses and STR rental agreements should include notice that the STR is subject to administrative searches to ensure compliance with Lincoln County law. Without this type of provision, the county has virtually no way to ensure that health and safety requirements are being met, such as occupancy limits.

A compliance regimen concerns responsiveness to a complaint from a homeowner. A complaint made to the owner or property management company must be responded to within 60 minutes. If it is not responded to within 60 minutes, a report made by the homeowner to the enforcement body would include the original violation and the failure to respond within the time required. The idea is to ensure that complaints, such as noise, nuisances, etc. are dealt with immediately.

Enforcement concerns penalties that can be imposed for violation of the ordinances. Enforcement is separate from compliance in that a violation of some sort must be proved; then subsequent administrative penalties will be imposed to help ensure future compliance. This is akin to other regulatory mechanisms used to protect citizens from unsanitary food preparation or unsafe buildings.

A homeowner can file a report with the department charged with enforcement outlining the violation. The homeowner can file this report whether or not the short-term rental responded appropriately to the complaint. This two-track process is important because behavior impacting livability is often repeated but evades review by the Sheriff's department. By the time someone responds to the complaint, the misconduct may no longer be occurring because the STR transient guests have left for the day or checked out, or the activity might have temporarily ceased.

HOW TO ADJUDICATE A COMPLAINT AGAINST AN STR

A person can file a complaint on an approved form online, by mail, or in person. The complaint should explain in narrative form the violation and contain supporting information, such as photographs or affidavits from other witnesses. The complaint must be signed and dated. Although the complaint will not have to be notarized, it must be signed under penalty of perjury. When the complaint is received, it will be sent to the Short Term Rental owner. However, at this stage, the homeowner's personal identifying information can be withheld from the STR owner in an attempt to reduce retaliation. The STR owner will be instructed to accept or deny the violation. If the STR owner accepts the violation, a fine is imposed. If the STR owner denies the violation, the STR owner can submit evidence under penalty of perjury to support its position. At that time, the STR can submit evidence to mitigate the violation.

The documents will be reviewed by the magistrate or administrative hearing officer at a "non-oral hearing" which is to occur at a certain date. At that time, a finding can be made. If the evidence conflicts, the hearing officer can seek additional information from the complainant or the STR owner. A hearing can also be held. If the violation is proved and no evidence presented to mitigate the violation, which would consist of compliance, the hearing officer will find for the complainant, fine the STR owner, and enter one strike against the STR owner. If a hearing is held, the complainant's identity can be revealed to the STR owner.

If the hearing officer finds the violation occurred but the STR owner presented evidence of compliance, a fine can be entered against the homeowner, a strike entered but the fact of compliance will be noted. If a finding is made for the complainant, this will constitute one strike. A fine schedule will be established and a fine imposed. If a finding is made for the STR owner, the complaint will be dismissed. Evidence of retaliation by the STR owner or property management company can result in an additional strike.

If the STR owner has three proven complaints, the STR will receive notice that a hearing will be held to determine if he should lose his STR license. At that hearing, the STR owner can present evidence to mitigate the strikes so that he should not lose his license. Evidence of mitigation would be that the STR owner timely responded to the complaint made by the homeowner. A timely response is one made within one hour of the complaint. However, if an STR owner has five complaints within a one-year period, even with mitigation, the license will be lost.

At a hearing to determine loss of business license, prior complainants and homeowners within 250 feet of the STR shall be given notice of the loss of license hearing. If the hearing officer decides that the STR owner has presented evidence that will mitigate the loss of license, the STR owner will be given a probationary license. If no further complaints within the next 12 months and if the owner has taken steps to be in compliance, the STR owner will be restored to full licensure status. If the hearing officer determines that the STR owner should lose the license,

the license is immediately forfeited. The STR will have thirty days to shut down the business and notify any future transient guest that the STR will no longer be available.

One further point – if an STR is found to be operating unlicensed, the STR owner should never be permitted to hold a license. Complaints about unlicensed STRs should be pursued vigorously; the investigating body should have subpoena power and other investigatory mechanisms to determine if the STR has been licensed unlawfully. Unlicensed STRs impact the health and safety of the community, as well as evade tax requirements.

STR DENSITY MUST BE CAPPED BY NEIGHBORHOOD.

I intend to file an additional memo concerning caps and density. While I cannot say with certainty how many STRs are too many, I can say without hesitation that the large number of STRs in Bayshore is simply too many and is impacting the neighborhood's livability. The large number of STRs in a subdivision has a direct impact on the neighborhood degradation. The County must establish a density cap.

At the minimum, density numbers be capped by platted subdivisions. Further, the number must also be capped by how many single-family homes are already built in a subdivision.

The Board of Commissioners should determine density levels with input from the appropriate department within Lincoln County, such as the Planning Department. The Lincoln County Sheriff's Department is the current licensing authority but it has no expertise in this area. Ultimately, this Board should make the decision or place it in the hands of those best equipped.

Additionally, the density limits should go hand in hand with the number of residences per block or street. Homeowners find themselves living in a home with STR's on either side of their home. For that homeowner, this is an irreparable loss of community, safety, and livability. Before a license is granted, care must be taken that STRs are not located on either side of a home, and they should not be immediately adjacent to any other STR.

This is a long-about way of saying that density should never exceed 4% per residential subdivision. The county can make up revenue by charging more per license. In no circumstance should a license be transferable upon sale of the home to a new owner.

Reduction in numbers in high density STR areas can be accomplished by loss of licenses by non-compliant STR owners and non-transferability of licenses if the STR is subject to sale. The non-transferability must also apply to corporations or limited liability companies that change ownership. If a limited liability company is sold, the license must not be transferable to the new company ownership.

PROPOSED SEPTIC SYSTEM ORDINANCE

The new septic provisions are greatly appreciated. No STR should accept transients until all corrections have been made to the septic system, and those corrections have been approved by the County Sanitarian. Inspections must include an on-site inspection of the Drainage Field. STR-owners should bear the cost of all inspections. A fee should be assessed so that additional County personnel can be hired to complete the review, recommendation, and certification process.

Bayshore is built on shifting sands and unstable land. Septic systems must be inspected to make sure that the extra burdens placed on them can be sustained by the current system. This is a

significant health and safety issue. The septic evaluation should be done by the County Sanitarian at least once every two years, if not annually. We recommend that sufficient fees be attached to that inspection so that the County can hire the staff to review the septic reports. If a septic requires repair or replacement, no STR can operate until those repairs or a replacement is completed and certified by the proper county official.

**OCCUPANCY LIMITS SHOULD BE NO GREATER THAN TWO PER BEDROOM
BUT LIMITED BY SEPTIC CAPACITY**

My earlier memo touched on occupancy limits. The proposal limits of two per bedroom is a great improvement. However, septic capacity must be taken into account as well as the infrastructure of the neighborhood where the Short Term Rental is located. For example, in an emergency, will people be able to leave the area or is there only one road in and out? This issue will be discussed in a subsequent memo.

Public Input

Row 2

Name	Judy Thorgeirsson
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Email	jthorg@bendbroadband.com
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Form Date Field	04/11/21
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Topic	Non-Agenda Item Short Term Rentals
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Comments	<p>Hello Commissioners, This may have already been on your agenda, but I want to express my opinion regarding the Short Term Rental issue. We own a home in Bayshore Estates, in Waldport. We take pride in renting our home to short term renters. There has never been a problem with noise, too many cars or late parties. These issues occur in other areas where there aren't short term rentals, so I don't feel that our property rights should be diminished. We love the beach and get there quite often. By being able to recoup our expenses, the short term rental, gives us that means. Granted, if the above issues would take place, there should be recourse by the county to keep law and order. Thank you, Judy and Ingimar Thorgeirsson property address 1909 Coracle St. Waldport, OR</p>
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Meeting Date	
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Subject	Short Term Rentals
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Public Input

Row 8

Name	Julie Pearson
Email	jpearson1252@gmail.com
Form Date Field	04/08/21
Topic	Agenda Item
Comments	I sent this Tuesday to Kpeter's email address that is listed on your website but it was never added to the public input for the STR workshop 2
Meeting Date	04/07/21
Subject	Input: STRS

In December, 2007 our region was hammered by the [Great Coastal Gale](#)

[Great Coastal Gale of 2007 - Wikipedia](#)

It was early December, 2007: the weather was still fairly warm and there were basically no tourists here. At that time, it was typical that there were very few tourists here from mid-October till Spring break. This storm caused the power to be out for 3 solid days. We were lucky, we have natural gas, so we had hot water at our home. The roads were closed with downed trees, landslides, and flooding. Hwy 18, 101 and 20 were all closed at various times for several days. The road from Rose Lodge on Hwy 18, Hwy 101 from Astoria to Newport, Hwy 229 & Hwy 20 to Corvallis had downed trees across them and on people's homes and businesses.

At the time we were one of the younger couples who lived in Salishan Hills, so my husband along with a couple of the other younger guys who had chainsaws, began clearing the roads and trees off people's houses. They went door to door and checked on everyone on our street to make sure they were ok.

There was no cell phone service, and only 1 emergency radio station working. We had no way to contact relatives until the 3rd day, when one of our friend's AT&T cell phone started working again. We were then able to get a hold of relatives to tell them we were ok and contact 2 neighbors who were gone at the time, regarding a tree down on one of their houses, and the storm situation here. We were fortunate as well, because we were no strangers to camping and had camping equipment, propane tanks, a chain saw, emergency radio and lots of food stored up.

The gas stations were closed, couldn't pump. By the third day, grocery store shelves were empty (no trucks were able to get here as the roads were closed) you could only pay for stuff by cash or check (if you were local), since there was no way to process credit/cards. No one was going anywhere anyway, since the roads were impassable. There was only one local radio station that was still transmitting for emergency purposes.

At the height of summer, with possibly 3 to 4 times our normal population, from Taft to Newport, if we experience a Cascadia Subduction earthquake or Tsunami, these visitors will have no clue what to do, where to run too, and certainly would not have emergency supplies or emergency medical supplies at their disposal. Most all communications will be down, internet, phones and some radio communications. EMT, Fire and medical personnel and hospitals would be

immediately overwhelmed and unable to deal with the sheer volume of people in need. No one will have a way to get away from the area, we have only one way in and one way out in Gleneden Beach between Hwy 18 clear to Hwy 229 and Hwy 20 in the south part of the county.

Depoe Bay Fire District's website <https://www.depobayfire.com/>

“ The District consists of a unique thirteen square mile area of the Central Oregon Coastline including the coastal communities of *Siletz Keys, Salishan, Gleneden Beach, Lincoln Beach, Boiler Bay, Depoe Bay, Miroco, and Otter Rock.* .

Career staff provide fire protection, rescue, and emergency medical services from three stations; Depoe Bay (Station 21) at the District's center, Gleneden Beach (Station 22) near the northern end of the District, and Otter Rock (Station 24) at the far southern end of the District.

Currently, the District has fifteen career staff which includes a Fire Chief, Division Chief, three Captains, 9 Engineers/Firefighters, and an administrative assistant. That is 14 Staff!

Population Changes

The coastal seasonal population shift and the District's geography present major challenges. This huge population increase combined with the single main transportation route through a long and narrow coverage area creates a tremendous *barrier of traffic*. Accessing the District's customers during peak traffic times is the major concern of the District and a major reason why the District maintains three fire stations within a thirteen square mile response area.” (I feel that number of 8K could easily triple on a holiday weekend, and I have witnessed horrendous traffic jams here.)

There is critical infrastructure within the District, including Highway 101. There are seven bridges within the District. Any loss of these bridges, through natural or man-made disaster, would cripple transportation along the coast. The closest major north-south highway corridor is Interstate 5, approximately 60 miles inland. There are also several retail and marine fueling stations, power substations, and municipal water supplies within the District's immediate response area.”

Studies of our local coastal area have shown that most likely the roads, especially 101, would be gone in various places. There are predictions that should something like a Cascadia earthquake should occur, that it could take as long as a month for rescuers to get to us, they would be overwhelmed in the Portland and other highly populated areas. The only way we would eventually get help would be by military ships, helicopters, Coast and National Guards until the roads became passable.

Anyone who has driven from north county to Newport has driven over the parts of the Hwy where the road is about to cave in down in the Otter rock/Agate beach area, this section of highway would be gone. Other low-lying areas, Taft, Salishan West, Siletz Bay, Siletz Keys, Lincoln Beach, Fogarty creek, etc. would most likely be gone and or flooded. There are many areas of 101 and Hwy 18 and 22 that are eroding and have been for years.

Studies of natural disasters have shown that most people will be somewhat civil and try to help each other, particularly if they are neighbors, for 72 hours, after that all bets are off. It's sheer survival mode then. Let that sink in...

The residents here along the coast are repeatedly told to be ready for an emergency. The recommendations are for 6 people for 3 days for the necessary supplies would run around \$3K.

Even if it was required that every STR had emergency kits, detailed maps of emergency/tsunami evacuation routes & exits from where they are staying, there is no way it would be adequate for more than 3 days, at most. To my knowledge the only communities that have Tsunami Warning Sirens are Lincoln City, and Depoe Bay. Bayshore, Waldport, Beverly Beach, Otter Rock, Gleneden Beach, Bella Beach, Surf land, Seal Rock, South Beach, Miroco and Lincoln Beach have none.

In the event of a Cascadia Subduction earthquake there would be massive natural gas line eruptions, water tanks would come down, power lines will be down, bridges and roads will be destroyed. The gas eruptions will cause massive explosions, fires, with major injury and casualties. Depending on the time of the year, huge forest fires will most likely be lit by gas explosions and downed powerlines, just like this last fall.

Our county failed miserably during the 2020 fires here and it was plain to see, they had no plan for evacuations, roads were jammed, and there was no communication. They are not equipped to handle anything close to a huge natural disaster and many

lives will be lost due to their inability to foresee and correct this huge danger that they have worsened by allowing un-enforceable rules and no caps on the number of STR's in our unincorporated neighborhoods, never mind the number that the cities are also allowing.

If the STR application says you must have working smoke detectors, a supply of water, a landline phone for emergencies etc., they should also be required to have emergency kits for as many people as are allowed per night in their STR. This would also require an inspection of the property to ensure these requirements are met **before** a license was issued and yearly thereafter upon renewal to get and keep an STR license. Even requiring the properly recommended emergency kits for 6 people/3 days would not help in the event of a Cascadia subduction earthquake, but it might help save lives in a Tsunami, wildfire or other disaster.

Many of us are concerned about our neighborhood caches and how they are not set up to feed and protect renters and day visitors. The tourists would be in a panic and would begin to break into our homes in order to save themselves and their families. There would be no here for them to run to, except the higher elevated areas, if they can reach them. The local residents will also be trying to survive and protect themselves. We have no idea how what number that may be on any given day! This is unreasonable!! We have a right to peaceful and safe enjoyment of our homes and neighborhoods, which has been made impossible by the allowance of STR's in our R-1&2 zoned unincorporated areas!

Our belief is that the owners or management companies of the STRs, in our low-density residential neighborhoods, need to bear this responsibility themselves and ensure their renters are protected. That means not only emergency supplies like food and water but also liability insurance to protect those renters against any harm or danger in the event of a natural disaster.

To mitigate risk, there needs to be caps, reduction in the number of STR's, requirements to address emergency situations and ensure that roads/side streets are passable for our emergency responders at all times.

The mission statement of the Lincoln County Board of Commissioners states: "The mission of Lincoln County is to provide essential public services, both legally required and locally desired, in an efficient, effective and respectful manner."

I want in emphasize the “locally desired” part of this mission. The out-of-town owners of these STR’s are NOT locals and we who are locals and registered voters here should have our interests be your number 1 priority.

Respectfully,

Julie & Mike Pearson

Gleneden Beach

\









Water + Food



PER PERSON



PER PERSON





Warmth + Shelter

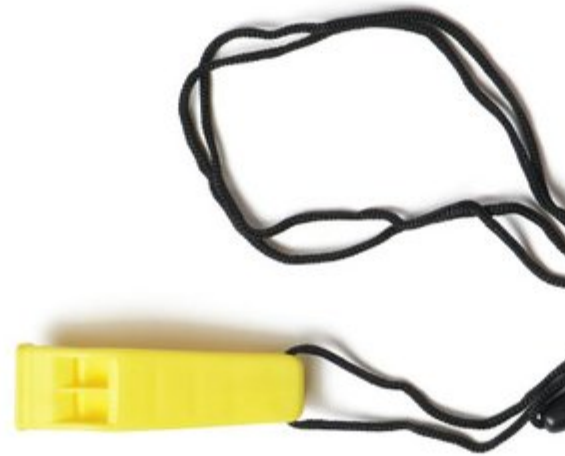


PER PERSON





Light + Communication



PER PERSON





Tools + Safety



PER PERSON



PER PERSON





First Aid + Hygiene



PER PERSON





Twin Bucket Emergency Toilet



6-PERSON COMPREHENSIVE EARTHQUAKE KIT

\$2,999

Meets the recommendations of Oregon Office of Emergency Management and the American Red Cross, Cascades Region. Our most extensive, all-inclusive kit. Includes 2 weeks of water storage and comforting hot meals, plus the tools and personal safety gear to help you weather the first 2 weeks after an earthquake. Kit highlights include: emergency stove and kitchen supplies, freeze dried food with a 25-year shelf life, water filter + purifier, emergency toilet system and planning blueprint. See full contents below.

Even if it was required that every STR had emergency kits, detailed maps of emergency routes, exits from where they are staying, there is no way it would be adequate for more than 3 days, at most. To my knowledge the only communities that have Tsunami Warning Sirens are Lincoln City, and Depoe Bay, Bayshore, Waldport, Beverly Beach, Otter Rock , Gleneden Beach, Bella Beach, Surf land, Seal Rock, South Beach, Miroco and Lincoln Beach have none.

In the event of a Cascadia Subduction earthquake there would be massive natural gas line eruptions, water tanks would come down, power lines will be down, bridges and roads will be destroyed. The gas eruptions will cause massive explosions, fires, with major injury and casualties. Depending on the time of the year, huge forest fires will most likely be lit by gas explosions and downed powerlines, just like this last fall.

Our county failed miserably during the 2020 fires here and it was plain to see, they had no plan for evacuations, roads were jammed, and there was no communication. They are not equipped to handle anything close to a huge natural disaster and many lives will be lost due to their inability to foresee and correct this huge danger that they have created by allowing un-enforceable rules and no caps on the number of STR's in our unincorporated neighborhoods, never mind the number that the cities are also allowing.

If the STR application says you must have working smoke detectors, an emergency kits as shown above, for as many people as are allowed per night in their STR. A supply of water, a landline phone for emergencies etc., would also be required. The STR owners and management companies would have to adhere to those requirements. This would also require an inspection of the property **before** a license was issued and yearly thereafter upon renewal to get and keep an STR license.

Many of us are concerned about our neighborhood caches and how they are not set up to feed and protect renters and day visitors. The tourists would be in a panic and would begin to break into our homes in order to save themselves and their families. There would be no where for them to run to, except the higher elevated areas, if they can reach them. The local residents will also be trying to survive and protect themselves. We have no idea how many people this may be on any given day! This is unreasonable!! We have a right to peaceful and safe enjoyment of our homes and neighborhoods, which has been made impossible by the allowance of STR's in our R-1&2 zoned unincorporated areas!

Our belief is that the owners or management companies of the STRs, in our low-density residential neighborhoods, need to bear this responsibility themselves and ensure their renters are protected. That means not only emergency supplies like food and water but also liability insurance to protect those renters against any harm or danger in the event of a natural disaster.

The answer are caps, reduction in the number of STR's, and requirements to address emergency situations and ensure that roads/side streets are passable for our emergency responders at all times.

The mission statement of the Lincoln County Board of Commissioners states: "The mission of Lincoln County is to provide essential public services, both legally required and locally desired, in an efficient, effective and respectful manner."

I want in emphasize the "locally desired" part of this mission. The out-of-town owners of these STR's are NOT locals and we who are locals and registered voters here should have our interests be your number 1 priority.

Public Input

Row 46

Name Kimberley McLaughlin

Email kimamclaughlin@msn.com

Form Date Field 04/05/21

Topic Agenda Item

Comments As a business owner we rely on short term rentals to support our business since we are in the tourism sector. I think that if people own a second home they should have the ability to rent out their homes when they are not there. This will support our economy as it will have more people visiting the coast. Putting a limit on Short Term Rentals puts limits on our economy. The county needs to address the housing shortage in a different way. Short term rentals are not the issue. We need more affordable housing for hospitality industry workers. We as business owners need our workers. Many businesses do not have the workers they need to operate their business at full capacity. Without affordable housing we do not have the workers we need.

Meeting Date

Subject STR



boc BOC <boc@co.lincoln.or.us>

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

1 message

Casey Miller <clmiller@co.lincoln.or.us>

Wed, Apr 7, 2021 at 9:17 PM

To: BOC <BOC@co.lincoln.or.us>

Public Comment

Begin forwarded message:

From: viaoregoncoalition@grassrootsmessages.com**Date:** April 7, 2021 at 3:43:41 PM PDT**To:** dhunt@co.lincoln.or.us**Subject:** Public Comment on Lincoln County STR (Short-term rental) proposal**Reply-To:** viaoregoncoalition@gmail.com

Dear Commissioners Hunt, Hall, and Jacobson: ● Avoid Familial Status Discrimination. Under the County's proposal, a family of four could rent a 250 square foot hotel room but not a 1,200 square foot one-bedroom home. The vast majority of visitors to Lincoln County are families. This is a violation of State and National Fair Housing Laws. Two per sleeping space plus two additional overnight occupants tracks with federal and state occupancy limits. ● Keep existing homes at grandfathered occupancy. Counties must follow state law on grandfathered uses. The County can avoid exposure to liability and potential lawsuits by leaving existing occupancies in place, and only applying any changes to new licensees going forward. 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, Lauri Hines viaoregoncoalition@gmail.com



boc BOC <boc@co.lincoln.or.us>

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

1 message

Casey Miller <clmiller@co.lincoln.or.us>

Wed, Apr 7, 2021 at 9:14 PM

To: BOC <BOC@co.lincoln.or.us>

Public Comment

Begin forwarded message:

From: nadine@grassrootsmessages.com**Date:** April 7, 2021 at 3:32:40 PM PDT**To:** dhunt@co.lincoln.or.us**Subject:** Public Comment on Lincoln County STR (Short-term rental) proposal**Reply-To:** nadine@windermere.com

Dear Commissioners Hunt, Hall, and Jacobson: Please make LONG TERM plans that will be effective for both the community, businesses, employees, home owners and short term rental home owners. We all depend on our revenue and upsetting the system once is enough. Let's put some real thought into long terms plans. 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, Nadine Scott [1302 N W Oceania Drive, Waldport Or 97394 nadine@windermere.com](mailto:nadine@windermere.com)

Public Input

Row 6

Name	Pamela Sturgeon
Email	satinblue@gmail.com
Form Date Field	04/09/21
Topic	Agenda Item
Comments	<p>A very interesting article that clearly and in no uncertain terms shows what the bottom line is in this debate. The almighty dollar on one side and on the other side those that live here full time that are being prevented from enjoying their homes that they worked so hard and paid so much for. I am suggesting one thing and that is that EVERY str check in is first required to read an sign an email detailing the HOA rules for the community they are renting in at the time they rent online or on the phone that will include complaint forms and some kind if fine system...probably administered by neighbors since there is no real neighborhood watch , security or real police presence to do it.....agreed three strikes and you are prohibited from having a license to rent again.....then when an str arrives they are met by the onsite manager of those properties who checks for occupancy numbers, vehicle numbers, pets et and has the str sign a second copy of the rules of the HOA in the presence of the on site manager after he/she has explained them thouroughly. A copy of the HOA rules should be in poster form and placed in EVERY str as a reminder, then everyone knows what is expected of them and what happens if they violate the rules and possible consequences for the owners of the strs if folks don't behave in the rentals. There should also be a rule thatbthere will be NO CHECK INS AFTER 8PM. As for the non licensed stars the owners should be fined by the county and have repeated consequences that will deter them.from doing it again Just a few photos of issues we have seen from STRS. I have complained to Vacasa no less than 35 times with complaints about the strs. Over crowding, unlicensed rentals, too many vehicles, they don't clean up after their pets, they are loud and obnoxious, they come and go at all hours, they speed up and down our residenstial streets. I commonly see renters tresspass on vacant properties in order to access the beaches do not keep their pets on leashes the list is endless. Homeless and druggies in our communities know</p>

where to come and how to identify str's so they can rifle through the garbage and recycling for cans etc. They know when our garbage trucks come by and know that Monday mornings early after weekend drinkers and partiers fill the cans with empties. They use fireworks even though they are banned. They park on property that is not theirs. They overcrowd the septic's, slam lids on hot tubs, their kids run around like wild indians and bother animals, slam doors and are generally a nuisance. Infringing on my right to the quiet enjoyment of my home. I have multiple photos to upload but this program would not allow it. if you will send me a link I will share, too many vehicles, too many boats and people looking for cans and bottles.

Meeting Date

Subject Short term rentals

Public Input

Row 7

Name	Reba Lovelady
Email	Drengeldorf@yahoo.com
Form Date Field	04/08/21
Topic	Agenda Item
Comments	<p>Occupancy limitations are great but unenforceable. I cannot see anyone entering a home and doing a head count. Vacation rentals have soared from 90 in 2016 to over 600 at one point, that's a big problem. That means approximately 450 homes have come off the monthly rental market or we're not sold to local families. There are lots of homes in Bayshore that were reasonably priced for families but investors outbid them. We need a 1-2% cap on STVR's and area caps are a reasonable idea. One district of Bayshore has 20% vacation rentals. This is on the sand spit, in the tsunami zone, with one small road in and out to highway 101. Licensed rentals in Bayshore number are 103 which puts 447 bedrooms for rent, which is the largest hotel in Lincoln County. We won't even count the unlicensed rentals, everyone knows who they are. We need to get the numbers down. Attrition doesn't work, look at Roads End, it's been ten years and numbers are still up. You can do a lottery like San Diego is doing. You can keep the oldest and phase out the newest. Give one license per person, family or trust. NO more licenses should be sold or allowed to go with the sale of a house. Enforcement. We need one number to call where you get a live person and someone must respond to the problem home within one hour. That means show up, it can be rental company, owner, local representative, or the sheriff. As it is now, in the evenings, you call the rental company and you get an answering machine and another number to call where you get a second answering machine. You call lodging revs and get a third answering machine. Then you wait, then you can call dispatch at the sheriff's department. Too cumbersome. Give the officers some teeth to go after the unlicensed rentals, they need to be shut down. I've talked to approximately 200 of my neighbors and many are frustrated, angry, and have quit complaining because nothing happens. One gentleman has sent a registered letter to a local rental company about issues and they will not sign</p>

and accept it. We are losing our neighborhood, our neighbors, and out way of life in Bayshore. I'm sorry the rental owners bought homes they couldn't afford, but maybe they shouldn't have bought them. We are on our way to becoming Via Oregon's #1 Resort Community. Please step up and do something now. Reba Lovelady

Meeting Date

Subject STVR

Public Input

Row 5

Name	Ron Graves
Email	driftboatron@icloud.com
Form Date Field	04/10/21
Topic	Agenda Item
Comments	<p>Occupancy: In regard to occupancy I do not see the need to change the occupancy limits. Consider that it only takes one person that is a bad actor in any neighborhood to disrupt the entire neighborhood – Neighbor impact won't be lessened by restricting the number of occupants. Septic Systems: If the County has legitimate health or safety concerns about occupancy and septic, this should apply to all residences, county-wide and is a zoning issue. Three Strikes & Code Enforcement: I am fine with 3 strikes as long as there is a mediation process to make sure that fairness is observed above all. I also firmly believe that we need a way to address constant complainers that are always at issue with their neighbors and often without merit. Caps on Licenses: I feel strongly that capping the number of licenses unfairly restricts access to the dream of owning a home for your family on the Oregon Coast. You should not govern away people's rights to be able to afford their dream of owning a vacation property on the Oregon Coast Respectfully submitted, Ron Graves Resident, Constituent, Business Owner, Landlord Tidewater, OR</p>
Meeting Date	04/12/21
Subject	Short Term Rentals

Public Input

Row 11

Name	William Broadhead
Email	williambq@gmail.com
Form Date Field	04/07/21
Topic	Non-Agenda Item
Comments	<p>Hello, We have a 1900 sqft home as 2nd residence which we use as STR to help offset the cost. We have been vacationing in Lincoln county for over 20 years and have owned a home just north of Yachats (just south of San Marin) for 2.5 years now. [Mini-rant-comment here]: Honestly, what is up with Bayshore? Sounds like a horrible place with horrible neighborhoods. OMG. Sounds like you need to focus on the REAL issues that sound very localized. Shouldn't the HOA that guy was talking about deal with STR issues if he lives in an HOA???? That is what HOAs are FOR. We have actually rented houses in Waldport, probably in Bayshore actually, in the past. Seemed nice and quiet to us. [end comment] We under-advertise our home's licensed limit at 6 instead of 8 because we know people will probably bring kids they might not count anyway. We are not interested in maximizing rentals in our property and want to keep it in good shape as it is our house and second HOME. We like renting it but we want our house to be respected and taken care of by us, by our prop mgr, and by our renters. We already have a large recurring clientele because of the care we take of our home. There should be SOME rules and regulations of course. We effectively already self-regulate and these new caps wouldn't bother us. However, I think the 2 per bedroom cap is silly. Esp considering the sqft of house. We could easily sleep 12 with our 3 large living areas on top of the 3 bedrooms. Same for septic issues. We are not currently required but DO have our septic inspected every year because we TAKE CARE of OUR HOME. In my opinion these caps you suggested based on rooms or septic should be applied to ALL HOMES. Period. Then I would be cool with them. Otherwise, they are punishing STRs because of what sounds like a few bad actors. Also, daytime visitors? Are you kidding? Yeah, apply that to EVERYONE including full time residents. Then sure. Go for it. Furthermore, I have seen some HORRIBLE hovels along the coast</p>

and 101. I recognize some people probably are on fixed incomes, and it makes the area feel "quaint". But honestly, I bet some of these homes where full time residents live, should be condemned. So.... can we get rid of some of these horrible residential dwellings that are dragging down my STR value? You get my drift here, right? Arguments that STRs are causing a housing shortage is silly. If there is demand for certain types of housing, it will get built. That is how markets work. Don't mess with that; you will screw up your property values in addition to the local economy. Three strikes? OMG, this sounds like a criminal process now. You are playing with fire here. You are really going to screw things up if you don't do this properly. I know for a fact STRs are not a problem where we are just north of Yachats. As much as I personally LIKE caps on licenses and capacity because it will improve rentals for OUR STR (if demand stays steady / goes up and there is lower supply, we can subsidize our second home more easily), I think you are doing dumb things with these arbitrary ways of measuring capacity and dealing with what honestly sounds like very localized and specific problems. And I think you have NO IDEA how much this will damage the overall economy in so many ways. Wow. Thank you, William

Meeting Date 04/14/21

Subject STR proposals
