

Public Input

Row 9

Name	15neighborhoods for a LIVABLE LINCOLN COUNTY
Email	15neighborhoods@gmail.com
Form Date Field	04/12/21
Topic	Agenda Item
Comments	Let's work together to create a LIVABLE LINCOLN COUNTY.
Meeting Date	04/07/21
Subject	STR Workshop 2

15neighborhoods for a LIVABLE LINCOLN COUNTY
Comments
April 7, 2021

We are here tonight because the Lincoln County Board of Commissioners (LCBOC) is updating the Lincoln County Short Term Rental (STR) ordinance governing the business use of investment properties in Unincorporated Lincoln County's residential zones.

Since 2016, neighborhoods, now a coalition of 15neighborhoods for a LIVABLE LINCOLN COUNTY, have asked: "Why are businesses in Residentially-Zoned neighborhoods?"

Miroco neighbors found interior photos of an STR on the internet without as many bedrooms as advertised by Vacasa. This violation was reported to the County, and the occupancy was reduced from 11 to 8 people. No strike was issued for the lie.

Bayshore neighbors have been reporting locations of unlicensed STRs after confirming with an internet search since December 2020. In Gleneden Beach, photos taken of out-of-state license plates have been given to the County. Rentals continue. How does the County confirm status? The County doesn't close the loop with the neighbor. Is there a violation? Did the County inform the Owner that a business license was required? Was a strike issued?

Neighbors reported spilled garbage to the Local Contact and eventually to the County. The problems, of course, recurred weekly because the bins were sized for 1-2 residents when licensed occupancy was 8-11 persons. A neighborhood resident would have rented a correctly-sized bin or would have changed the bin size to a larger bin, if necessary. A resident might have built a corral for the bin. Almost weekly complaints were made to the Local Contacts and the County. No strikes were issued.

Neighbors reported illegal on-street parking. No strikes were issued.

A Deputy responded to a Complaint of illegal on-street parking, noise, and overoccupancy at the same STRs with the same renters. The renters admitted the noise (and light show), moved the one remaining illegally parked car, and admitted to overoccupancy. No Citation or strike was issued.

A neighbor reported smelly liquid coming from an STR. Having heard no follow up, the neighbor called the County. The Owner had now responded to a 30-day letter to make the repairs. Renting continued because the Sanitarian did not copy the letter to the Sheriff or the Property Manager. No strike was issued.

A neighbor reported a violation of the County's 24-hour COVID hold. No citation.

As the Sheriff's office has testified, no Strike has been issued in the STR Program's history. This does not mean that life in residential neighborhoods with STRs is livable.

This is why 15 neighborhoods for a LIVABLE LINCOLN COUNTY filed the Initiative Petition for a five-year phase-out of STRs in residential neighborhoods.

15 neighborhoods for a LIVABLE LINCOLN COUNTY remains committed to gathering signatures until we have a large enough cushion for certification and educated enough of those who do not live unincorporated County's neighborhoods to join us and pass the Ballot Measure.

While we wait, 15 neighborhoods for a LIVABLE LINCOLN COUNTY is cooperating with the County's efforts, even though they are far from adequate to reduce the number of STRs in neighborhoods where percentages now range from 15%-40% of and when licensed occupancies are met, more short term renters than full-time occupants renters than full-time renters take over our neighborhoods. This is all summer and every holiday year-round.

15 neighborhoods for a LIVABLE LINCOLN COUNTY'S 20-page submittal includes ten pages of suggestions that address livability issues until the Initiative Petition is certified and the Ballot Measure passes.

We know that only after a successful signature drive and the passage of Ballot Measure will neighbors be able to take back our neighborhoods, restore and maintain residential neighborhood livability, increase available housing for our working families, and support the environmental health and safety of all Lincoln County residents.

Without STRs, the County can discontinue the (non)enforcement Program of the STR that never lived up to the County's promise to the Gleneden Beach, Lincoln Beach, and Bayshore neighborhoods in 2016.

We urge the LCBOC to adopt our ten pages of suggestions to move the Program towards a more constituent-focused goal.

As the LCBOC considers Subarea caps, lower occupancy limits, and yet another even more complicated (for the neighbor) enforcement model that is doomed to failure, we encourage the County to consider a **Resident Owner or Owner Occupant model** described in our Submittal. This model can be gradually phased-in to allow Investors to invest elsewhere. Our model is a legal, essentially unassailable, alternative to the LCBOC's favored "Subarea Caps" that may ignore the STR Density Limits and Spacing Requirements that reflect rural residential zoning and plating.

15 neighborhoods for a LIVABLE LINCOLN COUNTY appreciates the County's investment to review and retool its STR regulatory Program. We hope the County has found us to be respectful and resourceful in our research and recommendations.

We will continue to encourage registered Lincoln County voters to sign our Initiative Petition to:

1. Phase-out STRs over five years.
2. Prohibit new licenses.

3. Prohibit transferability of licenses upon sale, with limited exceptions.
4. Reduce occupancy to two.

It is available at www.15neighborhoods.com. Your signature is helping to make a positive difference in our County.

Let's work together to KEEP LINCOLN COUNTY LIVABLE!



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

Fwd: Enforcement program

1 message

Wayne Belmont <wbelmont@co.lincoln.or.us>

Mon, Apr 19, 2021 at 11:39 AM

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

STR

----- Forwarded message -----

From: **Ardys Schimmel** <amae18@sbcglobal.net>

Date: Sun, Apr 18, 2021 at 9:36 PM

Subject: Enforcement program

To: <dhunt@co.lincoln.or.us>, Kaety Jacobson <kjacobson@co.lincoln.or.us>, Claire Hall <cehall@co.lincoln.or.us>, <lcsheriff@co.lincoln.or.us>

Cc: <wbelmont@co.lincoln.or.us>

Dear Chair Hunt, Commissioner Jacobson, Commissioner Hall, Sheriff Landers,

Having lived in Lincoln County for 7 years, being a part of talks prior to initial STR licensing, there is much experience realized. Calling to report violations, it soon seemed they fell into an abyss. Discouraged by inadequate enforcement, was encouraged when James Holmes began. After multiple conversations, limits of the current program were made clear.

A new approach to enforcement seems best. Modifications to current progra have high potential for confusion and continued ineffectiveness.

Name a Licensing Authority division under a county department. (Plan Clothes Staff)

Change "Complaints" to Violations".

Create policies for licensing staff to follow with hand book for owners.

Include line item in license (signed by owner) that Licensing Authority may do unannounced house visits for safety and compliance concerns.

Violations, by nature, are in the past, have occurred and cannot be corrected. An affidavit report, sent to the county Licensing Authority, identifies the offender and infraction. New technology of date and time stamped pictures or videos can support written report. County staff takes action, additional investigation or direct notice with fine to owner. Keeping county authorities the only step between report and owner streamlines program and sets substantial credibility to enforcement. Additionally it can give a resident a safe environment.

Owners being fined for a violation (example noise = \$400, trash = \$200, fireworks = \$1000, illegal renting =\$5000), gives county adequate funds to operate an affective program. Keeping owner as responsible entity seems most appropriate and less cumbersome. Result is an efficacy of implementing compliance to Lincoln County ordinances. License is forfeited when fines reach a certain level for the house's year (Ex. \$1200/year)

Here it is - - -

Program via Licensing Authority
Violations Reported
Staff follows established program
Owner contacted - fines sent
County Hearing Officer decides disputes

Short Simple Succinct and Safe

4/19/2021

Co.lincoln.or.us Mail - Fwd: Enforcement program

Respectfully,
Ardys Schimmel
Glenden Beach

Public Input

Row 2

Name	Eric Meyer
Email	finetuning@aol.com
Form Date Field	04/18/21
Topic	Agenda Item Non-Agenda Item
Comments	<p>It is very simple for many of us. We made a decision to move to the Coast and a commitment to join a Community. We could have purchased a home next to a motel and saved a good bit on our investment. Considering inherent issues of noise, traffic, and turnover in a motel zone, we instead chose a residential neighborhood. What are STRs but mini-motels? Most towns have short term rental restrictions, which have been in place since the 90's. Not so here in unincorporated Lincoln County. These rentals are clearly businesses. People or companies buy houses here and use the rental income to pay the mortgage. Many are investors who rarely if ever set foot in the house. Since it is a business, the rental agency makes money on renters, and never meet them or check up on their activities. This situation is profitable for owners and rental agencies, while creating problems for full time residents. Sure, a local resident can file a complaint. This remedy is usually after the fact and always causes friction in the relationships with neighborhood owners. The friction and hard feelings persist and do further harm to the Community, while complaints seem to do nothing to alleviate problem behavior. In any event, I wish an impartial review of actual monetary, societal, and environmental benefits and liabilities were included in these discussions. An STR in a residential neighborhood fulfils the plans of the owners and the rental agencies, but it ruins the plans of adjacent households and the neighborhood in totality. This is a significantly larger group of people, who live here full time and make up the residents of the County, incorporated or not. We receive no benefits from the STR's in our neighborhood, only liabilities.</p>
Meeting Date	04/19/21

Subject STR's Who Actually Benefits

Public Input

Row 7

Name Ian Martin

Email ianmartin50@yahoo.com

Form Date Field 04/13/21

Topic STR regulations

Comments I would like to follow up my previous written input earlier this month concerning limiting the number of days that a STR home can be rented per year. About 2 years ago the way STRs were marketed changed in Lincoln County. It became more sophisticated and relied heavily on advertising and dynamic pricing. My understanding of dynamic pricing is that it is necessary when companies are competing for a limited market with excess material to sell. The number of STRs in the rental pool has increased greatly over the last few years and may have contributed to this mind set. The basic flaw in using dynamic pricing is that a property will have to rent from 2 to 3 times more frequently to generate the same gross rent it did a few years ago. This also means that a home, as well as the surrounding neighborhood have added degradation on its infrastructure. The cost of this is paid by the whole neighborhood, not just the STR homes. In a neighborhood like the one I live in, the HOA members subsidize the commercial enterprises of the STR management companies and the STR homes operating in the neighborhood. The problem is an out of balance number of STR vs the number of homes not only creates an unhealthy social environment, but is financially burdensome for the homes not in the STR pool. If the number of rental nights allowed in homes in high density STR neighborhoods were limited, dynamic pricing would not be necessary and the pricing structure could return to pre-dynamic levels and the financial impact to the individual STR homeowner could be lowered. If you take into account the increased maintenance and repair required under dynamic pricing vs the old pricing structure, the STR homeowner may actually have a net increase with the limited number of rental days. I do appreciate this opportunity to provide my input. Thank you, Ian Martin

Meeting Date 04/07/21

Subject Limiting # of days a STR home can be rented per year

Public Input

Row 5

Name	Jenna Borovansky
Email	lakecda5@gmail.com
Form Date Field	04/13/21
Topic	Agenda Item
Comments	Please see my attached comments on proposed STR regulation updates posted for discussion at the April 7, 2021 workshop.
Meeting Date	
Subject	STR Rental Regulation Changes

To: Lincoln County Commissions

From: Jenna Borovansky – Short Term Rental Home Owner in Unincorporated Lincoln County

Date: April 13, 2021

Re: Proposed Revisions to STR requirements

Dear Commissioners:

I have previously submitted comments, and would like those comments considered in addition to the comments below specific to the proposed updates under discussion at the April 7 workshop and to be discussed by the commissioners at a future meeting date.

My understanding continues to be that the majority of issues and concerns are related to large, party homes with high occupancy within certain neighborhoods. Neighborhoods with HOAs should deal with their own regulations rather than pressing the county to overly regulate across the entire area. In regard to the draft regulations posted by Lincoln County for discussion at the April 7 workshop:

- 1) Occupancy limits of 2 people per sleeping area are overly restrictive for smaller homes (1-2 sleeping areas) that provide more space than hotel rooms, but are not afforded the equivalent occupancy of hotel rooms. Overnight occupancy should be set at 2 per sleeping area + 2 additional people until a certain threshold is reached (perhaps 6-8 people) to allow for families in standard 1 to 2 or 3 bedroom homes.
- 2) Septic regulations should apply across all homeowners. It seems appropriate to require that STR provide an ENSR (or current maintenance report) prior to licensing and if annual maintenance reports are not already required by the system type, perhaps re-inspection every 3-5 years would be reasonable. However, further restrictions and reporting requirements seem burdensome for little benefit. It would do more good for the environment and benefit the county to require current ENSR of *all* homeowners, as I believe that more septic system issues exist for non-STR homeowners especially given the current regulations already set for STR on septic systems. It is unfair and problematic to attempt to use septic regulation to limit occupancy.
- 3) STR are currently a small proportion of homes in the County. Placing a cap on STR seems an overly restrictive limitation on private property rights. Increased enforcement using the new system for tracking put in place by the county coupled with updated and fair, good neighbor policies with clear consequences for frequent violators should be put in place and tested for a period of at least 2 years. Only then should caps or other more stringent regulations be revisited if necessary. This seems like the most practical and effective strategy to avoid over-regulating everyone, and prevent harming the long-standing economic local benefit of vacation rental guests.

Thank you for consideration of my comments.

Public Input

Row 8

Name	Jim and Susan Tucker
Email	jim@eagleindustries.us or sgrinnell24121@gmail.com
Form Date Field	04/12/21
Topic	Agenda Item
Comments	Please find letter attached that explains our situation and our opinions about the proposed STR changes to occupancy, septic systems, enforcement, and caps. It is related to the workshop that was held 4/7/21 but we are appreciative of your consideration between now and any subsequent meetings and prior to your decisions. Thank you for attention to individual situations, your time and foresight. Jim and Susan Tucker
Meeting Date	04/07/21
Subject	STR's- Input on 4 Proposals for Change

April 12, 2021

To: Lincoln County Board of Commissioners
From: Jim and Susan Tucker
8000 Helmick Rd.
Monmouth, OR 97361
Re: Public Input
4/7/21 STR Workshop- 4 Proposals
10350 NW Pacific Coast Highway
Seal Rock, OR 97376

To refresh, in our earlier communication when you were doing research for the 1/20/21 workshop we explained our individual situation and are again hopeful that individual situations can be considered instead of blanket changes. Our standpoint is vastly different from most of the vocal opponents to STR's.

It seems your response and these draconian proposed measures have not been appropriately weighted to the feedback, data, and input that you asked for, have received, and continue to receive? The impact on the whole of unincorporated Lincoln County should not be determined by a few who are very vocal, sometimes vile. They seem to have problems with enforcement through their management companies, a lack of cohesiveness in their own HOA's and CC&R's, and communication problems. Perhaps some mediation attempts should come first. Compared to all properties involved, these complaints are few, concentrated in certain areas, and the people complaining are repetitive. Also, we are not affecting the lack of low-income housing in the county. Our home is beach front, it is not low-income housing in a subdivision or in low density zoning.

We must not forget and please do not overlook the fact that the ocean is a magnet and that this is a beautiful beach environment, a tourist/beach economy. We have loved it for our lifetimes and hopefully, we can finally become a part of that community and environment. Travel, tourism, and vacations are changing for many. People are deviating from hotel and motel destinations to different kinds of activity with group and family gatherings nationwide and worldwide.

We are the new homeowners on 1.7 acres. We spent months in extensive maintenance, putting on a new roof, changing some of the flooring, putting in an elevator, rebuilding decking. After 9-10 months we went to the sheriff's office to inquire about the possibility of a STR when we are not able to be in Seal Rock. We found out about the moratorium which had been in place from about the time of our purchase. It was different information than we had been led to believe through local realtors about unincorporated Lincoln County, although we realize now that ignorance of the law is no excuse. We found that the previous owners had been renting without a license for years but that should not be our problem now.

Because of our location and acreage, we feel we will have few of the problems that result in complaints. We have privacy, we do not have the density problems of R-1 zoning and we do not have close neighbors. We have a paved and gravel driveway and a two-car garage, we do not have parking problems. We have a 2,000 square foot home, not a 1200 square foot home. We have researched a worldwide company that has a great reputation for bookings that will screen guests who are rated based on prior history, are credit-checked, have read and signed "house rules" before they are ever booked for a reservation. We have a local individual that has agreed to accept and solve notifications and we are just over an hour away to handle management issues. We do not consider ourselves "get rich quick investors". We do not intend on making a living on being STR landlords or to rent full time. We simply want to reimburse some of the expenses, cover some expensive maintenance and updates, and share our beautiful home and the coast when we are not able to be there as fulltime residents. We pay taxes to the county, same as the biggest complainers and are concerned about the community and will be contributing to the economy (as we already have in the work we have completed). We have a great deal of concern about the yet undetermined costs (not even an estimate) of some of the micromanaging that neighborhoods are suggesting. The staffing involved, the new personnel that will have to be hired in enforcing compliance, the frequent inspections, the initial cost of licensing, the changes on transient tax will all add up and will be a consideration in our decision about whether to proceed with our plan about our lifetime dream or to sell at a loss and walk away disappointed that our choice was Lincoln County.

Following are brief reactions we have about the proposals you have asked us to consider based on our situation as described above. We hope you are considerate of the different viewpoints as you make unincorporated Lincoln County decisions that will affect the economy as well as many lives and investments:

1) OCCUPANCY

* The 2.25 average must be a skewed number with the empty vacation homes (not even STR's) empty at the time of census counting as "zero" residency? I looked up public school census K-12. Does each child live in a single-parent family?

* The current 3+3+2 is perfect for us, 2,000 sq ft is not a small house and those were the septic tank accommodations we had seen when we made our purchase, although we realize the ESER is to determine system capacity and condition, not to set occupancy rules.

*The proposed 2+2 would not accommodate our immediate family, it would not even accommodate a family of a couple and 3 children, that isn't really the definition of a fraternity party? This reduction seems extremely harsh. And are you going to impose this upon ALL rentals and all homes in incorporated Lincoln County? And if we get a license, does that mean our immediate family in our beach house for 3 weekends a month, for example, must follow the numbers that you arbitrarily assign for short term renters who are there one weekend a month?

*The daytime visitor proposal would be impossible and costly to enforce and serves no purpose. This could turn into the Gestapo showing up at 10:15 to count our grandchildren and the number of bodies sleeping in our private property.

2) SEPTIC SYSTEMS

*We were both raised on rural properties that had septic tanks, our present primary home and the one before this one had septic systems. We know about septic systems. At the beach house we would love to have a garbage disposal but have not made that upgrade knowing that it could create more septic issues if anyone is careless. We will only use products recommended for septic systems and even supply 1-ply toilet paper if necessary. We will post rules about its use. Also, the beach house may not be occupied full time.

* If the proposals are based on true public health concerns, then every home in the county should have to abide by the inspection, clean out, and ESER rules and should become a zoning code issue, not a STR licensing issue.

*Our new beach home had a new septic system installed since it was built. We have an ESER, we looked it up when we checked about the septic system at purchase.

*The septic system was inspected and pumped as part of our purchase in December 2019. Another one for licensing is overkill. Only a handful of the contractors/employees stayed at the house during different stages of remodel. We have been there a total of only a number of weeks, there is no reason to require a clean out for us at this time.

*An annual pumping and inspection is extreme and/or so would be a new ESER every four years if a decent inspection is completed so frequently.

*If you proceed with this proposal, we would be in favor of some "grace time" if repairs are required. Also, perhaps consideration for a lag or backlog of county paperwork with current staff and all many new proposals could be solved with temporary clearance so we are not waiting again for months and months.

3) THREE STRIKES AND CODE ENFORCEMENT

*Enforcement should first be educational. The fact that nothing has been shut down since implementing Three Strikes indicates it has encouraged compliance rather than the program failing.

*There should be demerits or fines against management companies as well as owners. Also, anyone who makes three complaints that are unfounded or unverifiable should be banned from making complaints.

*The Sheriff's Office resources should not be used on nuisance and behavioral issues but used for actual threats.

*Some subdivisions or neighborhoods may benefit from mediation services rather than changing the complete code.

*Some of the issues that involve densely populated areas and proximity are about as far removed from rural situations as they can be. Punishing everyone could be compared to a teacher punishing everyone in the class instead of dealing with the behavior issues or problems of the troublemaker.

*We are hoping the enforcement part of these changes will not involve 13 pages of micro-management. Code compliance and enforcement will become impossible, neglected or prohibitively expensive.

4) CAPS ON LICENSES

*When we first read the 4 options, it seemed automatic that dealing with a smaller subarea made more sense and we were ready to vote for Option 3, wait list if necessary but not phase out completely. That is, UNTIL the map went up. We called your office because we had trouble locating our property for certain. The person fielding the call sent an e-mail to the department who helped with the drawings and overlay but no one ever called us back.

*From what we are guessing, we are in Region 4 which has the most density of STR's and the most complaints about poor management, the most problems. It is difficult for us to know what the impact would be for us on 1.7 acres, in 2000 square feet, in a more rural area. We would be grouped with neighbors and STR's who have problems that we do not expect to have. It is the worst match up of dissimilarities.

*Because of the above, our tendency is to learn toward favoring NO CAP, Option#1 simply guessing that we might be luckier in not facing a long wait time. The problems with this issue seem to be in more dense areas. It would be better not to be in a subarea that is obviously going to be more cautiously scrutinized, perhaps have even more restrictions, uncertainty about licensing coming open, and have many vocal members against STR's.

So, we are back to our original request of you to try to look at individual situations and try to come up with some happy medium that will be beneficial for the county. A few fair regulations that work and can be enforced are important, bad regulations only cause more problems and drive activity underground. When we purchased, the STR problems were not a part of our plan, we purchased with assumptions that we could have a STR as an option. Had we known they were to be curtailed or phased out, we would never have invested in this area. Maybe realtor training could be added to an educational piece. We love being at the beach house and we have the best view on the whole central coast. As others have said, we are hoping that we made the right decision for our dream about beach property, worrying that maybe we did not. We had looked at lots of ocean front property and there were others without regulatory challenges, we were trying to have as many options as possible.

Thank you for your time, wisdom and foresight in these decisions. We hope that you are truly looking at all input with an open mind.

Sincerely,
Jim and Susan Tucker



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

Nightly Rental Code

Legal <legal@kaizenam.com>

Mon, Apr 19, 2021 at 8:01 AM

To: "kpeter@co.lincoln.or.us" <kpeter@co.lincoln.or.us>

Hello, I am sending a quick email to confirm my public input, sent over Smartsheet, was received. Please see below for a cut and paste of the public input sent over Smartsheet. Thank you.

To: Lincoln County Board of Commissioners
From: Jon Oksenholt, Chief Executive Officer of Meredith Lodging
Date: April 7, 2021

Dear Commissioners,

My name is Jon Oksenholt and I am the CEO of a local family-owned and operated vacation rental management company, Meredith Lodging. In addition to being the CEO of Meredith Lodging, I am a born and raised lifelong resident of the Oregon Coast.

I am passionate about the Coast and about bringing living wage jobs to our region. I am also passionate about affordable housing and first-time home ownership, which is achievable for many only with living wage job employment.

As remote work offers flexibility, we see more and more second homeowners buying homes on the Coast. I've heard the term "[dot.com](#) town" thrown about and to be frank, it's a little concerning. I've spent my life here and consider it to be a

“livability town” where a person can make a living working in the tourism industry or in natural resources. Not a “dot.com town” of sporadically vacant luxury homes.

To give an example of the value vacation rentals bring into this region, the homes in Meredith Lodging’s program provide 200+ living wage jobs. Our workers reside near the locations they work. Nightly rental guests drive tourism dollars into this region. Meredith Lodging’s founders make substantial donations into the local community. During the forest fires last summer, our employees responded very quickly and many homeowners in our program donated transient housing free of charge. We were able to provide transitional housing for displaced homeowners, firefighters, doctors and nurses, and teachers.

Despite all of this value, from a small group of second homeowners – in addition to false and fabricated complaint filing – we have encountered outright hostility. To give anecdotal examples, in 2020 I was temporarily away from the region to care for a sick family member. When I returned, I was saddened and upset to learn that several second homeowners in a planned community were harassing my cleaning and maintenance crews as they tried to perform their daily cleaning and maintenance tasks. A young woman cleaner was yelled at in front of guests. A hot tub cleaner was followed as he went from home to home; he was followed by a second homeowner who spoke down to him from a close distance without a mask. These hospitality workers are the heart and soul of Meredith Lodging. They are the heart and soul of the Oregon Coast. The jobs nightly rentals provide matter to them and they deserve to go about their workdays without encountering animosity and harassment.

I give these examples to make the point: perhaps there is not a problem to solve. While Meredith Lodging supports taxing and moderate regulation of nightly rentals, we do not support a cap on STR units or further regulation of occupancy and septic systems. The nightly rental code as currently enacted already strikes a reasonable middle-ground on these points. Planned developments such as Bella Beach are already self-regulating and do not require further regulation. A false narrative pushed through by a small, vocal group should not have the power to change an industry that is driving so much economic good into our region.

In conclusion, I would like to offer one solution. If we want to solve affordable housing issues in Lincoln County, we should promote tourism in this region and the jobs tourism brings with it. In fact, I would support an additional transient room tax earmarked for an affordable workforce housing fund. The workers behind the tourism industry are a major part of the lifeblood of this region and a housing fund for their benefit would be a beautiful thing.

Sincerely,

Jon Oksenholt

CEO of Meredith Lodging

Public Input

Row 6

Name Judith A Fuller

Email mikejudybayshore@gmail.com

Form Date Field 04/12/21

Topic Agenda Item

Comments My husband and I reside at 2701 NW Bayshore Loop, Waldport Oregon. We've lived here full time for thirteen years and are thankful to live in an area of incredible beauty. We're happy to share our pristine beaches, forest trails and the Alsea Bay with vacationing families. We recognize the need of families requiring a larger "home base" than a motel room can provide. We understand how convenient it is to have kitchens, dining areas, multiple bedrooms and laundry facilities while on vacation. Anyone traveling with children knows there will be bicycles, toys and possibly the family pet to consider. How can a motel room provide these types of amenities? We've heard the complaints of residents here about noise, trash and "strangers next door". Welcome to life! If the renters are violating local ordinances there are people to contact. If the rental company is unable to remedy the situation then what? This is where the problem lies. If there are insufficient numbers of law enforcers it's not the fault of the rental companies, it's a lack of oversight at the city or county level. There is a larger concern when neighborhoods decide to limit my right to do with my property what I will. I fully intend to leave my property to my heirs. They don't live here and have a few years before they can retire and live in my home. It would make sense for them to rent out my home until that would happen. Since they don't live here it makes sense for them to use a STR company to manage the upkeep and minor maintenance issues that arise. This has been my plan since I purchased my home. What about my rights? We live in Paradise here on the Central Coast. Many people have retired here, me included. It makes me smile to see youngsters riding their bikes, enjoying this incredible area. It seems a little selfish to try to keep it to myself. There are gated communities for that. Sincerely, Mike and Judy Fuller

Meeting Date

Subject A Homeowner's opinion

Public Input

Row 1

Name	Kenneth Harris
Email	gharris1818@gmail.com
Form Date Field	04/18/21
Topic	Agenda Item
Comments	<p>Commissioners, My wife and I are under Oregon residents contract to purchase an active STR in the unincorporated part of Lincoln County. In general, we support the idea of addressing concerns raised about unruly and inconsiderate guests of certain short-term rentals in the County. However, your staff counsel is using false logic and arbitrary standards which will penalize the majority of STR operators while providing little or no actual solutions to the concerns raised. Please consider the following: 1. Grandfather all properties (by street address or parcel ID) which have current STR licenses in good standing with the Sheriff. 2. Retain the current sleeping occupancy of 2 per sleeping area plus 2. Our home for example, is a 2 bedroom home with a large living area. 6 occupants is by no means a stress on parking, septic or neighbors. This occupancy proposal is clearly meant to address large homes offered to very large groups by adding beds all over the house. We don't disagree with the idea of managing that issue, but smaller homeowners will be hurt the most (ours would be a 33% reduction in occupancy, for example). 3. Eliminate the proposed septic ESER requirement; it is arbitrarily applied to STR owners alone and is likely actionable since it is only proposed for this class of license and home. Short-term rentals are occupied roughly 75% of the time, rather than long-term rentals which are occupied more than 90% of the time & primary residences which are occupied 100% -- why not require this of them? Because it's objectionable to say the lease. Further, the Counsel's fuzzy math on average occupancy per home in the county is a convenient red herring to justify the proposal at all. Your issue is with very large homes with many, many guests. Figure that out, please. 4. Eliminate the proposed caps on STRs. If some sort of control is needed, consider a 200' distance limit between STRs (current permits grandfathered). This has worked well in Sisters and Bend, allowing existing rentals to continue and effectively controlling the</p>

concentration and the total number of permits. 5. Please apply resources to enforce the rules already in place for parking and occupancy. Complaints tend to center around a few neighbors, a few STRs and a few situations--apply the appropriate remedy to the actual issue at hand, rather than potentially affecting a significant economic driver for the county. In summary, please use logic to apply rules and regulations where the problems actually exist, at the root cause. Your issue, again, is with large properties and lots of guests, not smaller, well-managed homes following the rules. Blanket changes as proposed miss the mark on effectiveness versus the challenge at hand. We strongly support the suggestion for a Working Group of stakeholders to make data-based recommendations to the BOC beyond the ill-advised staff recommendations you have before you. Respectfully submitted, Kenneth Harris

Meeting Date	04/19/21
Subject	STR code change proposals--OPPOSE

Public Input

Row 56

Name Laura Johnson

Email watergirl013@yahoo.com

Form Date Field 04/06/21

Topic Agenda Item

Comments I am a small business consultant and an owner of 3 rental properties in Lincoln County. All of my rental homes are long term rentals, so I don't have a personal stake in the STR industry. However, I feel if STRs follow the rules and maintain their homes, keep their guests in line, their property rights should not be limited or restricted. I also work in the tourism industry and know how many jobs and businesses rely on these larger travel parties who spend more locally. The county and cities need to address the housing shortage in a different way. STRs are not limiting family housing, since they are larger and more expensive. Please provide appropriate guidelines for STRs and enforce these rules with all the tax revenue you get from the rental of these properties. It seems short-sighted to cut off this revenue source and limited tourism in an already struggling economy. Thank you for your consideration. Small business owner Tourism professional Long-term rental property owner

Meeting Date

Subject STR Restrictions

Public Input

Row 3

Name	Reba Lovelady
Email	Drengeldorf@yahoo.com
Form Date Field	04/17/21
Topic	Agenda Item
Comments	<p>According to VRBO we have 181 vacation rentals in Bayshore. According to the county we have 103. Curious? Well I was, I went through every ad and eliminated homes not in Bayshore, owner occupied rentals, monthly rentals and anything I thought was legal. I still came up with 153 vacation rentals, still doesn't match the counties' figures. I came to the conclusion that there are approximately 50 illegal rentals here, and that's just in Bayshore, not the rest of Lincoln County. Homeowners are glad to point the homes renting illegally but many just don't want to be bothered to report them or have tried and gotten nowhere or have no idea what to do. What can we do? Caps are a good idea for licensed homes but just not enough. How about we give the sheriff some large fines to levy and the power to shut them down.</p>
Meeting Date	
Subject	Unlicensed STVR's



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

Fwd: Vacation rentals

1 message

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

Mon, Apr 19, 2021 at 7:36 AM

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

Public Comment

**Doug Hunt**

Lincoln County Commissioner

541-265-4100

dhunt@co.lincoln.or.us

----- Forwarded message -----

From: **Ocean Winds** <oceanwinds1901@gmail.com>

Date: Sun, Apr 18, 2021 at 10:48 AM

Subject: Vacation rentals

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

Hello,

As a current resident of Lincoln County, I would just like to express my opinion against Airbnb's, Vacasa's and vacation rentals.

I've seen neighborhoods ruined by the trash, Parking, fireworks, noise, excessive partying. Please reduce and limit the amount of vacation rentals in our county. We have a major long term rental shortage in our area, that I'm sure you are aware of. Thank you for your attention to this matter.

Christine Ulrich

Charles Lesiecki

Virus-free. www.avast.com

Public Input

Row 4

Name	Susan Florentino
Email	susanf@easystreet.net
Form Date Field	04/14/21
Topic	Agenda Item
Comments	<p>We are full time residents of Miroco neighborhood. As the warmer weather approaches, we are dreading the onslaught of short term renters. We fully support tourist enjoyment of our coastal environs and know that not all short term renters are problematic. The problem is that STR's are in effect mini-motels without onsite management. So in spite of best intentions, the excess traffic, vehicles, trash, noise, parties and bright lights are in direct conflict with our quiet R1A neighborhood. Even well behaved renters cause commotion and wear on our fragile roadways through their frequent comings and goings, and extra vehicles. And worse, when things go haywire, the full time residents are expected to become defacto enforcers and experience anger and resentment from owners, and the frustration of having our complaints go nowhere. The County simply cannot manage enforcement of the current stock of STR's much less if the moratorium ends and the numbers explode. Our neighborhood used to have only one owner-occupied short term rental, and this was no problem. When the County opened the door to seemingly unlimited STR's things started going from bad to worse. Our property rights as homeowners are being trampled because we work hard to maintain our property throughout the year, and then come to dread the summer months. Please consider extending the moratorium indefinitely, so that this situation does not get further out of hand. And please stop licensing STR's in R1A neighborhoods, as this was a mistake from the outset.</p>
Meeting Date	04/19/21
Subject	STRs Do Not Belong in R1A