



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

Fwd: STR near Tidewater

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

Wed, Dec 2, 2020 at 4:19 PM

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

From: **Alan Mitchell** <alan@territorialvineyards.com>
Date: Wed, Dec 2, 2020 at 4:13 PM
Subject: STR near Tidewater
To: clmiller@co.lincoln.or.us <clmiller@co.lincoln.or.us>

Hello, Casey, I was encouraged to reach out to you by a nice lady at the sheriff's office and was told you were accepting input regarding short term rentals in Lincoln County.

I would like to offer some input from an owner's perspective.

My wife and I have been renting out our cabin on the Alsea for the last couple of years with no license. We ignorantly assumed that the payments on the state and county lodging tax accounts was all that was required to be in compliance, as it is in other jurisdictions. But of course that was inaccurate and we received a letter from the sheriff informing us that we were not in compliance and needed to stop. We immediately took down the listing so that the place would be invisible and unavailable for any further booking. I understand that ignorance is no excuse. I am eager to be in compliance and to be a responsible operator as well as neighbor. I have no interest in gaming the system or being an outlaw in any way.

If you don't mind, a little backstory: I am a 4th generation Oregonian residing near Junction City, just over an hour's drive to the cabin. The cabin is owned by my brothers and I. The property was purchased in the late 1960s or early 70s by my folks. We built a cabin there in 1977. My folks, my brothers and I and our grandparents did it ourselves with the friendly guidance of a local retired contractor.

Upon my mom's passing in 2010 the property came to my brothers and me. By this time due to our mother's ailing health the cabin had begun falling into disuse and the moldering away accelerated after her passing. A couple of years ago we realized that we needed to make a decision about our place: continue to let it rot away, fix it up or sell. We are emotionally wedded to the cabin and so we decided to invest in rehabilitating the structure and lot. My brothers and I, along with my wife April, spent a summer rebuilding decking, repairing dryrot and making other upgrades to the place and it is now restored to its former beauty.

In order to recoup the expenses associated with the revitalization, as well as to keep the place fresh and aired out we started doing short term rentals through Airbnb. In addition to being a highly satisfying and rewarding endeavor this has been moderately successful financially with supremely satisfied guests and zero issues or impact on neighbors. It has been great to reconnect with the cabin, the neighborhood and the coast. Above all it brings us a great deal of joy knowing that our mom would be so proud to see that we were keeping the place up and that it was getting used and loved. It truly was her special place and that's where her ashes are.

Our guests love the place as our nearly perfect rating indicates. They are respectful not only of the property but also of the neighborhood. We have strict rules about noise, neighborhood etiquette and neighborhood respect. Our guests are not partiers looking for a place to have some kind of big bash. They are couples young and old and families who have come to escape their world and wind down as well as explore the coast. A good portion of them are outdoor enthusiasts that come for hiking, kayaking, fishing, etc.

We take care of 100% of the management of the cabin ourselves doing everything from cleaning to managing reservations and maintaining constant contact with our guests. We have stayed at STRs that are run by management companies or by third parties and it is not the same. It can be very impersonal whereas we have a very personal connection to every person that stays with us and that makes a big difference in the caliber of guests we see.

Having said that I do totally understand the animus toward vacasa, Airbnb, etc. The same thing is happening all over. The place next door turns into an STR and all of a sudden it's a different party every weekend, visitors are disrespecting the property and the neighboring places. A lot of time STRs negatively impact the rental market as well making it difficult for local residents to find affordable long-term housing. A lot of times there are just too many STRs and the density is too high for the neighborhood (we are the only one in our neighborhood and there may be one or two within a few miles and that's it). I understand the issues and I sympathize and if I felt my STR was going to be toxic to my neighbors we wouldn't be doing it.

I hope we can get a fair chance at getting legal and up and running again.

Thank you for your time. I am eager to provide more input if desired.

-Alan

Alan Mitchell

541-684-9463 Office

541-844-4433 Cellular

alan@territorialvineyards.com

<http://www.territorialvineyards.com>





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

For your next agenda with STRs on the docket

1 message

Michele Riley <purseonality4@gmail.com>

Mon, Nov 30, 2020 at 12:17 PM

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

Dear Lincoln County Board of Commissioners and County Counsel Belmont,

It is almost one year after the first workshop you held to decide on some changes to the short-term rental (STR) ordinance for unincorporated Lincoln County. Not only has nothing been finalized, but once again you are opening up the floor for yet more discussion. What more could you possibly need to hear? Really, I am completely serious here; is there some quota of records from so many individuals you must have before action can take place? Is there some number of letters, articles, testimony that has to occur before you act? What will it take for you to DO SOMETHING?

This halt on new licenses has been a positive temporary measure but it is just that, temporary. Neighbors and neighborhoods are hoping this becomes a permanent change due to an overarching cap for the unincorporated County with neighborhood caps to quell the self-interests that are destroying the quality of life for many neighborhoods. No one retired into a single-family neighborhood to be next to weekend frat houses, or motels, no one.

And to all the owners and management companies who think that this is just a "few cranks" think again. This is not one neighbor or even just one area of the County, this is a County-wide hue and cry for help. One that you BOC and Counsel Belmont are continuing to turn a deaf ear and a blind eye to. There are some owners and operators who think there are no problems as the Sheriff's Department has the issue well in hand. I cry foul here. Not only is the Sheriff's Department not citing anyone for actual violations, but even when they do see violations they have refused to cite the individuals, property owners or management companies. You are our hope, you are our law and you are failing us. Failing us, the people who voted for you, the people directly affected by your inaction.

The renters who cause problems leave our neighborhoods to go back home or some other area or property, the owners of the STR do not live here, and the management companies do not see the problems first hand either. None of them (or you) have to experience what all of us neighbors do with respect to a revolving door of rude people partying, trespassing, stealing and in general behaving badly. We spoke with some of these people this summer, here is what they had to say to a Sheriff's Deputy.

They told the Deputy that they had no idea the property they were renting was in a neighborhood, they thought it was part of a "resort." They said they had no idea what the occupancy of the property was. It was eight and clearly posted on the website they rented from. These 10 to 12 people had parking violations, noise violations and occupancy violations but no one was cited and nothing happened to the owner or renters. And, though the calls from neighbors were at 1 and 2 in the morning when the violations were happening, the Deputy did not arrive until 10 AM.

This is not the only time nothing has happened with respect to violations that should receive citations. Other STRs here have had noise violations this year and no citations given, no strikes, nothing.

So BOC I am asking again and this feels like the millionth ask for the same thing once more, please do the following with respect to STRs in unincorporated Lincoln County and do it before the sun sets on the current new licensing suspension for STRs:

1. Cap STRs in unincorporated Lincoln County, stop licensing new STRs, do not allow transferability of STR licenses, and reduce occupancy per bedroom to two persons period.

2. Install neighborhood caps. This would be for residential neighborhoods of R-1 and R-2 zones. Count only existing homes here, not lots, just homes. There is a housing crisis in our County. And when the state-wide eviction moratorium expires on the same date the STR pause on new licenses expires, we will see a very large uptick in newly unhoused individuals and families. If you kept the STRs in tourist-commercial zones where they belong, this would have never been an issue. How much would it help our residents if they could find a home to rent in the County core instead of having to travel many miles to our more inland or southern County areas to find an affordable place to rent? We all know people, in many cases, many people that this could have spared a much longer commute to their workplace. Not to mention climate impacts.

Public Input

Row 1

Name	Colleen Martin
Email	Mgcolleen@yahoo.com
Form Date Field	11/15/20
Topic	Non-Agenda Item
Comments	I agree with Jay Riley, The need to shutter short term rentals during this uptick in COVID-19 is vital!
Meeting Date	
Subject	Closing STR's

Public Input

Row 1

Name	Heidi Robin Gilbert
Email	heidirholmes@yahoo.com
Form Date Field	11/06/20
Topic	Agenda Item
Comments	<p>To whom it may concern, My husband and myself just recently purchased a home in Gleneden Beach and are excited to see vacation licensing re-opened up. As we will be enjoying the home for the majority of the year, we would like to have the option to rent our home out as well. As a new home owner in the area, we want to be great neighbors too! We have been upgrading the property and will follow all rules and regulations set forth. Our home being a 4 bedroom home, will only allow 8 people max. I would be upset as a local to have all of these cars and people slamming into one property that is clearly not set up for that amount of people. A sofa bed in a living room does not make a bedroom. We figure 2 people per bedroom is a normal living conditions. I have been thinking about how you can get this program set up with fees that could be charged according to the bedroom capacity. A one bedroom home should not be charged the same amount as a 6 bedroom home. A home with a septic tank should have an additional fee and must prove proof of servicing. Non septic tank homes not to be charged that fee. If cars are blocking streets then they should be towed. As long as the laws that are in place are actually acted upon by the authorities, the locals should be happy that this new plan is working and the authorities are implementing things. Rental home with multiple offenses will no longer get a permit or at least there should be a year wait for applying for a permit upon review. By finding the perfect balance for the locals and vacation home rental owners, all parties should be happy. The vacationers bring in much needed revenue that many businesses rely on year after year. We are patiently waiting to be there to process our application as we know there is a need for more homes to rent for travelers want to visit this beautiful area. I look forward to watching the meeting on YouTube on November 6th as I have been very much on top of this topic for many months. Heidi Gilbert Andrew Peslin Gleneden Beach , Or</p>
Meeting Date	11/16/20
Subject	Vacation rental licensing

Public Input

Row 2

Name	James B. Goodling
Email	farmersjim@hotmail.com
Form Date Field	11/14/20
Topic	Agenda Item
Comments	<p>I am writing to request that you lift the short rental licensing moratorium or grant exceptions on a case-by-case basis. I have owned and operated a STR in Lincoln County for more than 20 years. Myself and my guests contribute to Lincoln County's economy and coffers: patronizing local restaurants, bars, shops, grocery stores, hardware stores, and lumber yards. I always make a point of buying local and hiring local craftsmen in the maintenance of my home. As well, I pay local taxes that directly contribute to local schools and government services in your jurisdiction. I also hire a local cleaning service that complies with Airbnb's extremely stringent COVID protocols for the health and safety of all. I understand that you all have had to make some tough decisions concerning this epidemic. Shutting down or restricting individual STR's seems counterproductive to your efforts. Would you not rather have people in smaller, isolated locations than larger hotels and motels that creates a situation wherein people are in closer proximity to one another? It appears that I ran afoul of your licensing requirement due in part to my expectation that Airbnb would like VRBO pay all necessary fees and taxes, and in part because I had not received any correspondence from the County until I received a cease-and-desist warning letter (just this last week) alerting me to the licensing requirement itself. That letter was originally sent to a PO box I have not had for more than 5 years before it got forwarded. In closing, please loosen your STR licensing moratorium to grant exceptions or not enforce compliance until you can allow people to comply. Lifting or loosening the moratorium would be better for all parties involved, you, me, and the vast others negatively affected by your current policy, particularly those local constituents who rely on the earnings during this tough economic time.</p>
Meeting Date	11/16/20
Subject	STR Licensing



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

Fwd: Please reinstate short-term rental pause due to skyrocketing pandemic infections

1 message

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

Mon, Nov 16, 2020 at 1:00 PM

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

From: **Jay Riley** <jaywriley@gmail.com>

Date: Mon, Nov 16, 2020 at 10:36 AM

Subject: Please reinstate short-term rental pause due to skyrocketing pandemic infections

To: <cehall@co.lincoln.or.us>, <dhunt@co.lincoln.or.us>, <kjacobson@co.lincoln.or.us>, <wbelmont@co.lincoln.or.us>, <clmiller@co.lincoln.or.us>

Lincoln County Board of Commissioners:

We are asking you to please reinstate the short-term rental pause in unincorporated Lincoln County due to Governor Brown's recent order limiting gatherings to no more than six people from no more than two different households. Because of this order, and the fact that our Sheriff's Department does not enforce occupancy limits in STRs, the Governor is using the State Police to enforce this limit and has stated that there will be potential fines and/or imprisonment if this order is violated. The pause you enacted this spring helped slow the spread of the virus in our county then and could do the same again now.

Because of the rampant spread of COVID-19 in our state and across the Country, we need to stop renting these short-term rentals in unincorporated Lincoln County until the spread is controlled. The holiday season is upon us and people are not stopping their gatherings even with the Governor's orders and strict warnings to people. Since we cannot enforce the occupancy limits on our own, the only way to ensure compliance with the order is to shut down rentals until such time as the virus is contained, and that is when there is a vaccine.

Until we have a vaccine, we should reinstate the shutdown on rentals. Hotels do not have the same problem as STRs do, the staff at the hotels can enforce occupancy and will do so. STRs with no owner on-site, which is the majority of STRs, cannot be checked and occupancy enforced by our Sheriff's Department. Please protect all Lincoln County residents by temporarily closing STRs through the end of 2020. The holiday season is too much of a temptation for people to gather and this year the temptation is even greater I fear. Closing short term rentals will help stop the spread of covid and comply with Governor Brown's order for no gatherings over six people from no more than two households.

Thank you,

Jay Riley, Unincorporated Lincoln County Resident



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

STR in Lincoln County

1 message

Jim Kaldy <zostera1@gmail.com>

Mon, Nov 16, 2020 at 8:07 AM

To: boc@co.lincoln.or.us

Good Morning Lincoln County Commissioners. Thank you for continuing to deal with the STR issue in Lincoln County. I have lived in South Beach area for about 20 yrs now and have noticed many changes in our neighborhood throughout those 2 decades. When we first moved here there was such a sense of community in our neighborhood. We knew all of our neighbors, we knew their dogs, we would stop and chat and find out how things were going with our neighbors and their families. People would work together to maintain our beach access, to clean up the neighborhood after a storm, etc. At the time there were a few STRs in the small subdivision but not many. Over the years much of that has changed as out of town property owners have bought second and 3rd homes here on the coast as "investment" properties. Affordable housing is a big issue in Lincoln County and I think that the increased STR market has played a role in pushing that problem to a crisis. What used to be single family homes or rental properties are now STR's that exclude many Lincoln county working families. Alongside this change in property use, the increase in STR's, has caused other more immediate changes in our neighborhoods.

In our neighborhood now, most every ocean front home has an STR license, at one point we were up to about 10% of the homes in the subdivision (Surfland) listed as an STR. I'm not sure if that is accurate anymore as I have lost count but this is a fairly small subdivision (~120 lots). This trend is not limited to our subdivision, which is obvious as one travels south on 101, seems like just about every ocean front home has a property management sign associated with it. The change in the neighborhood associated with transient "guests" is palpable and disappointing. When people walk down the street, don't know who they are, if their dogs are friendly, or if they have mental health issues. We have had issues with large gatherings at homes with inadequate parking (like 25 cars). We have very narrow paved roads with no on-street parking. We have had drunken couples arguing in the street at 3 am. Petty theft. Trespassing issues. Illegal fireworks on the beach (not just in July). Beach fires that are too close to the cliffs/vegetation and are not adequately extinguished. Trash cans left out for days in the street, we have a bear in the neighborhood that likes trash cans. Speeding through the neighborhood, we don't have sidewalks and ditches can make it hard to get out of the road. Due to the speeding, and backing out of driveways at high speeds, we have had concerns about allowing our daughter to walk or ride her bike in our neighborhood. And our HOA has posted signs about Surfland being a "pedestrian friendly neighborhood". Further, some of the things required by the STR's run contrary to our Covenants, Codes and Restrictions (CCR's). Specifically, signage. Our CCR's do not allow business sign advertisements, like the ones property managers are required to post. These signs violate the CCRs. Individually, none of these are really big issues, but it is death by a thousand cuts and has changed the feeling of community in the neighborhood.

Many of these properties were built in the 1970's and 80's under different building codes, for single families. These same structures are being re-purposed and altered to accommodate more people (garages turned into bedrooms, loft areas added to garages, etc.) without any changes to existing septic systems on small lots with poor drainage. At least one of the STR's here has paved over the drain field in order to expand parking for guests which has led to some icky problems. The number of people in a dwelling should be constrained by the capacity of the septic system and the lot size using current standards.

I also understand that property owners should be able to use their properties as they want, but I think that there needs to be balance between the individual property owners and the community. There are "rules" put in place by the county but enforcement is inadequate and confusing. I have called the Sheriff to complain about parking issues and told they don't deal with STRs that I needed to contact the property manager or owner. Not all of the properties post the contact information or up to date contact information. We are notified that an adjacent property is a STR but when problems occur on a property that is not adjacent, finding that contact information can be difficult especially at night or after a confrontation with a "guest" (when you would have to go onto a property to find the phone number on a sign posted on the door). Yes, I have had this happen more than once. On more than one occasion it has taken >4 hours to get a phone call returned in the evening or middle of the night to have a property manager tell me that I should call the Sheriff and have the people removed. The current enforcement seems rather piece-meal and inadequate and slow to respond. Furthermore, I think that the enforcement costs should be covered by fees associated with STR's.

I would recommend that enforcement of existing rules needs to be more stringent and paid for by the regulated community. I think that the number of STR's should be limited not just at the county level but at a smaller scale so that neighborhoods and communities like ours are not over run by STRs. Finally, I think that the property owners and managers need to do a better job of educating their guests about life at the coast (e.g. fires, bears, speeding, septic systems, etc.).

Again Thank You for continuing to work on this issue.

11/16/2020

Co.lincoln.or.us Mail - STR in Lincoln County

James Kaldy, Ph.D.



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

**This was intended for Constituent Comment today, Nov 16. It did not see it listed.
Thanks. Monica**

Monica Kirk <monicakirk@mac.com>

Mon, Nov 16, 2020 at 3:06 PM

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

Begin forwarded message:

From: Monica Kirk <15neighborhoods@gmail.com>**Subject:** STR Comment for STR Discussion, BOC, Nov 16, 2020**Date:** November 16, 2020 at 9:33:04 AM PST**To:** Commissioner Kaety Jacobson <kjacobson@co.lincoln.or.us>, Commissioner Claire Elizabeth Hall <cehall@co.lincoln.or.us>, Commissioner Doug Hunt <dhunt@co.lincoln.or.us>**Cc:** "Wayne Belmont, Esq" <wbelmont@co.lincoln.or.us>, Casey Miller <clmiller@co.lincoln.or.us>

Lincoln County Board of Commissioners

Subject: Short Term Vacation Rental Licensing

Under Resolution #20-21-9A the Board suspended licensing for Vacation/STR's until December 31, 2020.

Many significant local, state and national issues influenced that action and they continue today. The Echo Mountain Complex fire has given us the realization of how significantly residents and short term renters would have their health and safety affected during emergencies. The limited resources for response and support alarmed all Lincoln County residents. Attention to how residentially zoned areas of the county are supported and cared for in emergencies and how livable and safe these zoned neighborhoods are must be addressed. Resolving these issues along with the impact of increased numbers of short term rental properties remains concerning.

In an effort to address these concerns:

1. Extend the suspension on STR licensing beyond 12/31/20.
2. Stop the transfer of STR licensing to new owners during the suspension.
3. With the Covid-19 State wide pause, consider reinstating Oder #3-23-85 shuttering STR's through the holiday season.

A future for tourists and residential neighborhoods to live safely in harmony, apart from one another is our focus. Planning for Lincoln County residents and guests to have safe and healthy coexistence is a joint

11/16/2020

Co.lincoln.or.us Mail - This was intended for Constituent Comment today, Nov 16. It did not see it listed. Thanks. Monica

goal.

Thank you for your attention and consideration to this matter.

Respectfully

Steering Committee

15neighborhoods

bcc: Steering Committee

Public Input

Row 1

Name	Yvonne Coopmans
Email	weavespin@gmail.com
Form Date Field	11/16/20
Topic	Non-Agenda Item
Comments	<p>I am writing in support of a shut down of STR rentals in unincorporated areas of Lincoln county as suggested by a recent public letter by Jay Riley. https://www.newsincolncounty.com/archives/25593 Nov 15, 2020. Our neighborhood in Waldport (Seawoods) has 14 houses, four of which are permanently occupied by people in their mid-70s to late 80s. Of the remaining ten, five are STRs. One of these let their license lapse in April which I confirmed with the Sheriff's office in August. Despite the owner's claims to the contrary, it is still being operated as an STR . We residents are staying home but we cannot stay safe due to the endless stream of out of area and/or state people. My husband and I are urging the commissioners to stand up for their constituents and stop the non-resident "neighbors" from endangering us and our communities by shutting down all STR rentals until at least the end of 2020. Respectfully, Yvonne and Jerry Coopmans</p>
Meeting Date	11/23/20
Subject	Shut down of STR rentals until 2021

Public Input

Row 1

Name	Mark Felt
Email	markfeltleb@yahoo.com
Form Date Field	11/17/20
Topic	Agenda Item
Comments	<p>I live in the unincorporated area of Lincoln County between Waldport and Yachats. I live on the west side one block from the ocean front. Other than crowded beaches and increased traffic I have never had any problems with any STRs. They seem to be well managed with responsible owners. However as a permanent resident and homeowner I think Lincoln county can improve upon the management and planning for these short term rental houses. I was not surprised that your new software program found 60+ STR's operating without a license. I concur with Commissioner Hunt that these violators should still be subjected to the moratorium of new licensure for STRs. Supposed ignorance is not a defense. In addition neighbors should be notified of any STR that has been operating without a license (of the 60 identified in your audit and any future offenders). When a new license is granted for an STR notification are sent (to neighbors) by the Sheriff's department. Notification should also be sent for these non complying STRs. Neighbors should have the right to know if houses are being operated as a STR (licensed or not). One of my major concerns is the environmental impact of failing septic systems at STRs. Many of these systems are decades old and are being used at a much higher rate than they were designed for. I think it is common sense that maximum occupancy rates should correspond to size of septic system. If it is a 2 bedroom septic system then maximum occupancy should be set at 4 (2 people per bedroom). Annual inspections should be required and paid for by STR owners. It should be a standard part of the process of obtaining/renewing a license. Put the onus on the owner and make it a provision of receiving a license. I recently put in a septic system and I have to submit a yearly inspection report to Lincoln County. Why shouldn't a similar burden be placed on STR owners? Especially since they are using single family residences in residential neighborhoods as businesses. Thank you for your consideration and for serving all community members of Lincoln County. It is greatly appreciated.</p>
Meeting Date	11/16/20
Subject	Short Term Rentals

Public Input

Row 2

Name	Mark Felt
Email	markfeltleb@yahoo.com
Form Date Field	11/17/20
Topic	Non-Agenda Item
Comments	<p>Minutes of the Lincoln County Board of Commissioners should be made available and accessible via your website to the public. This is standard practice for governmental bodies that is accountable to the public. For example, Lincoln County School District provides minutes on their website. https://lincoln.k12.or.us/our-district/board/minutes/ I applaud the access to PDF's of the agendas and packet material and the live stream videos of meetings; however complete minutes need to be made available as well. Please consider adding this as an agenda item for a future meeting. Thank you for consideration and work you do for our community.</p>
Meeting Date	11/16/20
Subject	Minutes of meetings

3. **Enforcement.** This is a joke and you all know it. Again, had STRs been put in zones where they belong, high density residential, tourist-commercial, many of the complaints from neighbors and neighborhoods would never have happened. But, as of now, there is no enforcement, no consequences and no end in sight for the problems the neighbors have to face all summer long, during all the holidays, three day weekends and any other nice weather times. The Sheriff does not have adequate resources to enforce compliance with the code (1) through maintaining high visibility patrols, (2) by responding to complaints, taking a report, and issuing citations 24/7, and (3) appearing in court or before the board as a witness. We are tired of being the police force in our neighborhoods. We are not paid to do this work and we should not have to do this. This has the potential to turn into a serious conflict for neighbors and neighborhoods sooner or later. It would just take one angry renter with a weapon to turn anger into violence. When one of our neighbors causes a problem, we know them, have their phone number, email or cell and can call them to ask them to stop whatever is causing us concern. We do not know who is renting a property for a night, a weekend or a week and that should not cause us to lose sleep, to be afraid, or to be unable to live our lives in peace and quiet. You have made this an untenable situation. And when the Sheriff's Department says there have been a lower number of complaints recently, that is in large part because neighbors know nothing happens when they file complaints so people have stopped even voicing their concerns. We assure you, the problems are still occurring. Even the STR owners and management companies have asked that you "get rid of the bad apples" but so far, and I have said this ad nauseam, you have done nothing. The bad apples have spread and the bushel is rotten.

4. **One person (or family or entity) can own only one STR in Lincoln County.** And you cannot own one yourself, one with your spouse, another as part of an LLC... No. You can own only one. Other jurisdictions in Oregon have successfully implemented this rule. This too would help with our housing crisis in the County. And the selling of those properties or them becoming long term rentals would again help us to retain housing for Lincoln County residents.

5. **Carrying Capacity.** Each city, town or the whole of unincorporated Lincoln County has a carrying capacity. It is based upon our water supply, our infrastructure (roads and volumes of cars for example), our housing stock and our food supply. The Echo Mountain Fires showed us that at that moment in time we were well beyond our carrying capacity in Lincoln County. If those fires had spread further south, many people on Highway 101 would have perished because the road was so crowded and traffic too heavy to allow all those cars and people to escape to safety. It took neighbors we know seven hours to travel from Lincoln City to Newport on Highway 101. That was their only avenue of escape. And that BOC and Counsel Belmont, was during a worldwide pandemic when people should not have been traveling any way! We must set limits on what our roads, water supplies and area can handle in terms of population and population density. We may only have 49,000 residents in the County but we balloon in the summer to well over that. We cannot handle that kind of volume and we need to cut that down to save people who live here and the tourists too.

So do you think leaving all of this to chance is in any way a responsible response to your constituents? It is not. So please, stop kowtowing to monied out of area interests instead of listening to those of us directly impacted by the bad behavior, selfishness and unadulterated greed of the few over the thousands who actually live here in Lincoln County. We the people of Lincoln County are counting on you. The outside interests are only counting their money.

Public Input

Row 22

Name	Anonymous
Email	Anonymous@yahoo.com
Form Date Field	12/11/20
Topic	Agenda Item
Comments	<p>I work for a STR and my concern is STR not vetting the guests and exactly how many actually are in a house..a 3 bdrm house that sleeps 11?? Really? Or a 2 bedroom that sleeps 8?? But my biggest concern is the STR companies don't follow up on if when the restrictions are in place they put a number compliant with let's say 6 people from 2 households or even from the same household, when there's actually 12 guests in the house. Why is that allowed? Marvin Combs once told me that just because a room has a futon in it, it doesn't make it a bedroom. And it should not be counted in the amount of guests that should be allowed to stay in the house.</p>
Meeting Date	12/14/20
Subject	STR

Public Input

Row 3

Name	Ardys Schimmel
Email	amae18@sbcglobal.net
Form Date Field	12/30/20
Topic	Non-Agenda Item
Comments	<p>Dear County Commissioners, My name is Ardys Schimmel. I bought my home in Lincoln County 7 years ago. After months of searching, the perfect neighborhood was found. Gleneden Beach. The small one lane roads, a sense of homeyness with nearby amenities, an ocean view made it right. During the next months, neighbors became friends. They voiced concerns as a reported 12 bedroom vacation home was just down the street. Then, while outside gardening, a realtor showing property across the street told how she was encouraging the purchase in "non-controlled" county location vs Lincoln City, where she had controls on her rental homes. It was sad to learn the couple who needed to invest their inheritance bought the home. Voicing concerns at 2016 BOC meetings, STR licensing began with high occupancies. Enforcement promised. Many calls concerning illegal parking, trash strewn about, noise with no interventions nor contact to recognize issues. I began sending pictures to authorities; again no actions, no enforcement. There has been a commercial dumpster view outside my living room window for 4 years. That brings 2 very noisy additional collection truck visits weekly with Tuesday's banging at 6-6:30 AM. This is right outside the bedroom windows. Calls to report illegal fireworks became a frequent event, with no interventions from authorities. Instead, STR numbers increased so now instead of 5, there are 9 STR homes across the street. Five located on the short block north of my corner home and 4 the short block south. Out of 16 homes, 9 STR's, just shy of 60%. Having 9 inside of 600 feet, I gave up. Sadly acknowledging the mistake of purchasing a home where zoning and regulations were not being enforced. Recently I've been re-energized, learning both local and nationwide attention is being given this issue. Court cases have recognized commercial vacation rentals- STR's - have no place in residentially zoned neighborhoods. Tourism is a welcomed industry in Lincoln County. Having STR's in designated, appropriately zoned areas; out of residentially zoned areas, seems an attainable goal. Planning can better prepare and support the transient population increases during emergencies. Most small coastal county areas have limited access for evacuations or support. Example can be found in those 4 rental homes immediately south of my home. An additional 14-18 cars from STR's have only 1 way out. The jam of cars makes full time residents at high risk for evacuation. We all have heard the horror stories from the Echo fire. Residential zones do permit income for occupied residents living in the home. Among those options are home sharing, B&B's , and home occupations. Each require an occupied residence and are detailed. There is no accommodations for commercial properties. In fact, commercial activity is clearly prohibited. It is fortunate that court cases have ruled in favor of residents vs commercial STR's. I am looking forward to Lincoln County following suit. Last week it was suggested by county personnel that I would be happy "if enforcement was adequate". That</p>

is not true. I would be happy having neighbors. Being exposed to constant strangers is not the essence of a livable neighborhood.
Thank You,

Meeting Date 01/04/21

Subject STRs in Residentially Zoned areas

Public Input

Row 9

Name	Baxter Shaffer
Email	newtron40@me.com
Form Date Field	12/14/20
Topic	Agenda Item
Comments	<p>I wanted to comment on what I understand to be consideration of changes and/or outright ban or short term rental licenses and code for Lincoln County. As the head of a family-owned house with a STR license in the county, there are several points I ask the commissioners to consider: - As I try to stay on top of issues in the city & county, I had heard no mention of this topic being taken up, no publication of request for input anywhere until I received an email on 12/13/2020. I would ask the commissioners to consider publishing and establishing a comment period examining the questions and impact put before them to the community as a whole. On the surface, it has the appearance of the commissioners' desire to push through changes with little public input. - As family owners who consist mostly of 3rd and 4th generation Oregonians, we utilize our house when we can. The rest of the time it is managed by a local management company for use as a vacation rental. We feel privileged to share our small slice of Oregon with others as their short term hosts. We take the responsibility to be good members of our neighborhood seriously, welcome communication from our neighbors and try to address any issues as soon as possible. - Our home and the income it generates supports many people. The revenue not only pays generates not only transient tax, but pays for our property taxes, the cost of maintenance and upkeep, the management company and their staff, cleaners and maintenance. Finally, any profit our home generates is directed to help offset the costs of my 95 year old aunt (half owner) whose long term care bills run over \$100k per year with insurance. Without the ability to use it as a vacation rental, we would be forced to sell the house. In addition, having "out-of-town" guests brings an undeniable economic impact to the county (more during non-covid) with vacationers at restaurants, shops, grocery stores and more. - Our home has been licensed as a short term vacation rental for many years before we purchased it. Removing the ability to legally operate as a vacation rental or a substantial reduction in its current occupancy feels like a "bait and switch" move. As a minimum, I would ask that all current STR uses be grandfathered in which would include transfer to new ownership. Without the ability to transfer or continue the current use would cause us harm and all remedies would need to be considered. If there are serious concerns more than just NIMBY, the commissioners should put forth these concerns and seek public input. - There are already areas within the county that restrict STR usage such as Salishan, Coronado Shores and other CCR areas. Some of this seems like someone who bought a home next to an existing airport and then complains about the aircraft noise. Vacation rental usage has been in existence in Lincoln County for quite some time. - The county should seek responsible STR management practices and codes of which compliance for STRs needs to be part of any solution. This would probably require more structure and staff</p>

within the county staff to examine, mitigate and arbitrate and serious issues between neighbors and STRs. - Now more than ever with Covid-19, families seek to "get away" for a change of scenery. Vacation homes provide an insulated, safe social distancing from others that a hotel or condo may not be able to provide. I feel that STRs can and should coexist in neighborhoods in Lincoln County as there are numerous benefits to having responsible STRs in place. If the county is to examine issues, it should be based on concerns such as health and safety issues, put these to an open public comment period, gather data from licensing and examine all points of view. Thank you.

Meeting Date	12/14/20
Subject	Short Term Rental regulations "revamp" comment



Here's a monthly local update based on homes you viewed in 97365

\$320,668

TYPICAL HOME VALUE

\$298,234

TYPICAL VALUE ONE
YEAR AGO

↑ 8.5%


1-YEAR FORECASTED
VALUE INCREASE

89

HOMES FOR SALE

30

HOMES RECENTLY
SOLD

 The linked image cannot be displayed. The file may have been moved, renamed, or deleted. Verify that the link points to the correct file and location.

Public Input

Row 2

Name	Bill Ten Pas
Email	William.Tenpas@gmail.com
Form Date Field	12/31/20
Topic	short term rentals
Comments	<p>We have house in Gleneden Beach. The short term rental issue has progressed from a irritant to nuisance and health and safety issue. We constantly find garbage and pet waste. The pet waste is after weekends and bagged and thrown on our property. During several phases of the shut down due to COVID, we consistently see cars from States with higher infection rates in our neighborhood. They set off fireworks and when we either call the company renting the house or the Sheriff, nothing is done. The Sheriff says "if they didn't see it, it didn't happen". Is this the same standard for robberies, break in and harassment? They set them off until 2am and as early as 4:30am. They leave their debris in the neighborhood. We even found a person on our deck taking pictures because it was such a good view. Our streets are narrow and renter parking on the side of the road prohibits emergency vehicles from getting to houses. We have also called to report houses that are renting but not registered but nothing is done. We spend about half our time in Milwaukie and the other half in Gleneden Beach. We have NEVER rented our house in the 11 years we have owned it. PLEASE do something to curtail this situation. It has become unbearable. Thank you, Bill and Kathy TenPas</p>
Meeting Date	01/04/21
Subject	Curtail and discourage short term rentals

Public Input

Row 2

Name	Bob Johnston
Email	bobbyj0708@hotmail.com
Form Date Field	12/14/20
Topic	Agenda Item
Comments	<p>My understanding is that one of the main reasons why new short term rentals have been banned for about a year now is the idea that STR's are putting homes in short supply and raising house prices beyond an affordable range. Well we have a year of data now to see if that's true. I received a market analysis from Zillow last week and according to them home prices are up 7% in the last year and since new STR's have been banned during that time period this absolutely means that STR's are not raising prices of homes and the ban is misguided.</p>
Meeting Date	12/14/20
Subject	Short Term Rentals



Here's a monthly local update based on homes you viewed in 97365

\$320,668

TYPICAL HOME VALUE

\$298,234

TYPICAL VALUE ONE
YEAR AGO

↑ 8.5%


1-YEAR FORECASTED
VALUE INCREASE

89

HOMES FOR SALE

30

HOMES RECENTLY
SOLD

 The linked image cannot be displayed. The file may have been moved, renamed, or deleted. Verify that the link points to the correct file and location.

Public Input

Row 3

Name	Brandon Johnson
Email	btjohnson15@gmail.com
Form Date Field	12/05/20
Topic	Agenda Item
Comments	<p>While I support a cap of some sort in the future, I believe the commissioners should lift the temporary freeze on new short term rental licenses. My business, like many others in the area, depend completely on tourism dollars. We have all tried to do our part to combat the pandemic but it has had a devastating impact on many in the local economy. Allowing those who recently purchased property in Lincoln County to rent out their space will bring more tourists into our communities to help alleviate the economic woes. I applaud the commission for having the foresight to research an eventual cap. In the meantime, lifting the freeze could really help our businesses get back on our feet. Thank you for your consideration</p>
Meeting Date	12/07/20
Subject	STR Licensing

Public Input

Row 4

Name	caleb beaudin
Email	constructivepro@gmail.com
Form Date Field	12/14/20
Topic	Agenda Item
Comments	<p>Dear Commissioners, I am a short term rental (STR) owner who has invested significantly in Lincoln County. I own a motel property and several STRs in unincorporated Lincoln County, as well as one in the City of Newport. I am writing to weigh in on your future course of action regarding STRs in unincorporated Lincoln County. I'm sure you receive many opinions. As such I appreciate your time and consideration of mine. 1. During this pent up time of stay-at-home Covid, STR properties have become targeted by a handful of local residents who obviously do not own STR properties themselves and have nothing but time on their idle hands. 15Neighborhoods organized and recruited many other locals based on inaccurate representations of many facts. These few individuals feel the need to infringe on the rights of those who do own STRs, which are small businesses that contribute meaningfully to the GDP and tax revenues in Lincoln County. Despite this handful of complainers, it is in every Lincoln County resident's best interest to unequivocally promote and further develop STR's. 2. Several STR Opponents continue to falsify and embellish incidents and issues with STRs. There has been harassment of owners, guests and service staff all of which interfere with the normal operation of these businesses and the unalienable rights of the individuals involved. For a long time, I thought I was the only owner experiencing this abuse, but I recently found out that there are a number of other owners being put in precarious positions by their neighbors. Harassment and calling in false complaints by neighbors should be criminalized. 3. The county continues to tighten regulations on STRs. The county is on the verge of overstepping its role in a private industry. There are no legal grounds to stipulate occupancies of a STR any differently than occupancies of a private residence or long term rentals. 4. When most people I know travel, they go to areas that promote STRs, not areas that strangulate them. Further regulations on STRs will cause irreparable harm to the local industry. 5. I encourage you to respect vested property rights to avoid costly, unnecessary lawsuits. See Wayne Belmont's comments with regards to 15Neighborhoods petition. 6. STR properties tend to be cleaned up by the owner on a voluntary basis. Many neighboring properties are run down and collect piles of junk on their premises. The county does not regulate this, but once again STR owners take care of the neighborhood head and shoulders above many long term residents. 7. Please revisit the Economic Impact of STRs presented by VIA Oregon. Proponents of 15Neighborhoods are the type of people that cause unemployment, frivolous lawsuits and economic disparity. I encourage the commissioners to put their opinions in perspective and make the right decision here. 8. I encourage you to work with VIA Oregon to develop smart ordinances that encourage economic prosperity for all of Lincoln County. I encourage you to resist the pressure to further impose regulations on STRs. Sincerely, Caleb Beaudin</p>

Meeting Date	12/14/20
---------------------	----------

Subject	STR's Input
----------------	-------------

Public Input

Row 3

Name	Clint and Christy Handschuch
Email	chandschuch@peak.org
Form Date Field	12/14/20
Topic	Agenda Item
Comments	We have seen 2 sets of wonderful full time neighbors pushed out of their home by incessant STR individual's behavior. Trash in their front yard, dogs allowed to run free, defecating on their property, illegal fireworks being set off at all hours of the day and loud obnoxious behaviors at the playground into the wee dark hours of the night and early morning. Both sets tried unsuccessfully to get their issues resolved when Bayshore rentals had ownership and then by Meredith. Nothing resolved. The last owners only stayed a few months and have moved into another community in Waldport without the infestation of STR homes.
Meeting Date	12/14/20
Subject	STR's

Public Input

Row 4

Name	Colleen Harris
Email	colleenh@harrisworksystems.com
Form Date Field	12/14/20
Topic	Agenda Item Short Term Rentals
Comments	<p>Good Morning, I have been the proud owner of a town home in the South Beach Community for six and half years. Our community consists of thirteen homes, with five of them having full time tenants and the rest being short term rentals. My plan is to retire to Newport in the next five years. I love Newport, my father was born in Toledo, and i want to see Newport continue to thrive! I have not stayed in a hotel or motel on a vacation in over twenty years. When I vacation, I want to have a kitchen and feel like i am home away from home. I have stayed all over the world in short term rentals, and the experience is like no other. Our small community watches out for each other and does not allow any parties, or large groups to gather. I always give a copy of our "Community Guidelines" to each guest that stays with me. I emphasize that we are at jeopardy of losing these homes if they do not follow the rules. My reviews are outstanding and I have many renters that consider my home their second home. I rent thru VRBO so the City of Newport receives my taxes adding to the community. My renters shop, and visit the Aquarium bringing money and security to the employees at the local restaurants and shops. Please do not destroy something i have worked so hard to build, and that brings new people and new dollars to our wonderful City of Newport. Kindest Regards, Colleen Harris & Phil Mancke</p>
Meeting Date	12/14/20
Subject	Short Term Vacation Rentals

Public Input

Row 15

Name	Dean Gissel
Email	Pwllc@hotmail.com
Form Date Field	12/13/20
Topic	Agenda Item
Comments	<p>December 13, 2020 Dear Honorable Commissioners: "...Across the county, there is growing concern that some Home Sharing Platforms, such as Airbnb, HomeAway and Flipkey, are enabling the proliferation of "illegal hotels". Investors are buying rental properties with no intention of living there but solely for the purpose of renting them out to short-term visitors, just like a hotel. This unregulated commercial activity often compromises consumer safety, impacts affordable housing supply across the county and endangers the character and security of residential neighborhoods. "Illegal Hotels" are Adversely Impacting the Fabric of Neighborhoods and Reducing Affordable Housing Stock throughout Oregon's Communities and Lincoln County. Commercial activity in homes meant for families is running amok across the county. Advancements in technology have launched a new industry which operates outside the intent and purpose of carefully crafted zoning and land use laws in local economies across Oregon and Lincoln County. In fact, we read that some professionals are buying up multi-use housing complexes for the sole purpose of daily rental income. The untamed and 'enforcement light' approach to short-term rental regulation is creating a free for all amongst ambitious entrepreneurs who are thriving on skirting rules and regulations in places which lack strong enforcement protocols. In summary, the use of homes in residential areas as de-facto hotels is inconsistent with the intent of residential zoning and Oregon's land use planning system. ..." I paraphrase a posting of the position statement of the Oregon Restaurant and Lodging Assoc., but this could just as easily be the position statement of many affected private property owners in neighborhoods throughout Lincoln County. The commissioners have made great strides attempting to satisfy all stakeholders surrounding the issue of STRs, but unfortunately the county is running behind the curve, while the booming real estate market exacerbates the problem with increasing pressure to expand the number of STRs. Private owners of residential property in areas zoned R1 or R1A are increasingly disturbed by the trend of higher and higher densities of STRs in these sensitive neighborhoods zoned for single family homes. Many neighbors of STRs are subjected nightly to the uncertainty of boisterous disruptions, parking violations, garbage and must proactively take time from their lives to file repeated complaints attempting to keep the peace. They are constantly on the defensive, while absentee owners pay a small price for infractions of their customers. Owners of STR properties which rent to repeat offenders do not pay a price sufficient to make violation of terms costly to ownership, nor do they pay the full cost of enforcement the county expends to monitor and control the livability issues. The habits and activity surrounding an STR mimics a Bed and Breakfast, or Motel and should be located and approved for operation in an area appropriately zoned for that purpose. Full time residents of single</p>

family dwellings, should not have to endure a constant parade of strangers through their neighborhood, who frequently have little regard for the well being of their neighbors, and have no vested interest in the quality of life in the surrounding area. People living in unincorporated Lincoln County purchased homes in areas zoned R1 believing that the zoning code prohibiting commercial activity would be honored. STRs are a commercial activity by any reasonable definition and do not belong in areas zoned for residential use. STRs do not, and never should have been approved for operation in areas deemed to be residential - Commercial is Commercial; Residential is Residential. It is obvious to any clear thinking individual what the differences are. Thank you for your time and consideration on this important issue. Dean Gissel Waldport, OR

Meeting Date 12/14/20

Subject Lincoln County STRs reconsidered

Public Input

Row 19

Name	Dennis and Rosemary Halsey
Email	twohalseys@msn.com
Form Date Field	12/13/20
Topic	Agenda Item
Comments	<p>We have owned a vacation rental in unincorporated Lincoln County for 7+ years. We also own a secondary residence in the same area. Although there have been zero verified incidents of renters of our property or the other six in the development causing problems , the HOA board decided (without public meeting) to conduct a vote to change the CC&RS to prevent future STRs. There are 131 lots in our development. When the votes were tallied only 34 owners voted for the change. The majority of property owners decided that such a change infringed on their property rights, I.e. how their property could be used. When a group with a personal agenda dictates how an owner's property may be used, this is an infringement of property rights to the majority of people. Property rights come with a responsibility not to infringe on neighbors' rights to peace and harmony. This is why there are Lincoln County and state existing regulations to insure that. Dennis and Rosemary Halsey South Beach</p>
Meeting Date	12/14/20
Subject	Short term rentals

Public Input

Row 6

Name	Don Ollila
Email	don_ollila@hotmail.com
Form Date Field	12/14/20
Topic	Agenda Item
Comments	Though I understand the desire to limit the issuance of Short Term Rental Licenses, I feel that rushing to decision that could negatively impact both homeowners and tourists for Lincoln County, would be a bad idea.
Meeting Date	12/14/20
Subject	Short Term Rental License

Public Input

Row 14

Name	Ehab Mossaad
Email	Ehabmossaad@yahoo.com
Form Date Field	12/14/20
Topic	Agenda Item
Comments	<p>Hi we just purchased our dream home on the beach south of Yachats. We have been coming to the area quite often and spending heavily at local businesses. We want to have the right to allow others to enjoy our home as well. Many people can not afford to have the home without getting some income from short term rentals. We are in a private area with no homes around for 100s of feet. The Lincoln county economy will thrive as long as we bring people back....having vacant homes will not aid the economy and growth of the area. We urge you to lift the moratorium and allow for new applications.</p> <p>Thanks, Ehab/Marc</p>
Meeting Date	12/14/20
Subject	Short term rental

Public Input

Row 3

Name	15neighborhoods
Email	15neighborhoods@gmail.com
Form Date Field	01/05/21
Topic	Agenda Item
Comments	<p>Greetings: Please notify us when Wayne's questions become available. Our membership is also asking how to participate in the virtual workshop. On behalf of 15neighborhoods, I attach questions that we would like answered during, if not before, the virtual workshops. Questions number 3 through 8 have been asked in the past, either of you or County staff, but never answered. Documents requested by questions numbered 3 through 8 would fall within the public domain. We need access to public information that the County relies on for its decisions. I understand that Deputy Holmes is spending a lot of time in the office and not on high visibility patrols in the neighborhoods. I understand he recently said no complaints had been received in the past 90 days. I have submitted two complaints using the 24/7 Form about unlicensed STRs. I have not received a reply. Lisa knows about my Bayshore complaint. Finally, please reply with your answer to question number 9. Respectfully, Monica Kirk, Steering Committee member www.15neighborhoods.com https://www.facebook.com/15neighborhoods P.O. Box 390 Depoe Bay 97341 541-764-2658 bcc: Steering Committee</p>
Meeting Date	01/12/21
Subject	STR Workshop Questions

January 5, 2021

RE: STR WORKSHOP

BOC and Counselor Wayne Belmont:

In preparation for the STR workshop scheduled for 1/12/2021 AT 6:00 pm, 15 neighborhoods would like to submit the following questions and points to the LCBOC for clarification and response:

1. On 11/16/2020 Counsel Wayne Belmont prepared a Memorandum to the Board of Commissioners outlining progress made in the Board's comprehensive review of licensing standards, and proposed modifications to the STR licensing program. Several of Counsel Belmont's recommendations were met favorably by the Commissioners, with only a couple of topics needing further review. Counsel Belmont was prepared to draft an amendment incorporating his recommendations on 11/16/2020, proposing to prepare a summary document of changes to the Lincoln County Code; said document was to be presented to the Board of Commissioners the following week.
Question: What is the current status of Counsel Belmont's anticipated summary document; why are we starting all over again with another series of workshops?
2. General understanding of the nature of a workshop is that it's a session where information is presented, shared, and commented upon. There may be breakout session on specific topics, group feedback, resolution of issues, and the like. This is all based upon a predetermined agenda and a time frame typically managed by a facilitator.
Question: What is the agenda and format for this virtual workshop? How will the public be able to participate?
3. The public has been told that the Sheriff's department now has new software up and running to track STR licenses, violations and provide useful data.
Question: Can you provide examples of the reports available to the public and will there be a link for the public to access data and reports?
4. The community has been told that you are working on county wide and geographic caps on the number of licenses in that will be granted in unincorporated Lincoln County.
Question: Can you share those numbers and give an example of how you would apply those caps geographically by neighborhood?
5. New occupancy limits were proposed for STRs on both septic and municipal sewer systems with talk about making enforcement of the limits "much easier".
Question: How are you going to enforce occupancies when the Sheriff's department will not enter a STR to verify the numbers?
6. Compliance and enforcement changes were proposed based upon data tracking with the new software and possibly holding the STR management companies accountable.
Question: Beyond tracking, have you established a fine schedule that would afford the Sheriff's department the ability to write a ticket?

7. There has been much talk about how the owner of an STR pays a lot of Transient Room Tax when in fact **the Renter** pays the TRT on top of the rental rate to support the tourist industry.
Question: Can you tell us in actual dollars the total annual amount renters of STRs (in unincorporated Lincoln County only) pay in TRT? We have been unable to access this information; however, it is presumed this information and breakdown must be available to the public somewhere in light of public statements from property owners with unsubstantiated figures provided.
8. Resolution 20-4-3B temporarily suspended licensing of STRs for 60 days. Within the resolution, under item 2.c., existing licenses are allowed to be assigned/transferred to a new owner during the suspension if applied for within 60 days of the sale of the property. This provision was in direct conflict of LCC 4.420, was done without discussion and was only to be for 60 days. During the suspension the only way to procure a STR license is to buy an existing STR and have the existing license assigned/ transferred within 60 days of the purchase of the property.
Question: Where did the request to add this provision to Resolution 20-4-3B initiate? In this one area, the resolution is in direct opposition to LCC 4.420. Why was this provision included in the resolution without public input and why will it continue to be allowed until June 1st 2021?
9. A fundamental question still exists around the definition of an STR as a business, which the 9th Circuit Court has recently ruled upon. Businesses are clearly not allowed in R-1, R-1A and R-2 zoned neighborhoods. Home Occupations however, are allowed and defined in detail, along with the need for a conditional use permit for a Home Occupation business.
Question: Why does the County not enforce the LC zoning laws which prohibit Businesses in residentially zoned neighborhoods? Further, if the county is viewing the STR as a Home Occupation rather than a business, why is a conditional use permit (which would allow public testimony) not required when licensing STR Businesses?

Public Input

Row 7

Name	gary weske
Email	g.weske@weske.com
Form Date Field	12/14/20
Topic	Agenda Item
Comments	in an environment of Covid, wild fire response and other distractions this is not time to rush a revamping of STR rules/regs. Please consider the attached letter.
Meeting Date	12/14/20
Subject	Short Term Rentals

December 14, 2020
RE: Short Term Rentals

Dear Lincoln County Commissioners, County Counsel, and County Staff:

We sold our family business in 2017 and purchased a home in Lincoln County thinking that someday we might retire there. In the meantime, we knew that we would need income from the property in order to make our long term retirement goals pencil out. We purchased it with the understanding and belief that an STR approach was an allowed use that would help us back-stop our fixed income and maybe provide some income for our children down the road.

Like many other STR owners we've talked to we are responsible stewards of the property. We care about what goes on at our property and in the larger community. Our home was in a pretty sad state when we purchased it. Since then we've invested significant sweat, time and money to make it an attractive fixture and welcome change in the neighborhood. We always employ local services and tradespeople and have no doubt that having people there when we aren't in residence provides additional income to the vitality and economic stability of the area.

Like many other STR owners we have engaged the services of an excellent Property Management firm that partners with us to keep the property safe and clean, help our guests understand the rules, and be on call for emergencies. We have good cooperative relationships with our neighbors, and it cannot be argued that we as well as our guests are positive contributors to our local economy.

We have a wonderful relationship with our next door neighbors. There has never been a complaint about our use of the house, which was an STR for many years before we purchased it.

We are proud of the investment of labor time and money we have made to make our home a desirable addition to the neighborhood and we plan to keep it that way. It would be a shame to see that investment chipped away at by walking back the licensing rules, or worse denying our heirs the full benefit from the property.

We are middle class homeowners who are trying to be positive contributors to our community. We simply can't afford to have a second home that is not a STR. We purchased this home specifically because that made it possible.

We continue to look deeper into the STR question locally as well as nationally. One of the common standout issues is enforcement of laws, regulations and ordinances already in place. Tightened STR regulations will affect property values for any owner, and for that reason we believe that any consideration of changing ordinances related to the regulation of STR's should begin with a thorough reading of existing regulations and making sure there are teeth in the non-compliance language.

In reading the Chapter 5 provisions for distribution of funds from the transient room taxes collected on STR's it seems like there is a significant amount of non-earmarked money that could be used to fund an STR enforcement officer to monitor complaints and compliance, or at a minimum work on gathering and analyzing some solid data on the number and location of neighbor complaints, maintenance violations, etc. before amending an existing property right.

Tightened STR regulations will affect property values for any owner, and for that reason we believe that any consideration of changing ordinances related to the regulation of STR's should begin with a thorough reading of the existing regulations and making sure there are teeth in the non-compliance language. Possible steps that could be undertaken include:

- * Vetting of individual STR management history and policies including review of the performance and practices of third-party professional property managers
- * Three strike policy with fines leading to the revocation of a license based on nature and number of complaints
- * Assignment of a limited term STR compliance officer to track recurring compliance issues in the county

We maintain that individual special-interest community groups always have the option to develop their own CC&R's addressing STRs and avoid the need for a county-wide initiative.

We understand that this is a complex issue affecting a lot of communities these days and urge the Commissioners to take a deliberate and reasoned approach in their consideration.

We truly appreciate all of the work that all of the Commissioners have done on behalf of our community. In this case, we ask that you let your constituents and taxpayers address this complex issue through a more data-driven and democratic process .

Please extend this process to get accurate data from the Sheriff's department, to allow direct communication between opposing groups, and to formulate a strong public policy through dialogue to best evaluate and look to implementing something that respects the laws and rights of all concerned.

Marcia and Gary Weske
4845 Highway 101 N
Yachats

Public Input

Row 11

Name	Gary & Cassandra Pietrok
Email	pietrokgcne@cox.net
Form Date Field	12/13/20
Topic	Agenda Item
Comments	Please enter the attached into the December 14, 2020 meeting record. Thank You.
Meeting Date	12/14/20
Subject	STR Letter to Commissioners and County Counsel for Dec 14, 2020 Meeting

December 13, 2020

Sent via smartsheet email

Lincoln County Oregon Board of Commissioners
Commissioner Claire Hall
Commissioner Doug Hunt
Commissioner Kaety Jacobsen

Office of Lincoln County Legal Counsel
Wayne Belmont, County Counsel

RE: Short Term Rentals: Dec 14, 2020 Lincoln County Board of Commissioners Meeting

We request this letter be reviewed by the Commissioners and County Counsel and entered into the record for the December 14, 2020 Lincoln County Board of Commissioners Meeting on December 14, 2020.

For the record: we grew up in Oregon and have a STR property on the Oregon Coast in unincorporated Lincoln County, ~3 miles south of Waldport. We support the local economy as taxpayers, by hiring local residents and contractors (general, electrical, plumbing, painting, flooring, landscaping, housekeeping services, etc.) to renovate and maintain our homes. Our guests (tourism) spend big \$\$\$ at local shops, restaurants, grocery stores, fishing docks, gas stations, and every local business, every day.

STR's continue to fuel the State and County – (reference VIA Oregon fact sheet). Unfortunately, now the Commissioners can begin to identify the economic impact/loss of revenue, loss of tourism, to the County via STR transient lodging tax reductions and local business' economic losses due to the 2020 pandemic.

The Lincoln County Board of Commissioners still has the opportunity to pump the brakes and go back to a reasonable approach, engaging in fair public input and not rushing to an artificial Dec 31, 2020 deadline causing the county to potentially incur additional litigation and claims due to violating individual property owner's rights. County Counsel Wayne Belmont recently stated that "it is my legal opinion that . . . this Ordinance will lead to litigation and County exposure to monetary claims . . ." in reference to the 15Neighborhoods petition attempt. The Board of Commissioners and County Counsel are being swayed by the vocal few and potentially overreacting to facts that have not been presented in evidence, also exposing the commissioners and the county to litigation and monetary claims by violating property owner rights. The vocal minority are seeking to ban STR's without any consideration of the economic impact to the County and residents employed in the STR industry.

The shortsightedness of issues are too numerous to list, but here are several:

- Limited acknowledgement /understanding of STR's true economic impact to the County, STR travel trends are here to stay,
- STR's maximum occupancy limits being set by arbitrary and non-science based calculations of onsite wastewater treatment (septic) systems. We can all agree that a properly sized and functioning septic system is essential. The question is, if the County will require ALL property owners with a septic system to be in compliance to the same requirements and remedy time as STR owners? The sabre rattling "Public Health Crisis" applies to every property owner with a septic system, not just STR owners. Compliance and enforcement already exists, but now the County Board of Commissioners is on a dangerous path of arbitrarily 'policing' state laws only on STR owners.
- The County continues to propose to selectively restrict property owner rights. There is an established and long-standing legal precedence for this issue, as Lincoln County has been hosting visitors in private lodging since the 1800's. County must preserve all grandfathered licenses and is prohibited under state law from restricting grandfathered zoning rights, including the right to sell a continuing, grandfathered use to another.
- No ramifications or impacts to individuals making 'false' complaints to advance their cause

As our County Commissioners you have the opportunity to take the higher ground and recognize the bullying noise for what it is, noise. **The solution already exists** – monitor, and when necessary, enforce the current regulations. This will benefit jobs, neighborhoods, and the economy - so all can all thrive.

Respectfully,

Cassandra & Gary Pietrok

Pietrok LLC – Big Blue
4652 SW Pacific Coast Hwy
Waldport, OR 97394

Public Input

Row 2

Name	Harold Birdsall
Email	hdbirdsall@yahoo.com
Form Date Field	12/14/20
Topic	Agenda Item
Comments	Unhappy homeowner. 89 million \$\$\$ still going to Roads End?
Meeting Date	
Subject	STR

Public Input

Row 17

Name	Heather Brann
Email	branns@earthlink.net
Form Date Field	12/13/20
Topic	Agenda Item
Comments	Please see attached Letter on Policy for Short Term Rental discussion.
Meeting Date	12/14/20
Subject	Short Term Rental- Proposed Licensing Changes

12/13/2020

TO: Lincoln County Board of Commissioners, Wayne Belmont

Dear Lincoln County Commissioners,

I am a short-term rental owner, who has owned and operated a short-term rental on the East side of Devils Lake since 2013. My husband and I began researching and shopping for such a home in the early 2000s, but finally found and purchased our special beach/retirement home in 2013. One of the factors in the home we chose was knowing that Unincorporated Lincoln County has a history of continuously allowing vacation rentals and that there was a vibrant balance in the area between year-round residents and year-round tourism. Lincoln County doesn't become a ghost-town of second homes in winter, and the tourists keep local businesses alive that could not survive on long-term resident spending alone. We chose the home to live there part-time now, and to eventually retire there.

In addition to relying on long-standing custom in unincorporated Lincoln County, two factors drove our decision to buy the home and rent out the home when we are not there. (1) We are not multi-millionaires who can afford to let a home sit vacant, and (2) it would be a sin to not share our treasure of a home with others.

Recently, the loudest voices in the room seem to have convinced commissioners that this long-standing tradition of vacation rentals to share special homes with ordinary Oregonians is a mistake. I have joined the grassroots group VIA Oregon, to speak out against these angry voices. To me, this is as ridiculous as if a new resident bought right next to the Newport bayfront, then complained about the fish smell and lobbied to shut down all Newport fisheries. I strongly urge you to reconsider such an approach as undemocratic, snobby, exclusionary, and contrary to Oregon's recreational values. I have given too much thought to these public policy issues, and each is discussed below.

WHY IS THE COUNTY MOVING WITHOUT FAIR PUBLIC INPUT?

Rather than rushing to act before 12/31/2020 as has been suggested in your meetings, I ask that you SLOW THE PROCESS DOWN to get more homeowner input. From March until November 2020, the Commissioners

refused to consider any changes to short term rentals. This was appropriate because of COVID 19, and because of our catastrophic fires. However, now there is an intention to rush through changes between Thanksgiving and Christmas, 2020. This makes a mockery of the public input and vetting process, as very few were aware of that change in direction discussed at your 11/14/2020 public meeting, and the timeline gives only 2 useful weeks between holidays. This very short public input timeline is compounded by further changes in our County status due to COVID 19 (i.e., ensuring that reservations comply with governor's orders on gathering size). **Please take meaningful public input through at least the end of March 2021.** To do otherwise violates the rights of Lincoln County owners and residents who are naturally distracted by holidays, changing COVID regulations, and public health concerns on other matters.

TOM MCCALL WOULD BE ON OUR SIDE, BECAUSE WE PRESERVE RECREATIONAL ACCESS FOR OREGONIANS OF MODEST MEANS

Many Oregonians are aware of our special public access to Oregon Coast Beaches, implemented by *State ex rel Thornton* and the Oregon Beach Bill. To grossly oversimplify, a snobby property owner in Cannon Beach tried to exclude the general public, and eventually Oregon cemented in law a right of the public to recreate on all dry-sand beaches in our state. This is why millionaires can't kick an Oregonian off of the beach.

But some newer residents think, "if I can't kick a working-class Oregonian off of my beach, maybe I can kick them out of my neighborhood."

Vacation rentals in Lincoln County are predominantly Oceanfront, Lakefront, Bayfront, and Riverfront, and secure the spirit of Tom McCall's public policy by making million-dollar homes accessible and affordable to any Oregon family who wants to extend their Oregon Coast experience to a family trip with a kitchen, a dinner table, and a view of the water. We democratize access to coastal beauty, by allowing a family to have such intimate family time in a beautiful place. We provide special spaces to those who may be too old or infirm to frolic in the sand, then drive home. In the advocacy of "15 Neighborhoods" the million-dollar view should be restricted to full time residents and multi-millionaires who can bankroll a "once a year use" second home, and leave it empty the rest of the time.

Counties are tasked with implementing recreational values, not just “a few angry people” values. Short term rentals’ presence implements this mandate by hosting ordinary, working-class Oregonians for “bucket list” trips among the elderly with their children, multi-generational trips, and working class “once a year” or “special occasion” trips. I’d ask you to reject the effort to change Lincoln County by barring the working class from very special homes. Contrary to the “party animal” image, we are primarily offering homes for people to chill out and stare at the water, relax, and have mom’s special family recipe for dinner.

The “snob” side has lost before in Oregon, and the “snob” side will lose again. Please be on the right side of history.

NEIGHBOR DISPUTES ARE ABOUT NEIGHBORS, NOT TOURISTS

The original draft Lincoln County short term rental ordinance had a neighbor mediation that was cut from the ordinance. VIA Oregon supports mandatory neighbor mediation to resolve any recurrent neighbor dispute—County wide. Noises, nuisance, disrespect, and communication are problems caused by people, not whether or not the person is short term renting. Portland Metro Counties and most other larger Oregon cities have mandatory, free, neighbor mediation for all neighbor disputes, to avoid wasting law-enforcement resources on disputes that require a conflict-resolution specialist.

To that end, the public process needs to involve more dialogue and less monologue. Taking more time is critical. We need a charette, or work groups where people on both sides can communicate **in real time** and work on solutions directly. Having an upload link and labeling it a “public space” is a sorry substitute for genuine stakeholder workgroups, brainstorming, and listening. Indeed, at tomorrow’s meeting you have a secret proposal coming from Wayne Belmont, but unavailable to read tonight. How am I supposed to comment on that?

HELP PEOPLE IDENTIFY ALL OF THE EXISTING NEIGHBORHOODS IN THE COUNTY WHERE VACATION RENTALS ARE ALREADY BANNED

-We think there are better solutions. The County map of the Locations of Current Rentals (from last March) is defective, because it completely omits all of the gated communities and communities with CC&Rs in Lincoln County that effectively ban short term rental use. Conversely, many potential affordable

housing units ban year-round use to exclude full time residents. Part of the problem is not protecting new residents from their own ignorance.

For example, in Maui, Hawaii, every time a home or condominium is bought or sold, the listing is checked “vacation rentable” or “non vacation rentable.” Over time, new developments have been down-zoned to ban short term rentals, preserving communities of affordable workforce housing for year-round residents. The County could also coordinate with us in making a map, so that people clearly choose to buy in a community with, or without vacation rentals. When affordable housing is built, it can be zoned prospectively as “long term resident” only, without violating any vested rights.

COMPLAINING NEIGHBORS DON'T CHECK WHETHER THEY ARE ANGRY WITH A SECOND HOMEOWNER, OR A VACATION RENTAL

One “elephant in the room” of this discussion is that, according to 2010 census data, 30-50% of housing stock in Lincoln County are second homes that are not permanently occupied. Homeowners can complain about a neighbor, and wrongly assume that because there is noise or a party, it must be a short-term rental. On the contrary, family vacation homes in trust, and wealthy second homeowners letting “friends” use a property without compensation are often the true “party houses.” Such homes give regulated short-term rentals a bad rap. No one in the County is tracking which complaints are aimed at STRs, which complaints are aimed at unlicensed STRs, and which complaints are aimed at Partying second homeowners.

During the shutdown, many of the “complaints” about “illegally operating” STRs were in fact second homeowners, their friends and family. If there is need for legal change in the community, shouldn't we correctly identify the source of the “nuisance?”

As an example, one of my neighbors is a licensed vacation rental, the neighbor on the other side is a second home held in a family trust, operating like a time share (i.e., different extended family groups come and go during different weeks).

The other vacation rental is also owned by a part year resident, and in safer times we have bonded and socialized, and consider each other friends. We have clear lines of communication, and any issues between our houses are quickly resolved by text or a call.

The “trust” home, I also consider friends, so without identifying them, I happen to know they have experienced:

- renting out their home to be used to film a movie
- had issues with a family member using the home for a drug binge
- have had large, blow-out parties with large numbers of people
- have had squatters (posing as members of the family) take over and use their lawn for a large, blow-out party with a large number of people.

One can easily see how an unregulated second home to which many have access could attract activity that could become the subject of an erroneous Short Term Rental Complaint. Making a decision now without specific information or data on this topic would be foolhardy, as changing the short-term rental could very well change nothing among second homeowners. If you want to make a change, require the sheriff to track such complaint data.

THE BULLIES BEHIND THE BALLOT MEASURE WILL EXPOSE THE COUNTY TO LITIGATION

ACTING AS THOUGH 15 NEIGHBORHOODS IS THE MAJORITY OPINION IS FOOLISH—THAT GROUP ONLY REPRESENTS THE LOUDEST VOICES IN THE ROOM

-The ballot measure is a case of people who failed to do due diligence in purchasing their homes, blaming and trying to take away the rights of owners who did their due diligence.

-Vacation Rental use is a Residential use and has been in Lincoln County since 1997.

-In the case of *Yogman v. Parrott*, 325 Or. 358 (1997), the Oregon Supreme Court held that short term rental of a Vacation home in Lincoln County was a “residential” use not a “commercial” use, because renters are families occupying a home for sleeping, eating, and living, and because any arguably “commercial” aspect (such as booking the reservation) occurs off-site. Thus a short-term renter is no different than a long-term renter as a matter of Lincoln County zoning law. For decades, reasonable homeowners who wanted the right to vacation rental use have bought with that intention in Lincoln County, aware of this precedent.

-From 1997 to present, it has been the law in Lincoln County that people can live in homes, short or long term, and that is a residential use under our zoning code. Property owners who did their due diligence knew the law and purchased vacation homes with the intention of offering the home for short term rental when not in personal use.

-At the same time, there are multiple Lincoln County gated communities and Lincoln County planned neighborhoods where short term rentals are effectively prohibited. Area realtors gladly guide homeowners to these communities if they do not desire short term rentals in the neighborhood. For example, in North Lincoln County: Salishan, Coronado Shores, and Little Whale Cove are known to have enforceable restrictions on Short Term Rentals.

-Vacation rentals have been a continuous presence in Lincoln County since the late 19th and early 20th century. Changing such long-vested rights begs for litigation against the County. Many vacation rentals have been here longer than the complaining homeowners have.

-A few angry people in Miroco decided they wanted to turn their neighborhood into a gated community after the fact of buying in a community where vacation rentals are allowed. Because they cannot legally change the rules after the fact, they are trying to take away the property rights of owners who did their due diligence and legally bought vacation homes with the intention of using as a short-term rental, in areas where it is legal to do so.

PRESERVE ALL GRANDFATHERED LICENSES TO AVOID LITIGATION

As County Counsel expressly explained in Footnote 3 of the Memorandum to the Board of Commissioners on 11/16/2020, Counties are prohibited under state law from restricting grandfathered zoning rights, including the right to sell a continuing, grandfathered use to another. Any changes made to the licensing program should apply only to newly licensed properties. Similarly, any physical changes to standards of a licensed property generated by a change in law should come with a reasonable grace period for grandfathered properties to come into compliance by construction. This is critical considering existing construction backlogs because of rebuilding following the Echo Mountain Complex fire.

Sheriff Landers has repeatedly told the board that there no complaint has risen to the level of a “strike” in the County, just as during the shut-down, no non-compliant homes were found. The Board needs to **believe law enforcement** when they give positive reports of compliance from licensed short-term rentals. Many of the social media bullies who repeatedly complain to board members **live in cities** not subject to County law and are complaining to the wrong lawmaker.

In short, Board Members should begin to collect the actual complaint data from the actual licensing authority to inform their decision-making rather than relying on gut instinct and social media posts.

CAPS ON LICENSES ARE UNNECESSARY FOR HIGH-VALUE HOMES

There are plenty of gated communities where high-end homes are bought and sold and short-term rentals are banned. Wealthy homeowners who dislike short term rentals can move to these neighborhoods. Ironically, homes at all levels are often cheaper in these communities, which limit themselves to year-round residents and uber-rich (who can afford to keep a home for occasional use, and empty otherwise). Other areas of high-value homes, especially waterfront homes, there is no public health or safety reason to change the rights of those who bought relying upon their long-vested right to short term rent the home when not in use.

PRESERVE WORKFORCE HOUSING

Many of the members of VIA Oregon have no objection to capping or limiting the number of rentals among houses valued at or below the median home price. Any ban should be directed toward zoning of existing affordable housing and newly created affordable housing, which could be preserved as workforce housing using the Hawaii model. VIA Oregon would like to work cooperatively with the County, to ensure that revenue generated by short-term rentals is used appropriately to support affordable housing solutions for long-term residents. A ban or cap would cut off this valuable funding source for the good of the community.

SEPTIC STANDARDS ARE OCCUPANCY DISCUSSIONS ARE CONFUSING, INCONSISTENT, AND WILL BE DIFFICULT TO APPLY

The current ordinance has no “per bedroom” standard; it has a “per sleeping area” standard. Changes begin by glossing over this, without explaining how

the discrepancy will be remedied. Similarly, the idea of setting a “per person” septic standard is bizarre, as current standards are based on the number of bedrooms. Advanced septic calculations can be done based on the number and water efficiency of bathrooms, days of occupancy, number and efficiency of water-using appliances, and frequency of inspection and expected pumping. Bottom line: the County Sanitarian should be brought in to give specific standards and expectations so that the standard matches any changes in regulations. Further, areas in an Urban Growth Boundary where a city sewer has been promised but not delivered should be subject to Urban Growth Boundary coordination with the applicable city. Once again, the County is trying to pretend like it is not altering zoning standards to side-step vested rights law. If there is a legitimate health or safety issue, County planning and zoning experts should be consulting on accurate health and safety standards.

Given the current backlog at County planning and need to prioritize fire-victims for restored septic systems, a reasonable period of time should be set to give current licensees time to upgrade to any legally required change, given that the standard cannot be guessed upon in advance.

CONCLUSION

I truly appreciate all of the work that all of the Commissioners have done for us in this extraordinary year. Even when I haven't agreed with some of you, Commissioners are strongest when they listen to the public. In this case, I ask that you let your constituents and taxpayers do the work for you. Please extend this process to get accurate data from the Sheriff's department, to allow direct communication between opposing groups, and to formulate a strong public policy through dialogue, rather than through rushed monologues.

--Heather Brann
Otis, Oregon

Public Input

Row 24

Name	heidi Gilbert
Email	heidi@heidithewindowlady.com
Form Date Field	12/07/20
Topic	Agenda Item
Comments	<p>To whom it may concern, My husband and I are newer home owners in Gleneden Beach, Or. and as I am a 4th generation Portlander. I have always wanted a place at the Coast since I was a little girl. As my business grows here in Portland, I now can offer my services and products along the Central Coast. Why? I now have a place to call home in Gleneden Beach. Finding a place to stay has always been an issue. My business needs are to be overnight for a night or two, especially during the Summer months. There is never anything available. My point here is that there is an absolute need to add more homes to rent for vacation travelers. As my family can't use the home all year long, we hope to share it with others. We have made tremendous updates to the property adding value to the properties around us. We wish to be great neighbors and want only 2 people per bedroom renting out the home. We wish to express to potential renters that this is a quiet neighborhood and we want respectable guests to be great guests. By implementing 2 people per bedroom, this will cut down on the overloading homes in these neighborhoods. I am 100% AGAINST capping any licenses right now. Implementing the 2 people per bedroom rule and septic tanks homes being dealt with, will make all the difference in the world. That should reduce about 1/3 of people that clearly should not be in one home. Again, those 60+ homes in clear violation for not having a license should not be rewarded for not following the rules. It is very clear on the websites for the County. We have been patiently waiting to do this correctly as many other families have also waited. Reward those who have been following your rules set forth. There is a clear need for more housing availability as it has been the case for years and years. Homeowners should be allowed to rent their homes out with licenses, allowed to follow the rules and bring much needed revenue to the County. This is a win win for all in the Community. Heidi Gilbert Andy Peslin Gleneden Beach, Or.</p>
Meeting Date	12/14/20
Subject	Vacation Licenses

Public Input

Row 7

Name	Heidi Gilbert
Email	heidirholmes@yahoo.com
Form Date Field	12/20/20
Topic	Agenda Item
Comments	<p>To whom it may concern, I am very dissapointed to hear last week on YouTube that things are once more being pushed out to June 1, 2022 in regards to the Moratorium. It seems like there is already so much information to work off and data that has already been complied. June 1, 2022 for those who have been patiently waiting, will not have any opportunity to rent out our home in the next year Summer months. My suggenstions have been to: Limit the home capacities to 2 people per bedroom. By having a "normal" amount of individuals in a home will cut back on over packing homes with people. This will reduce any extra cars, garbage and noise. Septic tanks homes limit home capacity and ensure seriving is being done with checkup on the servicing being done. ****Do not limit vacation licensing or cap things off until there is another review in 2023 with updated data to support how things are working in regards to any cap of any sort. **** Do not give rental licenses out to those who have been in clear violation. We like so many have been following the rules and not renting our home out. We want to do things correctly. Do NOT reward those who have been operating in clear violation as they should be on a wait list and let those who have waited be first in line. As a homeowner in Gleneden Beach, we have spent thousands of dollars updated our home and the exterior grounds to look amazing. Most full time residents in my neighbor do not take the care we have and we are not there 100% of the time. It seems the STR's overall maintain their property and the overall upkeep is much better than many full time residesnts. Just go down many beach city streets and it very clear to see groomed homes cleary marked with vacation rental signs and the local homes looking like Where is the policing of their properties maintance? I see that we are only adding value to our neighborhood. *Reporting false reports about STR renters when they are doing nothing, will be considered harrassment and will be dealt with by the authorities. This is important as I am hearing many reports that many local residents are making things difficult for STR home owners, when clearly no wrong doing has been done by renters. Again, if the rules are being followed that are set up by the County, then open things back up already and get a vote going earlier please. June 2022 is simply ridiculous that it is pushed for another 6 months, only to have to wait another 2 months for a potential license approval. With Covid still here for awile unfortunatly, there is a need for more home to rent as families wnat to be in a home than a Hotel under these strange times. Let's get things moving quicker so this Summer, homeowners can actually rent their homes out and bring back much needed tourism dollars to the County. Since it was said that their is great chance things could be wrapped up sooner, let's try to accomplish more of a March vote since this has dragged on Wwwwwwwaaaaayyyyyyy Ttttttttoooooo</p>

Lllllllloooooonnnnnnnnggggggggggg! Heidi Gilbert Andy Peslin
Glenden Beach, Or

Meeting Date 12/21/20

Subject STR

Public Input

Row 4

Name	Heidi Gilbert
Email	Heidirholmes@yahoo.com
Form Date Field	12/01/20
Topic	Agenda Item
Comments	<p>Vacation rental licensing I have been researching more about the issues that the locals are dealing with in regards to too many people per home. I can see why. I have been looking between all of the rental sites including the local ones and found that people are being slammed into homes. Whether it is 4 bunk beds per room or turning a family room into bedrooms with sleeper sofas. A Four bedroom home that holds 14 guests. Three bedrooms and sleeps 11. That is craziness. If there was simply a rule set that two people per bedroom and sleeper sofas don't count. These are homes pulled from my Gleneden neighborhood. Changing home capacities would be another positive way to find that balance between vacation rentals and the local homeowners. This would cut back on garbage, cars and such. Home capacity should be based on how many bedrooms. Pretty simple. Septic tanks: Homes with septic tanks should be treated differently and the sheriffs office should track these homes to ensure servicing information is updated every few months. If they do not comply they should be fined and license pulled for a period of time. For those 60+ homes that have been operating without a license. This is infuriating as we have been so patient waiting. It is a bunch of bull for someone to say they did not know as it is clear on your website and the sheriffs office site. These homes should not have the right to get a license for awhile and wait just like the rest of us. These individuals should not be rewarded for not following the rules set in place. Again, we are looking forward to your next meeting set to discuss this very important matter. Spring and Summer months are not that far off to be planning for and we hope we will have the opportunity to share our home with others part of the year. We are looking forward to having the opportunity to getting our license sooner than later. Putting a cap on licensing right now would be a mistake in my opinion. By starting off with changing home capacities should make a difference right away. The area needs more homes available especially as more families are going to homes than resorts due to the virus. Please do not put a cap on licenses as it would be a huge blow to the gut after all this time. Don't punish those who have been so patient. 60+ homes should not be given a license right away and they should be put on a wait list. Thank you for your valuable time, Heidi Gilbert Andy Peslin 35 Fern St. Gleneden Beach, Or</p>
Meeting Date	12/07/20
Subject	Vacation licensing

Public Input

Row 1

Name	Heidi Gilbert
Email	heidirholmes@yahoo.com
Form Date Field	12/20/20
Topic	Agenda Item
Comments	<p>To whom it may concern, I am very dissapointed to hear last week on YouTube that things are once more being pushed out to June 1, 2022 in regards to the Moratorium. It seems like there is already so much information to work off and data that has already been complied. June 1, 2022 for those who have been patiently waiting, will not have any oppourtunity to rent out our home in the next year Summer months. My suggenstions have been to: Limit the home capacities to 2 people per bedroom. By having a "normal" amount of individuals in a home will cut back on over packing homes with people. This will reduce any extra cars, garbage and noise. Septic tanks homes limit home capacity and ensure seriving is being done with checkup on the servicing being done. ****Do not limit vacation licensing or cap things off until there is another review in 2023 with updated data to support how things are working in regards to any cap of any sort. **** Do not give rental licenses out to those who have been in clear violation. We like so many have been following the rules and not renting our home out. We want to do things correctly. Do NOT reward those who have been operating in clear violation as they should be on a wait list and let those who have waited be first in line. As a homeowner in Gleneden Beach, we have spent thousands of dollars updated our home and the exterior grounds to look amazing. Most full time residents in my neighbor do not take the care we have and we are not there 100% of the time. It seems the STR's overall maintain their property and the overall upkeep is much better than many full time residesnts. Just go down many beach city streets and it very clear to see groomed homes cleary marked with vacation rental signs and the local homes looking like Where is the policing of their properties maintance? I see that we are only adding value to our neighborhood. *Reporting false reports about STR renters when they are doing nothing, will be considered harrassment and will be dealt with by the authorities. This is important as I am hearing many reports that many local residents are making things difficult for STR home owners, when clearly no wrong doing has been done by renters. Again, if the rules are being followed that are set up by the County, then open things back up already and get a vote going earlier please. June 2022 is simply ridiculous that it is pushed for another 6 months, only to have to wait another 2 months for a potential license approval. With Covid still here for awile unfortunatly, there is a need for more home to rent as families wnat to be in a home than a Hotel under these strange times. Let's get things moving quicker so this Summer, homeowners can actually rent their homes out and bring back much needed tourism dollars to the County. Since it was said that their is great chance things could be wrapped up sooner, let's try to accomplish more of a March vote since this has dragged on Wwwwwwwaaaaaayyyyyyy Ttttttttoooooo</p>

Lllllllloooooonnnnnnnnggggggggggg! Heidi Gilbert Andy Peslin
Glenden Beach, Or

Meeting Date 12/21/20

Subject STR

Public Input

Row 1

Name	Heidi Robin Gilbert
Email	heidi@heidithewindowlady.com
Form Date Field	12/07/20
Topic	Agenda Item Non-Agenda Item
Comments	<p>To whom it may concern, I have been researching more about the issues that the locals are dealing with in regards to too many people per home. I can see why. I have been looking between all of the rental sites including the local ones and found that people are being slammed into homes. Whether it is 4 bunk beds per room or turning a family room into bedrooms with sleeper sofas. Four bedroom home that holds 14 guests. Three bedrooms and sleeps 11. If there was simply a rule set that two people per bedroom and sleeper sofas don't count. *Changing home capacities would be another positive way to find that balance between vacation rentals and the local homeowners. This would cut back on garbage, cars and such. Home capacity should be based on how many bedrooms. Pretty simple. Again, homes on septics should be treated differently and the sheriffs office should track these homes to ensure servicing information is updated every few months. If they do not comply they should be fined and license pulled for a period of time. For those 60+ homes that have been operating without a license. This is infuriating as we have been so patient waiting. It is a bunch of bull for someone to say they did not know as it is clear on your website and the sheriffs office site. These homes should not have the right to get a license for awhile and wait just like the rest of us. These individuals should not be rewarded for not following the rules set in place. Again, we are looking forward to your next meeting set to discuss this very important matter. Spring and Summer months are not that far off to be planning for and we hope we will have the opportunity to share our home with others part of the year. We are looking forward to having the opportunity to getting our license sooner than later. The area needs more homes available especially as more families are going to homes than resorts due to the virus. Please do not put a cap on licenses as it would be a huge blow to the gut after all this time. Don't punish those who have been so patient. 60+ homes should not be given a license right away and they should be put on a wait list. Thank you for your valuable time, Heidi Gilbert Andy Peslin 35 Fern St. Gleneden Beach, Or</p>
Meeting Date	12/07/20
Subject	Vacation Licenses

Public Input

Row 12

Name	Helen Trickey Bradley
Email	hat2trick@comcast.net
Form Date Field	12/13/20
Topic	Agenda Item
Comments	<p>Dear Lincoln county Commissioners, My family and I are third-generation Seal Rock, Oregon, homeowners, and we appeal to our community leaders to protect our short-term rental rights. The ability to rent out our beachfront home makes ownership of this valued heirloom possible. Our family has been making the Oregon coast our second home for more than 40 years, and we've also extended our Real Estate Investment business to Depoe Bay in 2018 when we rehabbed and sold a single-family beach home. When we come home to Seal Rock, our family savors the joys of reunions, holiday breaks and long weekends spent combing the beaches for agates and eating and shopping in all the cherished locally owned businesses. In the mornings, we grab our coffee and croissants at the Seal Rock Espresso & Bakery. Our children love exploring the Hatfield Marine Science Center and touching the sea stars and anemones at the Oregon Coast Aquarium. We love scoring burgers and fries at the Newport Cafe, and our children usually win when they beg for homemade fudge treats from Indulge Sweets of Seal Rock. On one of our rare "dates," my husband Gary and I have blown glass floats together at Ocean Beaches Glass, and Gary has several of his woodworking pieces for sale in the gallery. In short, our family loves and invests in Lincoln County. In the care and upkeep of our home, we've employed local contractors, plumbers, electricians and septic experts. We've purchased nails, copper piping and lumber from Barrelhead Building Supply in Newport, and we've worked with local green thumbs at Thompson's Nursery in Waldport to landscape our yard with hardy Pacific Northwest plants that can withstand the salty winds off the ocean. We pay Lincoln County property taxes, and as property owners we should have the right to use our property as we see fit. Not every rental home in Lincoln County is a nuisance or "problem" property. And not every property owner who doesn't live year-round in Lincoln County is a problem. We respect our Seal Rock neighbors, both those living year-round and those whose properties are rented out to short-term visitors. Certainly, problem rentals should be addressed by local law enforcement, but "solving" the perceived problems of a few short-term rentals by denying all homeowners the right to rent their property is overkill and shortsighted and hurts community members like our family who love this beachside community, too. Please protect our short-term rental rights and ensure that Lincoln County thrives through the commerce of tourist dollars and the care of generations of Oregonians like our family. Nothing would make us happier than to see our grandchildren and great grandchildren fall in love with the beach communities of Lincoln County, too. Sincerely, Helyn and Gary Bradley</p>
Meeting Date	12/14/20

Subject

Short-term rental licenses, a homeowners perspective

Dear Editor,

My family and I are third-generation Seal Rock, Oregon, homeowners, and we appeal to our community leaders to protect our short-term rental rights. The ability to rent out our beachfront home makes ownership of this valued heirloom possible.

Our family has been making the Oregon coast our second home for more than 40 years, and we've also extended our Real Estate Investment business to Depoe Bay in 2018 when we rehabbed and sold a single-family beach home.

When we come home to Seal Rock, our family savors the joys of reunions, holiday breaks and long weekends spent combing the beaches for agates and eating and shopping in all the cherished locally owned businesses.

In the mornings, we grab our coffee and croissants at the Seal Rock Espresso & Bakery. Our children love exploring the Hatfield Marine Science Center and touching the sea stars and anemones at the Oregon Coast Aquarium. We love scoring burgers and fries at the Newport Cafe, and our children usually win when they beg for homemade fudge treats from Indulge Sweets of Seal Rock. On one of our rare "dates," my husband Gary and I have blown glass floats together at Ocean Beaches Glass, and Gary has several of his woodworking pieces for sale in the gallery.

In short, our family loves and invests in Lincoln County. In the care and upkeep of our home, we've employed local contractors, plumbers, electricians and septic experts. We've purchased nails, copper piping and lumber from Barrelhead Building Supply in Newport, and we've worked with local green thumbs at Thompson's Nursery in Waldport to landscape our yard with hardy Pacific Northwest plants that can withstand the salty winds off the ocean.

We pay Lincoln County property taxes, and as property owners we should have the right to use our property as we see fit.

Not every rental home in Lincoln County is a nuisance or "problem" property. And not every property owner who doesn't live year-round in Lincoln County is a problem. We respect our Seal Rock neighbors, both those living year-round and those whose properties are rented out to short-term visitors. Certainly, problem rentals should be addressed by local law enforcement, but "solving" the perceived problems of a few short-term rentals by denying all homeowners the right to rent their property is overkill and shortsighted and hurts community members like our family who love this beachside community, too.

Please protect our short-term rental rights and ensure that Lincoln County thrives through the commerce of tourist dollars and the care of generations of Oregonians like our family. Nothing would make us happier than to see our grandchildren and great grandchildren fall in love with the beach communities of Lincoln County, too.

Sincerely,

Helyn and Gary Bradley

Public Input

Row 1

Name	Hollis Q Ferguson
Email	HollisHBM@msn.com
Form Date Field	12/14/20
Topic	Agenda Item
Comments	<p>I am a member of the Bayshore Beach Club HOA and on the board of directors. My residence is at 1515 NW Oceania, Waldport, Oregon. I would like to encourage the extension of the moratorium on restricting additional transient rentals in Lincoln County. I am also writing in support of Dean Gissel's letter to the Commissioners on this topic. There is a rumor that the BOC thinks that the residents of Bayshore do not care about short term or transient rentals. That there is a "wild west" mentality in Bayshore. Maybe even "anything goes." Nothing could be further from the truth. Most full time residents purchased their homes here because it was a beautiful, quiet, and friendly community. If you have not heard from us, it may be that we have been caught by surprise at the new investors and wild behavior of the short term renters in our neighborhood. This year has been a very trying year for all of us. Transient renters have flocked to our area in larger numbers. Bayshore is a community, we support our HOA and our fees are used to keep our community as a great place to live. The problem is not in sharing our community, it is when those who we share it with do not reciprocate with common courtesy. The additional mess, noise, dog droppings, etc. place a cost on Bayshore member's that is not recoverable. County ordinances are not enforced, HOA C&R's are only enforceable over members, and we are left with the quality of life in our community being degraded. Some absentee land lords, as in Bayshore and in other communities, are not connected to the community except to make a return of their investment. Our community should not subsidize their business. The cost of their operation should be theirs not ours. Unfortunately because of the pandemic, areas like ours is becoming a target for rental investors as easy picking due to lack of regulations and enforcement of those regulations. I would like to refer to Dean Gissel's letter to the Board of Commissioners. Please help us to help preserve our communities as a livable and great place to live. Thank you, Elaine and Hollis Ferguson</p>
Meeting Date	12/14/20
Subject	Transient Rentals



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

Fwd: STR accountability

1 message

Kristi Peter <kpeter@co.lincoln.or.us>
To: boc BOC <boc@co.lincoln.or.us>

Tue, Dec 15, 2020 at 10:11 AM



Kristi Peter
Executive Assistant
Lincoln County Board of Commissioners
[541.265.4100](tel:541.265.4100)
kpeter@co.lincoln.or.us

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

From: **Ian Martin** <ianmartin50@yahoo.com>
Date: Tue, Dec 15, 2020 at 10:08 AM
Subject: STR accountability
To: Kristi Peter <kpeter@co.lincoln.or.us>

Commissioners Jacobson, Hall, and Hunt, and Council Belmont

First of all, I would like thank you for being able to chew gum, walk, help, govern, and support the county all the while playing a life and death game of wack-a-mole with COVID 19. The successes we have had as a community is a result of you and all of the others who have been just magnificent.

After listening to the two updates from council Belmont on the STR issue, I focused on one of the elephants in the corner.... How to structure a fair and balanced system of accountability.

I don't have an answer to this, but I do have some thoughts on how the different players fit into the broad picture of accountably.

- There are 4 groups of players.
 - Renters
 - neighbors in the community
 - STR management companies
 - Homeowners
- Renters- are most likely not from Lincoln County - many are not from Oregon - all are on vacation and want to enjoy themselves. Unless they are informed of the regulations (HOA, County, and State), how are they expected to follow the "rules"? If the contract they sign with the management company lays out the rules and they initial that they will abide by those rules, then they could be held accountable through warnings, fines, and as a last resort eviction. If they do not know the rules, then it will lead to a continual source of problems and hard feelings. Personally, I have never read the card on the back of the door of any hotel room I have stayed in that explains "things".
- Neighbors- are most likely feeling a little put upon during periods of heavy renting. It's appropriate for them to remind a renter of the rules - in a courteous and respectful manner. It is not OK to yell, threaten, or treat any renter poorly. If the renter's behavior warrants it, then a call to the management company or county is the correct action. Direct confrontation is not. Neighbors should not feel that it is their right to behave that way.
- STR management companies- are either a separate company or the owner. Their emphasis has been more on servicing the homes, renting the homes, and advertising the homes. As problems have developed in the market, their focus has shifted more to fielding complaints and how to minimize future complaints. The process of how to respond to a complaint, as well as guidelines covering any response has been lacking. I think that the management companies are concerned about possible legal action if they over react, leaving them with possible legal exposure. A uniform, clear, concise, incremental guideline may help eliminate misunderstandings.
- Homeowners- do not live on site and often live outside of the county and possibly state. Homeowners who manage their own homes have two separate but related areas of accountability. It seems to me that the limit of a homeowner's accountability is the condition and safety of the structure,

12/18/2020

Co.lincoln.or.us Mail - Fwd: STR accountability

and their choice of management company. I feel in holding the owner responsible for a renter's behavior and the cleanliness, and maintenance of the home is misplaced.

As I said, I have no answers, only thoughts concerning the separate players.
Thank you for all that you do and stay safe.

Ian Martin
[364 Bella Beach D.](#)
Depoe Bay, OR 97341
ianmartin50@yahoo.com
206 498 391

Public Input

Row 3

Name	James Davis
Email	Safecraker114@aol.com
Form Date Field	12/14/20
Topic	Agenda Item
Comments	I live in bay shore and we are drowning in short term rentals. Limit str in future do not renew on sale of property limit number of persons in rental this is a residential area not commercial. Renters park a over the place, blocking home owners driveway and parking on private property
Meeting Date	12/14/20
Subject	Short term rental

Public Input

Row 4

Name	Jaylene Morton
Email	Jaylenemorton17@gmail.com
Form Date Field	01/05/21
Topic	Non-Agenda Item
Comments	<p>To Whom It May Concern: I have been an avid observer of your Board of Commission meetings since last March. My family and I own a small hotel in Lincoln City and we live dually between Lincoln City and Eugene. Every decision you make affects us drastically. We were a brand new business and not able to open to the public until February. Then Covid hit and we were shut down by you, not by the governor, but by you. We are affiliated with hotels in Lane County also and they were able to remain open. I watched as LC's case numbers were 6 total, yet businesses were told they could not be open and they had to figure out how to survive because of 6 cases. All of this is heart breaking to watch, because I know our business is not alone in this struggle, but our business was hurt even harder since it was only open 1 month before the March shut down and therefore did not qualify for PPE monies offered to other business in the same way. I am stating all of this to you simply to let you know that I am member of the community who is hurting from the decisions you make and I just got off the phone with the Sheriffs department to find out that the home that I live in part time, but can afford only because I rent it out in the summer months is not able to get a short term rental license. I tried to do so back in September, and was told I had to wait until January. I have gathered everything needed, I have paid ALL of my taxes and I just found out that that date has been extended to June 1. I am pleading with you to at the very least change that date to May 1. If you are doing things in the name of Covid, then you know that families feel safer being able to stay in a home versus public hotels. If you have a June 1 date for applications, then houses will not be available to people until July at the earliest and people like me who depend on that income to pay the mortgage and to pay the taxes may lose their home all together. Please reconsider. This is hurting so many who depend on rental incomes and it is hurting the businesses who thrive on the rentals and the consumers they bring. Thank you for listening and please reconsider this date that is 6 months away from the original date you told people. Sincerely, Jaylene Morton</p>
Meeting Date	
Subject	Short Term Rental Applications

Public Input

Row 7

Name	Jeff and Janice McElhannon
Email	rsbg.1993@gmail.com
Form Date Field	12/14/20
Topic	Agenda Item
Comments	Dear Commissioners, We would like to urge you to adopt the five elements of an interim proposal set out in the Comments submitted by 15neighborhoods. This would go a long way in preserving our neighborhoods. We feel we are being robbed of our sense of community by being forced to live among STR's, and paying taxes and HOA fees that only seem to support the STR industry. Thank you for your consideration
Meeting Date	12/14/20
Subject	STR's

Public Input

Row 9

Name	Jill Stone
Email	stonepatterson@sbcglobal.net
Form Date Field	12/14/20
Topic	Agenda Item
Comments	<p>Please please ... either extend the moratorium or adopt the proposals offered by 15 Communities. I and others are at risk of losing friends and the Bayshore community if you do not. Over the holidays, friends are telling me that they are thinking about moving because of the loss of community to short-term rentals. Even the attraction of the ocean is slowly being diminished as STR "guests" continue to allow their dogs to use the beach as their personal toilet without cleaning up after their pets. (From a conversation last week - I don't have to clean it up... I am renting for a week..." Without important changes to STR, life will continue to decline along the Coast. Please do not let that happen. If you are not ready to adopt the 15 Communities plans, please extend the moratorium. I am working all day today; otherwise, I would attend the meeting. Please do not mistake my lack of attendance for lack of concern. This is the most important longterm issue I and my family faces. Jill Stone and Don Patterson 2002 NW Viewridge Drive Waldport (Bayshore), 97394 614 581 1558</p>
Meeting Date	12/14/20
Subject	Short Term Rentals

Public Input

Row 2

Name	Jill Stone
Email	stonepatterson@sbcglobal.net
Form Date Field	12/06/20
Topic	Non-Agenda Item
Comments	<p>Dear County Commissioners: I am a resident of Bayshore Beach Club, having moved here from Ohio at the end of 2017. I am very alarmed at the degradation of our neighborhood caused by the unregulated increase of Short Term Rentals in the Bayshore community. When we purchased our home in Bayshore, we did our due diligence and read the C&Rs, noting that it was a community for single family homes and zone R-1a. Much to our surprise, the neighborhood has been inundated with commercial dwellings/mini-hotels calling themselves Short Term Rentals. If possible, could you extend the moratorium on new licenses. This is becoming more dire for the community as many of our friends and neighbors are contemplating moving from this area because they see the rapid decline and degradation of what was once a lovely community. Please extend the moratorium. At this point, we believe almost 1/3 of Bayshore might be comprised of STRs -- licensed and unlicensed. Residents have no way to make complaints when people are peaking in their windows, going through their yard at 3 am, etc., etc., etc. If STRs are going to be with us, we have help them become good neighbors, rather than lead to the downfall of our neighborhood. I do not think that anyone could have envisioned the degradation in our quality of life due to the proliferation of Short Term Rentals. These are not homes where a room might be rented so that an owner might make a little extra money; Short Term Rentals are an industry who people buy homes in residential neighborhoods that the buyers do not live in, and turn these homes into hotels. These buyers have little concern for the neighborhood that they are degrading ... they are absentee in the worst sense of the word. I am more than happy to discuss these issues. Very truly yours, Jill Stone 2002 NW Viewridge Drive Waldport, Oregon 614 581 1558 stonepatterson@sba.global</p>
Meeting Date	12/06/20
Subject	Short Term Rental

Public Input

Row 6

Name	Joe Jessal
Email	joe@joejessal.com
Form Date Field	12/14/20
Topic	Agenda Item
Comments	<p>The short term vacation rental is understandably an important topic and I would like to give my observations as a local real estate professional. I work with many clients that look to retire in our area but to be able to purchase a home here they need the option of renting the property out on a short term basis in the interim of finishing their career in the area they live and selling their permanent home. Many times people are looking to purchase a home a few years prior to their permanent move and want the option to spend time here to make improvements and get to know the area. These are people that are valuable to have in the community and not business entities only looking for profit generating properties. The restrictions on VRD's have had significant impacts on my income due to not being able to find suitable homes for these clients. And many homes that are currently listed for sale would be a good option but due to the restrictions they are not able to purchase these homes. This put the homeowner in a position that they could have a buyer for their home but now miss the opportunity to sell. I believe the option to use a home for short term rental purposes should be in the hands of the homeowner as long as they are able to adhere to the regulations put in place. Thanks you for your consideration. Sincerely, Joe Jessal Real Estate Agent with Windermere West Coast Properties</p>
Meeting Date	12/14/20
Subject	SHORT TERM RENTAL REGULATIONS

Public Input

Row 5

Name	John Parulis
Email	c-tile@contractorstile.us
Form Date Field	12/14/20
Topic	Agenda Item
Comments	<p>My wife and I sold our home in California and recently moved to Lincoln County to set up a permanent residence. A community gets its true vitality and worth from those who are invested in staying here, not those who come and go. Local government must have the courage to go beyond the tax revenues of STRs and think about the pluses in nourishing a strong live in place community. Enforcement must be re-prioritized as well. I was a community activist in California and a director of my HOA. I know directly what the benefits are for maintaining strong communities. Please give strong consideration to limiting STRs in ways that benefit long term residents. Thank You, Sincerely, John Parulis</p>
Meeting Date	12/14/20
Subject	STRs

Public Input

Row 18

Name	Judy Kreitmeyer
Email	jbk97367@gmail.com
Form Date Field	12/13/20
Topic	Agenda Item
Comments	<p>As a Lincoln County resident who is delighted with coastal living, I urge you to take action to limit short term rentals. Their presence can cause a myriad of problems, including noise, trash, not enough parking, as well as lowering the value of neighboring properties. Anyone familiar with the short term rental problem in Lincoln City would be very relieved to know that Lincoln County won't be turned into a "for tourists only" place that is basically unlivable for anyone else. We retirees know that our money is the largest additive to the county, so we ask that you keep the county a wonderful place to retire. Please limit and plan ahead to reduce the percentage of short term rentals in our subdivisions. Thank you for considering my comment.</p>
Meeting Date	12/14/20
Subject	Short Term Rentals

Public Input

Row 18

Name	Judy Kreitmeyer
Email	jbk97367@gmail.com
Form Date Field	12/13/20
Topic	Agenda Item
Comments	<p>As a Lincoln County resident who is delighted with coastal living, I urge you to take action to limit short term rentals. Their presence can cause a myriad of problems, including noise, trash, not enough parking, as well as lowering the value of neighboring properties. Anyone familiar with the short term rental problem in Lincoln City would be very relieved to know that Lincoln County won't be turned into a "for tourists only" place that is basically unlivable for anyone else. We retirees know that our money is the largest additive to the county, so we ask that you keep the county a wonderful place to retire. Please limit and plan ahead to reduce the percentage of short term rentals in our subdivisions. Thank you for considering my comment.</p>
Meeting Date	12/14/20
Subject	Short Term Rentals

Public Input

Row 7

Name	Julia & Michael Pearson
Email	jpearson1252@gmail.com
Form Date Field	12/14/20
Topic	Agenda Item
Comments	<p>Dear Commissioner Jacobson, Hall and Hunt, My husband and I wish to encourage you to extend the moratorium on STR's indefinitely. The following are the recommendations that we want enacted. 1. Prohibit new Short Term Rental licenses and license transfers upon sale in low-density, single-family residential zones (R-1-A, R-1, and R-2) in Unincorporated Lincoln County, 2. Phase-out existing Short Term Rental licenses in those zones (R-1-A, R-1, and R-2) over five years. 3. Reduce the maximum occupancy of Short-Term Rentals to two persons per bedroom, excluding children under two years of age. Current licensing is three persons per bedroom plus two persons "for the house," excluding children under two years of age. 4. Limit ownership to only one STR within the R-1-A, R-1 and R-2 zones. 5. Re-instate the lockdown of STR's due to the newest "Extreme Risk" designation by the counties Dept. of Health due to Covid19 that we are entering Dec.18, 2020. I know you are all aware of the ongoing issues in our neighborhoods, i.e. overflowing garbage cans, traffic racing up and down our narrow streets, putting pedestrians in danger, cars illegally parked, blocking resident parking, all night parties, all night fireworks, dogs pooping all over yards, plastic bags of poop on the beaches, nude hot tubbing, screaming, fighting, people urinating in the streets and on our properties, Grocery shelves are left half empty when we locals hesitantly try to shop on Monday and Tuesdays. This is clearly causing the regular residents who live here full time the "loss of enjoyment" of their property. This is an actual legal term that can be litigated civilly in a court of law. Back about 5-6 years ago, that the word went around to buy anything and everything here because there were no rules and it was the wild west!! That's exactly what took place. Our once peaceful neighborhoods have been turned into commercial resorts, which impact our everyday life and safety. There is also the factor of adding huge increases to our population in the form of STR renters that add wear and tear on our infrastructure i.e.: Since the horrendous fires we are discovering local seniors and families that have been displaced, not only by the fires but by having the homes they were renting sold out from under them and turned into STR's. They find themselves having no place to move to. Some of them are living in their cars down at the Gleneden Beach State Park, and elsewhere in the area. Transient tourists just go ahead and park their campers/Rs's, etc. overnight, sometimes for several nights. There is also the factor of adding huge increases to our population in the form of STR renters that add wear and tear on our infrastructure i.e.: Sewers, septic systems, water and water treatment, Police, Fire and Emergency responders. The devastating fires in September was a stark reminder how inadequate our county's emergency response is. This unbridled allowance of STRs in neighborhoods zoned R-1, R-1A- R2 has to be stopped NOW!!!! What will happen when our population during the summer or now, all of the time, is doubled and</p>

tripled and we have another disaster such as earthquake, tsunami, huge storm, more fires? This decision by the Commission back in 2016 to allow these STRs in our neighborhoods without the ability to enforce or regulate any rules or regulations has endangered the very citizens that it is your duty as Commissioners to look out for the best interests of. Not the best interests of greedy out of town investors. This has created a legal term called "loss of enjoyment" in one's property and can be civilly litigated in a court of law.

Meeting Date	12/14/20
Subject	public input: STRs

Public Input

Row 4

Name	Julia Pearson
Email	jpearson1252@gmail.com
Form Date Field	12/14/20
Topic	Agenda Item
Comments	Dear Commissioners. In the public comments submitted on this topic there is a extremely long winded defense of STR's from Heather Brann who claims she just bought a little ole retirement place on Devil's lake for retirement and for renting out until she retires. She lied to you in the very first paragraph of her submission. She owns 8 rental properties in Lincoln County.. 8 of them!!! Not one. You figure out her motives for yourself.
Meeting Date	12/14/20
Subject	Input: STRS

Public Input

Row 5

Name	Julie Sherman
Email	julie-jewels@comcast.net
Form Date Field	12/29/20
Topic	Short Term Rental Application
Comments	<p>I would like to contest the new order extending the date from 1/1/21 to 6/1/21 for accepting new short term rental applications. My parents purchased a home in Yachats for the purpose of short term rentals as that is what the previous owners had been doing. We had not been informed that there was a license required, not by the owners, property manager at the time or the real estate agent selling us the home. I was managing the property for my parents and am now out of a job. I am a 59 year old single mother with disabilities that is now out of a job. My parents, who are in their 80's, now have a home that just sits there and can't generate any income to pay the property taxes. Since we aren't able to rent it out any more, we aren't producing any transient taxes either for the county. How is the county recovering the loss of the taxes that had been being paid by the Vacation websites we were contracted to? What about our property taxes? They weren't reduced last year, what about this year? You're controlling our livelihood, yet not offering anything in return! Please add me to the agenda. Julie Sherman Property Manager</p>
Meeting Date	01/04/21
Subject	new application acceptance

Public Input

Row 3

Name	Katherine Ames
Email	bamesk521@live.com
Form Date Field	12/14/20
Topic	Agenda Item
Comments	<p>Short term rentals (STRs) have been a consistent problem in Bayshore. Between speeding on the roads, gun shots, fireworks, overcrowding in the vacation homes, and loud, late-night parties, our neighborhood is becoming increasingly hard to live in. Complaints to the property management companies falls on deaf ears. We are told to call the sheriff's office. Calls to the sheriff's office are usually futile, as they cannot get out to Bayshore in time to correct the problem. THE PROPERTY OWNERS (often absentee owners) ARE NOT PENALIZED FOR THE BEHAVIOR OF THEIR TENANTS SO THE PROBLEM PERSISTS. Bayshore was zoned to be a single-family residence area. Short term rentals are a business. All proposed measures to limit STRs should be passed and enforced. Halting the licensing of future STRs needs to be enacted. Not allowing STR licenses to transfer to future owners is absolutely necessary. Caps on tenant occupancy and septic monitoring is needed for everyone's health. THE RESIDENTS OF BAYSHORE SHOULD BE THE PRIORITY, NOT A FEW BUSINESS OWNERS. Please restore Bayshore to the single family residence community that it was originally zoned to be.</p>
Meeting Date	12/14/20
Subject	Short term rentals

Public Input

Row 3

Name	Katherine Ames
Email	bamesk521@live.com
Form Date Field	12/14/20
Topic	Agenda Item
Comments	<p>Short term rentals (STRs) have been a consistent problem in Bayshore. Between speeding on the roads, gun shots, fireworks, overcrowding in the vacation homes, and loud, late-night parties, our neighborhood is becoming increasingly hard to live in. Complaints to the property management companies falls on deaf ears. We are told to call the sheriff's office. Calls to the sheriff's office are usually futile, as they cannot get out to Bayshore in time to correct the problem. THE PROPERTY OWNERS (often absentee owners) ARE NOT PENALIZED FOR THE BEHAVIOR OF THEIR TENANTS SO THE PROBLEM PERSISTS. Bayshore was zoned to be a single-family residence area. Short term rentals are a business. All proposed measures to limit STRs should be passed and enforced. Halting the licensing of future STRs needs to be enacted. Not allowing STR licenses to transfer to future owners is absolutely necessary. Caps on tenant occupancy and septic monitoring is needed for everyone's health. THE RESIDENTS OF BAYSHORE SHOULD BE THE PRIORITY, NOT A FEW BUSINESS OWNERS. Please restore Bayshore to the single family residence community that it was originally zoned to be.</p>
Meeting Date	12/14/20
Subject	Short term rentals

Public Input

Row 2

Name	Katherine Guptill
Email	Kate.guptill@gmail.com
Form Date Field	12/15/20
Topic	Agenda Item Non-Agenda Item
Comments	Discuss plan for upcoming expiration of license issuance moratorium.
Meeting Date	12/21/20
Subject	Short Term Rentals

Dear County Commissioners,

My name is Kelly Gresh. My husband and I own a vacation home in Pacific Shores here in South Beach. We have owned this home for almost 20 years and only used it as a vacation home during the summer months splitting time between Oregon and Nevada. A little more than a year ago we paid the initial \$350 registration fee and made it into a short term vacation rental for part of the year. We didn't want the home to sit empty. We wanted to generate some income to defray the many costs associated with home ownership, maintain and improve the property and keep it in good condition so that it's there for us in retirement. We especially want to preserve it so our children and grandchildren can enjoy this special spot along the Oregon Coast well into the future.

You've heard many arguments put forward as to why property owners such as myself shouldn't be able to rent out our homes. However, there's an important point not being put forward loudly enough. ***In addition to paying Oregon property taxes, we pay a 10.5% room tax, resulting in an infusion of roughly \$1.6 million directly into Lincoln County coffers. If short-term vacation rentals are wiped from existence, how will you annually fill that hole in Lincoln County's budget?*** I feel the vast majority of Lincoln County taxpayers don't know how much additional tax money—taxes they currently don't have to pay—goes toward county needs that come from short term rentals. All Lincoln County residents have to be made aware of this.

You've heard many arguments made by the narrow-minded about the purported "evils" of short term rentals. Unfortunately, most of them are long on scare tactics and short on facts. One example? The money is leaving the state and that's a reason to close us down. It costs a lot of (local) money to run a vacation rental. We pay a percentage, in our case, to a local management company in addition to the aforementioned taxes paid directly to Lincoln County.

What about all the local jobs we contribute to in the community? We hire yard and maintenance workers, all kinds of home repair and renovation craftsmen and cleaning services. We pay for local spa upkeep and repair, purchase furniture and linens and household items for the home. More? Think of years of exposure to weather along the coast and the need for continual upgrading, hiring locals who repair decks and fences, window washers, gutter cleaners, tree removal, and painters. The increased use of electricity, LP gas, and cable—at least a portion of those payments is returned to Lincoln County. The list goes on and on.

And what about indirect costs? We all know how important tourism is to our county. I cannot imagine local business owners would want this source eliminated. It's hard enough for many to make it through the long winter months. If a major source of tourists into the county suddenly disappears, that's going to hurt them. And if we follow that thread, they will be paying less taxes to the county as well. It's a domino effect and I don't think it's clearly been stated just how widespread and devastating would be the economic impact of an outright ban on short term vacation rentals.

Another specious argument put forth by the narrow-minded is a ban will help alleviate the housing problem in the county. What? Nothing could be further from the truth. Does anyone really believe high-end ocean front homes are going to be leased out for government-mandated affordable housing if there's a ban on short term rentals? Ridiculous! Most of them would end up being sold, which brings up another issue that it could decrease property values. Small beach communities don't have enough industry to support many people living there full-time. They can justify the cost by having the option to use their property as a rental. I suspect many people would not go forward with the purchase of a home if they were never able to use it as a vacation rental if they so chose.

I agree we have a few rental-related problem areas within the county, and in a small percentage of the cases, real problems can be found. But in my experience, about 90% of us are operating legally, respectfully, and compassionately toward our neighbors and communities. If we need tighter regulations, how about start where I do?

At the front door. I have external cameras on my home and I can monitor my own occupancy. For less than \$250 I have two cameras operating around the clock. I can, and do, check what's going on at my home. I'm all for that. Clamp down on the troublemakers and let the rest of us operate legitimately and legally. Since we put in the cameras we have never had one problem or violation. Our occupancy limit is six, I have never had anyone try to go beyond that. I can also see my garbage cans and driveway and out onto the street. There are absolutely zero issues at my home. I use a professional management company, Meredith Lodging. But even people who run it themselves would benefit from having a camera at their home.

What's frustrating about the 15 neighborhoods group is most of the letters they write and the complaints they parrot are issues they have only heard about in other communities, but they're writing letters in the present tense, as if it's happening in their own neighborhoods. Today. It's not.

Yes, it's their personal right to be against short term rentals, but their worn out examples and specious arguments are simply not accurate. Some, it seems, are furthering their own misguided personal agenda and stretching the truth. I know that's especially true in our neighborhood, Pacific Shores in South Beach. We've had zero problems in that neighborhood but several of the neighbors have written letters to you, sitting as Lincoln County Commissioners, claiming we are responsible for every social ill but global warming! One math-challenged neighbor accuses us of personally raising the traffic level in our neighborhood over 350%. Here's an apple, let me compare it to an orange. Ridiculous! The argument of increased traffic due to vacation rentals is patently false. If I were living there with my husband and teenage boys year round it would lead to FOUR or more cars coming and going at all hours of the day and night, 365 days a year. My home has an occupancy of six persons with an allowance of just TWO cars. Many people arrive and don't leave for a day or two, or more. And, If we leased it out full time to an active family with teenage drivers, you would—daily--see more cars than the vacation guests. Our neighbor is comparing traffic levels to when the house used to sit empty!

Our neighborhood is beautiful and lovely, and I would challenge anyone driving through to identify which of the homes are vacation rentals, were it not for the small signs in front, mandated by the county and our association laws. We keep up our properties so we can continue to rent them out and get good reviews. Like the family with one member dying of cancer who commented how staying on the coast allowed them to forget their worries and enjoy not only the view but each other. For one last time. Let that sink in. The family was from Europe. You don't think they went home singing the praises of the central Oregon coast? These are not run down properties and they are not negatively impacting the neighbors in any way.

Opponents claim they want to live in lovely Mayberry-esque communities, and that somehow vacation rentals take away from that. Again a completely banal argument. In order to keep these communities lovely and nice and make them a good place to retire, you need them to have an active tax base that supports the community. Taxes fund our library, roads, police and fire, hospitals, parks and community centers. The list goes on. What infuriates me is it seems to be a very elitist attitude: because you own a

home in a retirement community near the ocean, no one else should have the ability to come and enjoy the Oregon coast. They make the claim that those hard working couples and families choosing to spend time and money on the coast are somehow detrimental while families living there full-time are not. Again, elitist. It's not a valid argument! My home operates at about 65% occupancy rate, excluding COVID. Far less than if full-time families are living there.

Short term vacation rental homes provide an invaluable opportunity for a segment of the tourist population that doesn't want an RV or hotel experience. People traveling with disabled persons, elderly family members, children, infants and pets. They have a difficult time booking affordable and appropriate lodging. Were it not for being able to rent a home they would not be able to take enjoyable vacations. We have had people thank us in our guest book, writing it was a bucket list item to spend leisure time on the Oregon coast, and they wouldn't have been able to do it if they didn't have vacation home rentals as an option.

I apologize for the length of this letter but what hasn't been said yet in this, so-far, one sided debate needed saying. I ask that you recognize my situation represents that of hundreds of other short term vacation rental owners who play a big part in Lincoln County's future.

I say "Regulate, Don't Eliminate!"

Sincerely,

Kelly Gresh
Pacific Shores

Public Input

Row 2

Name	Kelly Gresh
Email	Kelly@greshgroup.com
Form Date Field	01/09/21
Topic	Agenda Item
Comments	<p>Letter to the county commissioners regarding upcoming short term rental workshops In the effort to come up with fair and viable language for the three strikes policy under the short term rental rules and procedures revamping, I want to bring up something that is not getting enough attention. There has to be a way to fine the abusers that repeatedly and continually call in false complaints. I am in complete agreement that people who are experiencing real problems, and are actually impacted by violations due to short term rental situations, should have some way of making verified complaints. But sadly the real situation in most neighborhoods is that opponents have banded together and are making false and unverified complaints to owners of short-term rentals and their management companies. This has been my personal experience and I know others are burdened by this as well. Many times it's people using their positions on the HOA boards to further their own personal agendas, bullying and harassing those of us that operate short term rentals. If there's going to be a penalty for STR owners and management companies for breaking the rules then there surely needs to be a penalty for persons who make false accusations and report non-existent violations. People who live nowhere near an active STR are repeatedly making claims even though they are not impacted in anyway. Just over New Year's weekend in my neighborhood the same person made four phone calls claiming there were too many cars, there were not, and complaining there was a party tent at one home. The management company sent out security and none of these were actual violations. The "party tent" was a guest barbecuing in the rain who set up a small tent to keep them dry while they cooked. This type of complaining is harassment and it is something that the opponents are using constantly. Management companies keep records and recordings of calls and can easily determine who these abusers are. I urge you to address this side of the issue. Moving forward there needs to be a fair and accurate way of adjudicating this complaint process and holding people accountable. Another issue that the opponents keep bringing up is that STR's are actually businesses operating in their neighborhoods. The Oregon Supreme Court already ruled on this... The rules put forth by HOA's saying no businesses in neighborhoods refer to retail businesses, with hourly traffic pulling in and out. Millions of people work from home... Especially in this pandemic... Is everyone with a home office going to be classified as running a business out of their home? Homeowner associations would have far too much power to start assessing fines to people they don't like if we go down this road. Is someone who paints artwork in their home and sells it online or in a gallery running their own business? Common sense is in short supply regarding many of the arguments the opponents randomly fling about. Please stick to the real issues and come up with a fair system to regulate and not eliminate short term rentals in</p>

unincorporated Lincoln County. Respectfully, Kelly Gresh South
Beach

Meeting Date 01/12/21

Subject Short term rental regulations

Public Input

Row 8

Name	Laurie Bennett
Email	Bennett97@gmail.com
Form Date Field	12/14/20
Topic	Agenda Item
Comments	<p>Dear Commissioners, Both of my parents were raised from a young age in Oregon, but moved out of state for work when they got married. But their hearts remained in Oregon, and with my sister, the 4 of us often traveled to see all of our extended family. My paternal Grandparents always took us to the coast for a short week, another part of Oregon's beauty. My first memory of the coast is actually the Devil's punchbowl, south of Depoe Bay. I would spend many summer vacations at the coast, and other cities throughout north west/central Oregon. When my husband proposed, we came up to Oregon to announce the good news to my extended family. He had never been here, and I hoped he would love this area as much as I do. He did. We honeymooned here, and have spent about 2/3rds of our anniversaries here. A few years ago, we began discussing potentially retiring here, and both agreed we would do so when the time came. But through a series of amazing events, we found ourselves in love with a home in the Miroco community of unincorporated Lincoln County. Within 10 minutes we decided it was perfect for our retirement home, even though we had 5 years or more before that time. To bridge the gap, we decided to make the house a short term rental until it was time for us to move in permanently. We could enjoy our home, others could enjoy our home, the mortgage would be paid, the house would be maintained and not left vacant. We made sure to find an agency we could trust with our house. Our agency does an in-person check in (pre-covid) to confirm the number of people and cars at the house, and to tell everyone the rules. Kind and concerned neighbors to the north text us whenever even a small thing is questionable, so that we can immediately react and rectify the situation if necessary. Now, we are fearful of our future here at the coast. A bully from our neighborhood, neighbors who report us for rules we have not broken, a group called 15neighborhoods, and even the county itself are threatening our dream. I respectfully ask that you do not rule for any further restrictions regarding STRs (both during Covid and after). Thank you.</p>
Meeting Date	12/14/20
Subject	Short Term Rentals

Public Input

Row 16

Name	Lauri Hines
Email	dreamhomesoforegon@gmail.com
Form Date Field	12/13/20
Topic	Agenda Item
Comments	Please consider the impact of STRs on the local economy! According to our research, STRs account for 20% of the jobs in Lincoln County.
Meeting Date	12/14/20
Subject	Impact of STRs on the Local Economy



Dear Lincoln County Board of Commissioners:

The subject of Short Term Rentals (STRs) has become increasingly contentious due to a vocal minority who seek to ban STRs without consideration of the economic impact to the County.

On behalf of VIA Oregon, we present the following statistics on the ways STRs benefit Lincoln County. We hope this will be helpful in your consideration of this industry's role in the County.

Economic Impact

- STRs Generate over **3,600** Direct Jobs for County Residents
- STRs Account for **20%** of Employment in Lincoln County
- STRs Generate **\$192M** in Local Wages
- STR Guests spent **\$105M** in 2019 on Local Travel
- STR Owners spent **\$3.8M** on STR Construction and Renovation in 2019
- STRs Generate **\$11.7M** in TLT revenue to Local Municipalities
- STRs Generate **30%** of TLT Total Revenue
- STR Travelers spent **\$27M** in Local Restaurants in 2019

Travel Trends

- STR Travelers are Here to Stay
- STR Travelers will NOT stay in Hotels if STRs are Unavailable
- STR Guests Travel Where STRs Are Located
- STR Shutdown in 2020 Contributed to 25-30% County Unemployment
- STR Bans May Put 20% of Residents out of Work

Short Term vs Vacation Rental

- Travelers are Choosing Flexcations (Work+Vacation) for Longer Stays
- Travelers are Choosing STRs to Responsibly Socially Distance
- Unregulated Second Homes "Loaned" to Friends/Family May be Source of Many Complaints Attributed to STRs

Respect Vested Property Rights to Avoid Costly, Unnecessary Lawsuits

- County Counsel Wayne Belmont recently stated that **"It is my legal opinion that...this Ordinance will lead to litigation and County exposure to monetary claims..."** in reference to the 15Neighborhoods petition attempt.

VIA Oregon has grown exponentially as the threat to STR rights has arisen in multiple Lincoln County municipalities.

VIA Oregon is the Vacation Rental Management Association (VRMA) umbrella group for the Oregon STR industry. VRMA has access to consultants, industry experts and advice on the best practices for municipalities to arrive at sustainable and enforceable STR ordinances.

VIA Oregon is also supported by The Goldwater Foundation, Smart Cities, and The Cascade Foundation.

We welcome the opportunity to work with the County to develop best-practices regulations to protect both neighborhoods and the local economy.

There is an **established** and **long-standing legal precedence** for this use, as Lincoln County has been hosting visitors in private lodging **since the 1800s**.

VIA Oregon supports the Board moving Lincoln County forward by supporting **local jobs** over **empty houses**.

We stand at your service to lend our support in crafting a beneficial ordinance; in which jobs, neighborhoods and the economy can all thrive in harmony.

Respectfully,

Lauri Hines

Lauri Hines, CCIM, CPM
Co-Founder, VIA Oregon
President, Dream Homes of Oregon
541-414-6600

15 neighborhoods
P.O. Box 390
Depoe Bay, OR 97341
www.15neighborhoods.com

December 11, 2020

RE: Agenda Item on Short Term Rental Licensing Update, December 14, 2020

Dear Lincoln County Board of Commissioners:

This weekly resurgences in COVID-19 and the continued attention to the Echo Mountain fire have been top priority with the Board of Commissioners and Legal Counsel, and rightfully so. Under Resolution #20-21-9A, the Board suspended licensing for Short Term Rentals (STR) until December 31, 2020, to free staff time to support this essential work. Thank you.

We noticed today that the December 14, 2020 Agenda includes “STR Licensing Program Update” by Wayne Belmont. We further understand that taking action on this topic is another Board priority.

At the November 16, 2020, BOC meeting, Counsel Belmont presented material addressing the ongoing concerns with the licensing of STRs. The recommended changes for Septic Systems and Occupancy limits were received favorably by the Commissioners. The issues involving license caps (overall numbers and geographic areas) and enforcement were left open for future consideration.

While Lincoln County is working on a comprehensive ordinance revision regarding STR issues, we offer the following for Counsel Belmont and the Commissioners to consider *in the interim*:

1. Extend the temporary suspension (suspension) on STR licensing beyond December 31, 2020.
2. Immediately discontinue the practice of transferring an STR Business License upon sale to new Owners during the suspension. In other words, restore the previous nontransferability provision of Ordinance 487.
3. Given the Covid-19 Statewide pause, consider reinstating Lincoln County Order #3-23-85 shuttering STRs through the holiday season based upon the data and recommendations of the Lincoln County Director of Health and Human Services Rebecca Austen.

4. Consider adopting 4% as an overall Business License cap for unincorporated Lincoln County. This is based on Mr. Belmont's Memos dated May 29, 2019 (518 licensed STRs represented 4%) and August 7, 2009 (575 licensed STRs represented 4.3%).

5. Consider adopting 4% as a neighborhood-specific or subdivision-specific cap in R-1, R-1-A, and R-2 zones. Existing Business Licenses in each neighborhood or subdivision would be renewed until the number of Licenses drops below 4% in the neighborhood or subdivision. Once the cap fall below 4%, a new Business Licenses could be issued, but no closer than 250 feet of an existing STR.

Please note that we have additional Comments related to Enforcement, Emergency Preparedness, and Implementation. Would you like us to submit these directly to County Counsel?

Thank you for your attention and consideration.

Respectfully,

/s/

Monica Kirk, Steering Committee member
15neighborhoods

bcc: Steering Committee
Neighborhood Coordinators

15 neighborhoods
P.O. Box 390
Depoe Bay, OR 97341
www.15neighborhoods.com

December 11, 2020

RE: Agenda Item on Short Term Rental Licensing Update, December 14, 2020

Dear Lincoln County Board of Commissioners:

This weekly resurgences in COVID-19 and the continued attention to the Echo Mountain fire have been top priority with the Board of Commissioners and Legal Counsel, and rightfully so. Under Resolution #20-21-9A, the Board suspended licensing for Short Term Rentals (STR) until December 31, 2020, to free staff time to support this essential work. Thank you.

We noticed today that the December 14, 2020 Agenda includes “STR Licensing Program Update” by Wayne Belmont. We further understand that taking action on this topic is another Board priority.

At the November 16, 2020, BOC meeting, Counsel Belmont presented material addressing the ongoing concerns with the licensing of STRs. The recommended changes for Septic Systems and Occupancy limits were received favorably by the Commissioners. The issues involving license caps (overall numbers and geographic areas) and enforcement were left open for future consideration.

While Lincoln County is working on a comprehensive ordinance revision regarding STR issues, we offer the following for Counsel Belmont and the Commissioners to consider *in the interim*:

1. Extend the temporary suspension (suspension) on STR licensing beyond December 31, 2020.
2. Immediately discontinue the practice of transferring an STR Business License upon sale to new Owners during the suspension. In other words, restore the previous nontransferability provision of Ordinance 487.
3. Given the Covid-19 Statewide pause, consider reinstating Lincoln County Order #3-23-85 shuttering STRs through the holiday season based upon the data and recommendations of the Lincoln County Director of Health and Human Services Rebecca Austen.

4. Consider adopting 4% as an overall Business License cap for unincorporated Lincoln County. This is based on Mr. Belmont's Memos dated May 29, 2019 (518 licensed STRs represented 4%) and August 7, 2009 (575 licensed STRs represented 4.3%).

5. Consider adopting 4% as a neighborhood-specific or subdivision-specific cap in R-1, R-1-A, and R-2 zones. Existing Business Licenses in each neighborhood or subdivision would be renewed until the number of Licenses drops below 4% in the neighborhood or subdivision. Once the cap fall below 4%, a new Business Licenses could be issued, but no closer than 250 feet of an existing STR.

Please note that we have additional Comments related to Enforcement, Emergency Preparedness, and Implementation. Would you like us to submit these directly to County Counsel?

Thank you for your attention and consideration.

Respectfully,

/s/

Monica Kirk, Steering Committee member
15neighborhoods

bcc: Steering Committee
Neighborhood Coordinators

Public Input

Row 2

Name	Mark Felt
Email	markfeltleb@yahoo.com
Form Date Field	01/11/21
Topic	Agenda Item
Comments	What is the status of 60+ STR that were told to shut down because they were operating STRs without a license? Have neighbors been informed? If not, why not? Can the public access the addresses of these properties? What proactive measures are being taken to ensure that these violators have actually stopped acting as STR? I would appreciate the public being given an update and an answer to the above questions.
Meeting Date	01/11/21
Subject	STR operating without licenses

Public Input

Row 1

Name	Mark Felt
Email	markfeltleb@yahoo.com
Form Date Field	01/11/21
Topic	Agenda Item
Comments	<p>What is the status of the 60+ STR that were found to be operating without appropriate county license? Are they subject to the current STR license moratorium? Have neighbors been informed of addresses that are in noncompliance? If no, why not? Can the public access the names and addresses of these unlicensed STR? If no, why not? What are the duties of the Community Services Deputy? Is this a full time position or part time position? Mr Landers informed me "that If owners are taking down their websites or entries in VRBO/AirBnb, we are not continuing to knock on their door as we no longer have reason to suspect they may be violating code." In light of this approach to enforcement of noncompliance of licensing requirements, are any proactive measures being taken to ensure these violators are not continuing renting their houses despite cease and desist orders and the current license moratorium? By proactive I mean not just responding to neighbor complaints or monitoring websites. What is the county's future plan (beyond the end of the moratorium) to ensure that more STR are not operating without a license? Thank you for considering/answering these concerns.</p>
Meeting Date	01/20/21
Subject	Short Term Rentals

Public Input

Row 4

Name	Mark Jones
Email	JoneseyRealtor@gmail.com
Form Date Field	12/14/20
Topic	Agenda Item
Comments	<p>Hello, As a local Realtor and a long time resident of this area (27+ years) I can see both sides of the Short Term Rental situation. I have lived next to busy Vacation Rental Dwelling (VRD) homes in Lincoln City (17 years) and in Neskowin (10+ years). Occasionally I have not been overly thrilled to have renters coming and going, but I support property owners having the right to utilize their properties in the best manner for them. My neighbors have always giving me contact numbers in case of issues and were respectful of the impact their rental could have in the neighborhood. I have a family member with a VRD property in Lincoln City, and have sold VRD properties in this area for some time. I have seen the negative impact on property values in areas that just arbitrarily shut down any new VRD permits, making properties that could attain them more valuable and those that can't worth less and harder to market. I think there are far too many factors involved for this to be decided in a rushed and hurried manner (I understand that a decision may be made before the end of the year. After the moratorium on new VRD permits in the county, I've seen a lot of my clients looking elsewhere for their home purchases, which puts a hardship on local property owners who are trying to sell. The idea that if these homes are not allowed to be short term rental properties then they will somehow become affordable housing rentals has no merit, in my opinion. It seems like a very vocal minority is trying to get their way in shutting down Vacation Rental permits in this area. I think you need to take a longer term approach to considering all of the factors involved in your decision to possibly suspend or greatly limit VRD permits in Lincoln County. I think property owners in Lincoln County deserve to know what you are considering and be allowed to weigh in on your decisions. Thank you for your consideration. Best Regards, Mark Jones</p>
Meeting Date	12/14/20
Subject	Short Term Rentals

Public Input

Row 6

Name	Michael Egan
Email	dmegan@earthlink.net
Form Date Field	12/14/20
Topic	Agenda Item
Comments	Short term rental letter
Meeting Date	12/14/20
Subject	Short Term Rental

December 14, 2020

Greetings Lincoln County Board of Commissioners,

We would like you to carefully consider the impact of changing the rules for Short Term Rentals STRs without careful consideration to both sides of the argument.

We purchased a second home in Lincoln County last year for our retirement in the future. We looked up and down the coast of Oregon for a few years and decided Lincoln County had the most to offer. A realtor told us about the possibility of having it as a STR. After purchasing a house overlooking the ocean, we were excited to put it in a rental program. This allows us to pay for the home with some additional income. We are able to maintain the outside of the house using the additional income. This includes maintaining the landscaping and painting. When the house is unoccupied, the rental company monitors the property for damage from storms and other potential problems which helps maintain the look of the neighborhood. It also helps keep crime down because homes are occupied rather than sitting empty for months at a time.

As far as STRs go, people enjoy vacationing in the home like atmosphere with additional space and the ability to cook meals. STRs provide more places for people to stay since there are not a lot of hotels and motels in the area. People come to Lincoln County and spend money at shops, outlet stores, grocery stores, and restaurants which provides jobs for the community. There are also a lot of people who maintain the rentals from housekeepers, managers, and a lot of maintenance people who maintain the STR. This provides additional money for the economy of the area. With the close proximity to large population areas like Portland, Salem, and Eugene, many people take short vacations along the coast. Most of these are families getting away for a few days. STRs also keep real estate values higher because people can use them to generate income. This also raises more property tax revenue for Lincoln County.

When the STRs closed in April and May due to Covid rules, the towns were very different. People were not walking or driving around, mostly due to the tourists not being allowed to stay there. This shows how tourism greatly affects the county.

There are laws in place for people who violate the rules of STRs and are monitored by the Lincoln County Sherriff Department. Our rental company also

monitors the renters of the properties. If neighbors have a noise issue then file a complaint through the proper channels.

We have heard the neighbor's complaints about having STRs in their neighborhood. These are traffic, noise from guests, loud parties, and wear and tear on the neighborhood roads. When we walk around the neighborhood we just don't see or hear these problems. What we do see are non-rental houses that are run down or need of repair. Most of the STR homes look well kept up. As for wear and tear on the roads and traffic, there isn't any more than if we lived there ourselves.

To summarize, we feel that STRs are a valuable part of Lincoln County economy. They provide jobs, increase the standard of living, keep property values up, increase property taxes, and bring visitors to our communities. We are worried that without STRs, the economy of Lincoln county will be negatively impacted for years to come.

Sincerely,
Michael and Deborah Egan
Lincoln County Homeowners

Public Input

Row 4

Name	Michele Riley
Email	purseonality4@gmail.com
Form Date Field	12/30/20
Topic	Agenda Item
Comments	<p>Lincoln County Commissioners, Mr. Wayne Belmont and Mr. Casey Miller, I read the comments from the BOC meeting of December 14th, 2020 and I want to bring something I believe is very important to your attention, the addresses of some of the pro-STR side. And, I would add that this should be a part of your input form: the physical address of the commenter, where you reside and vote. This transparency would make it far easier for you to see where these people are truly coming from and who are your actual constituents living in Lincoln County. Here are the areas with names so you can check for yourselves whether my information, which comes from the County's list of June 23, 2020, is correct: 1. The Halseys, Tucson, Arizona 2. H. Brann, Portland, Oregon 3. The Wilsons, Orangevale, California 4. L. Hines, Cottage Grove, Oregon 5. R. Hatton, Fort Worth, Texas 6. The Egans, Huntington Beach, California 7. L. Bennett, Lakewood, California 8. B. Shaffer, Oregon City, Oregon 9. K. Gresh, Henderson, Nevada The one person I could locate on the list that was pro-STR that was local is P. Magill so please do put some weight behind his/her concern as he/she is one of your constituents just like us. Your responsibility lies with your constituents, I urge you to remember that as you (especially you Mr. Belmont) seem solely concerned with the number of comments on both sides. It is erroneous to count those who do not live here and give them the same power as those of us who actually live here. How can you continue to allow outsiders to dictate Lincoln County law? I cannot go to their home states or counties and grind my axe and get my way, why are you letting them weigh in on our issues? They want their money, they are incorrect about how much their money does in Lincoln County and you know it. Remember: "We are all entitled to our own opinions but no one is entitled to their own facts." ~ U.S. Senator, Daniel Patrick Moynihan I encourage you to check my facts, correct them if they are wrong and let me know where the following commenters reside as I could not find them on the June 23, 2020 information: Colleen Harris Ehab Mossaad Gary and Cassandra Pietrok (there is a Pietrok Llc which is in Omaha, Nebraska) Heidi Gilbert and Andy Peslin Joe Jessal (realtor and local contact for Mr. and Mrs. Jessup of Eugene) Mark Jones Taj Richardson Bob Johnston Thank you for your time and attention to this concerning matter. Please also tell me that you are not just counting numbers or believing the gross inaccuracies from people like Ms. Gresh and that you really do care about your constituents to whom you do have a responsibility to protect and govern. Respectfully, M. Riley, unincorporated Lincoln County</p>
Meeting Date	
Subject	STRs and the comments, where do the people actually live?



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

Fwd: Please don't let this happen to Lincoln County, you can stop this, please do so!

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

Sat, Dec 12, 2020 at 6:15 PM

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

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

From: Michele Riley <purseonality4@gmail.com>

Date: Thu, Dec 10, 2020 at 4:11 PM

Subject: Please don't let this happen to Lincoln County, you can stop this, please do so!

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

December 10, 2020 Wall Street Journal

Airbnb Challenged by Angry Neighbors

Unfavorable local regulations loom as company begins trading publicly
In the dozen years since it was founded, Airbnb Inc. has moved into hundreds of U.S. cities, transforming many of them into vacation-rental meccas.

In response, residents across the country have ratcheted up grass-roots efforts aimed at keeping authority over short-term rentals in the hands of towns and cities.

Airbnb shares are scheduled to begin trading on Thursday on the Nasdaq Stock Market after an initial public offering. The company priced its shares at \$68 apiece on Wednesday, according to people familiar with the matter, setting a valuation of about \$47 billion based on a fully diluted share count and including proceeds of the offering. Airbnb has warned prospective investors that managing its success in the face of angry neighbors and unfavorable local laws is among its biggest challenges in the U.S. and around the world.

Many Silicon Valley tech giants have battled regulators in Washington, D.C., and state capitals. Airbnb's fights are breaking out city by city. For the company, the opposition could yield slower-than-expected growth and higher costs if local authorities impose restrictions on short-term rentals.

The Covid-19 pandemic, which looked disastrous for the company in the spring, has instead fueled an explosion in rental demand among people flocking to popular destinations within driving distance. In August, half of Airbnb's global bookings were for stays within 300 miles of the guest's location, the company said.

The popularity of short-term vacation rentals has generated local campaigns and generated publicity about the downside of living next door to a shifting cast of visitors. Denver, Boston and Santa Monica, Calif., are among the U.S. cities that have tightened rules on the operation of short-term rentals.

An Airbnb spokesman said the company "cannot comment for the record because we are in a quiet period" ahead of the IPO. The company has said in the past that its business allows homeowners to earn a livelihood and that its listings bring tax revenue to cities and states.

In Arizona, the one state that passed a law removing the authority of cities to police short-term rentals, at least two state lawmakers are aiming for bills next year to counter the 2016 law. The law was sold to the legislature as "an old couple making a few extra bucks by renting their spare bedroom," said John Kavanagh, the only state senator to vote against it at the time. "That's not what ended up happening." Investors poured into affluent neighborhoods like Paradise Valley, Ariz.,

a suburb of Phoenix, where they snapped up townhouses to rent on Airbnb, Mayor Jerry Bien-Willner said. Data compiled for the city show that 94% of short-term rental listings in Paradise Valley are stand-alone houses without owners living on-site.

Tensions grew, Mr. Bien-Willner said, after a flurry of complaints from neighbors over noisy house parties and crime at the short-term rentals. Cities can do little because they have no say over leasing the properties, he said.

Some Arizonans complained their homes declined in value because no one but investors wanted to buy a house next to a short-term rental, according to Mr. Bien-Willner. "You don't know your neighbors anymore," he said.

In Sedona, Ariz., a tourist hot spot popular for its striking sandstone canyons, high demand for Airbnb rentals worsened the shortage of affordable housing and "demolished the long-term rental market," Mayor Sandy Moriarty said. So many residents have moved out that an elementary school closed last year, she said. The city tried to impose zoning restrictions in residential neighborhoods, she said, but was blocked by the state law.

On Wednesday, more than two dozen Arizona mayors wrote to Airbnb Chief Executive Brian Chesky, outlining the detrimental impact of short-term rentals on their neighborhoods, including large parties during the pandemic. The company banned house parties at its listings late last year, and it took legal action this year against at least four guests for violating those terms.

In Scottsdale, Ariz., Marjorie Pennock woke up to the sound of gunfire in mid-October, she said. A group of partygoers at the short-term rental property next door drew weapons and fired. One person was shot in the arm. Five homes were struck in the crossfire, according to a police report, and more than 100 shell casings were recovered outside Ms. Pennock's home.

"I'm in my bedroom thinking I'm going to die," she said.

Block party

Bill Hunter, a retired banker campaigning to change the Arizona law, learned about the shooting while he was in Scottsdale distributing yard signs that said "Homes Not Hotels." He arrived in Ms. Pennock's neighborhood the next day and found dozens of residents gathered on the street, eager to speak to him. "All of a sudden, I'm giving a seminar about what they could do to pressure their local representatives to change the law," he said.

Mr. Hunter, a 65-year-old resident of Paradise Valley, began his work last year, he said, after the house next door turned into a party house rental. When he learned that Arizona had taken away the power of cities to regulate such properties, he started a group called Neighbors Not Nightmares, hoping to organize other aggrieved homeowners. He said he rolled out a website built by a consultant he found on Craigslist and who worked out of an RV. Mr. Hunter encouraged people to email state lawmakers, and hundreds shared their stories.

"The emails I've received are heartbreaking," said state Sen. Kate Brophy McGee. She was moved by stories told by agitated neighbors and introduced a bill this year to return some power to cities. The bill sailed through the state Senate in February, but expired in the House when the legislature paused in the pandemic. Ms. McGee, a Republican, lost her re-election bid last month.

Mr. Hunter's group prepared a survey for all 154 candidates running for the Arizona legislature in the November election and pressed them in emails and phone calls to declare a position on policing short-term rentals. He posted their answers, as well as the names of those who didn't respond, urging people to vote for those who promised legislative action. State Rep. Aaron Lieberman, a Democrat, was one who promised to throw his weight behind the group's cause. He was re-elected last month and said he would try to repeal the state law next year. "There's strength in numbers, and people keep sharing horror stories again and again," he said. "It's the issue that I've

heard the most from people about.”

Mr. Lieberman, who earlier this year made an unsuccessful attempt to repeal the 2016 law, expects to draw support from lawmakers who pledged action in Mr. Hunter’s survey, he said. Mr. Kavanaugh, the former state senator who is now a state representative, said he would reintroduce a bill that seeks to impose more stringent requirements on short-term rentals such as maximum occupancy and noise levels.

Republican Gov. Doug Ducey, who championed the current Arizona law, said in an emailed statement, “We have no intention of changing course.”

Temporary neighbor

In Arlington, Texas, a group of stay-at-home moms last year pushed the city to introduce zoning laws to more strictly regulate short-term rentals. One of the women, Jessica Black, had formed a Facebook group called Mothers Against Short-Term Rentals.

Shortly after, the group took aim at a Texas bill which, like Arizona’s law, would take away local authority over those rentals.

The group scoured local news for the names of residents who had complained short-term rentals around the state. Then, they called.

“We said, ‘Hey, you’re having this issue? We’re having this issue. What can we do to work together?’ ” Ms. Black said.

She and others took trips to the state legislature in Austin, lobbying lawmakers face-to-face. They dipped into savings to pay for hotels and other expenses. Ms. Black cornered legislators to talk about various dangers, including the potential use of short-term rentals in human trafficking and other crimes.

The bill never made it to a vote.

Ms. Black, a 46-year-old mother of two girls, said the last straw was when the short-term rental property next door turned into a temporary movie set, creating a hubbub of generators and bright lights.

“We had a revolving door of strangers,” she said of her neighborhood’s opposition to the proliferation of short-term rentals. “As mothers, we lost the sense of safety and community. We would feel anxious when our kids were out riding their bike, or catching the bus, or walking the dogs.”

Ernie Bach, of Largo, Fla., said he leaned on groups in Germany and the U.K. for advice when Florida was considering a bill this year that also would have stripped cities of their authority over short-term rentals. Mr. Bach’s Silver Haired Legislature lobbying group brought citizens to testify in opposition.

“They have got the same problems,” he said. “We compare notes about what’s going on and who has been successful to what degree and how.”

The Florida bill expired in the pandemic. Mr. Bach said his group was ready to take action if it resurfaces.

In Barnstable, Mass., population 45,000, Heather Hunt persuaded her husband to run for town council late last year so he could help stall a proposal that would have limited city authority over short-term rentals.

Ms. Hunt, a 54-year-old lawyer, founded a group called Barnstable Watch last year after she saw a syringe outside the short-term rental next door. “I said, ‘Surely I’m not the only one,’ ” she recalled. “I need to find people who are experiencing this.”

She found local properties for rent on Airbnb and other sites, and she wrote letters to the next-door neighbors, suggesting they band together.

The group waged a months-long battle against the proposal, pooling money to run newspaper advertisements and radio commercials about the experience of Arizonans. On a Sunday last fall, she turned to her husband, David Bogan, and said, “You need to run for council. We can either stand on the sidelines or throw our hat into the ring.” He agreed, and he won.

In November, the proposal was dropped after months of pressure from Ms. Hunt’s group in public and by her husband on the town council.

Neighbors are “dedicating serious hours a day, spending out-of-pocket to solve an issue that should’ve never been theirs to solve,” said Mr. Lieberman, the Arizona lawmaker. “That’s supposed to be our job.”

—Maureen Farrell contributed to this article.

Marjorie Pennock woke up to the sound of gunfire at the rental next door.



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

Recommended action 12/14/2020 STRs

Mona Linstromberg <lindym@peak.org>

Sun, Dec 13, 2020 at 8:15 PM

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

Cc: Wayne Belmont <WBelmont@co.lincoln.or.us>, Casey Miller <clmiller@co.lincoln.or.us>

Commissioners, I am in accord with the comments and recommendations being made and submitted by **15 neighborhoods** with one important exception: I would be more emphatic. The housing market vacancy rates are phenomenally low, forcing housing costs (rental costs and purchase prices) to soar. STRs are unnecessarily eating up needed housing. The County **must** implement the following recommendations.

1. Extend the temporary suspension on STR licensing beyond December 31 ,2020.
2. Immediately discontinue the practice of transferring an STR Business License upon sale to new Owners during the suspension. In other words, restore the previous non-transferability provision of Ordinance 487.
3. Given the Covid-19 Statewide pause, consider reinstating Lincoln County Order #3-23-85 shuttering STRs through the holiday season based upon the data and recommendations of the Lincoln County Director of Health and Human Services Rebecca Austen.
4. Consider adopting 4% as an overall Business License cap for unincorporated Lincoln County. This is based on Mr. Belmont's Memos dated May 29, 2019 (518 licensed STRs represented 4%) and August 7, 2009 (575 licensed STRs represented 4.3%).
5. Consider adopting 4% as a neighborhood-specific or subdivision-specific cap in R-1, R-1-A, and R-2 zones. Existing Business Licenses in each neighborhood or subdivision would be renewed until the number of Licenses drop below 4% in the neighborhood or subdivision. Once the cap falls below 4%, a new Business License could be issued, but no closer than 250 feet of an existing STR.

Regards,

Mona Linstromberg
831 E. Buck Creek Rd.
Tidewater, OR 97390

Sent via my totally safe HARD WIRED internet connection

Public Input

Row 20

Name	Monica Kirk
Email	monicakirk@mac.com
Form Date Field	12/12/20
Topic	Agenda Item
Comments	Commissioners: This Wall Street Journal article does a very good job of discussing problems with STRs. It focuses on Airbnb, but the problems and neighborhood reactions apply just as much to Vacasa, Sweet Homes, Oregon Beach Vacation Rentals, and all the other STR management companies. Lincoln County is not a big deal to Airbnb, but of course it is to you and your constituents. I hope you will find time to read this article and take it to heart when you are looking at how to deal with the local STR situation.
Meeting Date	12/14/20
Subject	Short Term Rental



Airbnb Challenged by Angry Neighbors

Unfavorable local regulations loom as company begins trading publicly

In the dozen years since it was founded, Airbnb Inc. has moved into hundreds of U.S. cities, transforming many of them into vacation-rental meccas.

In response, residents across the country have ratcheted up grass-roots efforts aimed at keeping authority over short-term rentals in the hands of towns and cities.

Airbnb shares are scheduled to begin trading on Thursday on the Nasdaq Stock Market after an initial public offering. The company priced its shares at \$68 apiece on Wednesday, according to people familiar with the matter, setting a valuation of about \$47 billion based on a fully diluted share count and including proceeds of the offering. Airbnb has warned prospective investors that managing its success in the face of angry neighbors and unfavorable local laws is among its biggest challenges in the U.S. and around the world.

Many Silicon Valley tech giants have battled regulators in Washington, D.C., and state capitals. Airbnb's fights are breaking out city by city. For the company, the opposition could yield slower-than-expected growth and higher costs if local authorities impose restrictions on short-term rentals.

The Covid-19 pandemic, which looked disastrous for the company in the spring, has instead fueled an explosion in rental demand among people flocking to popular destinations within driving distance. In August, half of Airbnb's global bookings were for stays within 300 miles of the guest's location, the company said.

The popularity of short-term vacation rentals has generated local campaigns and generated publicity about the downside of living next door to a shifting cast of visitors. Denver, Boston and Santa Monica, Calif., are among the U.S. cities that have tightened rules on the operation of short-term rentals.

An Airbnb spokesman said the company "cannot comment for the record because we are in a quiet period" ahead of the IPO. The company has said in the past that its business allows homeowners to earn a livelihood and that its listings bring tax revenue to cities and states.

In Arizona, the one state that passed a law removing the authority of cities to police short-term rentals, at least two state lawmakers are aiming for bills next year to counter the 2016 law. The law was sold to the legislature as “an old couple making a few extra bucks by renting their spare bedroom,” said John Kavanagh, the only state senator to vote against it at the time. “That’s not what ended up happening.”

Investors poured into affluent neighborhoods like Paradise Valley, Ariz., a suburb of Phoenix, where they snapped up townhouses to rent on Airbnb, Mayor Jerry Bien-Willner said. Data compiled for the city show that 94% of short-term rental listings in Paradise Valley are stand-alone houses without owners living on-site.

Tensions grew, Mr. Bien-Willner said, after a flurry of complaints from neighbors over noisy house parties and crime at the short-term rentals. Cities can do little because they have no say over leasing the properties, he said.

Some Arizonans complained their homes declined in value because no one but investors wanted to buy a house next to a short-term rental, according to Mr. Bien-Willner. “You don’t know your neighbors anymore,” he said.

In Sedona, Ariz., a tourist hot spot popular for its striking sandstone canyons, high demand for Airbnb rentals worsened the shortage of affordable housing and “demolished the long-term rental market,” Mayor Sandy Moriarty said. So many residents have moved out that an elementary school closed last year, she said. The city tried to impose zoning restrictions in residential neighborhoods, she said, but was blocked by the state law.

On Wednesday, more than two dozen Arizona mayors wrote to Airbnb Chief Executive Brian Chesky, outlining the detrimental impact of short-term rentals on their neighborhoods, including large parties during the pandemic. The company banned house parties at its listings late last year, and it took legal action this year against at least four guests for violating those terms.

In Scottsdale, Ariz., Marjorie Pennock woke up to the sound of gunfire in mid-October, she said. A group of partygoers at the short-term rental property next door drew weapons and fired. One person was shot in the arm. Five homes were struck in the crossfire, according to a police report, and more than 100 shell casings were recovered outside Ms. Pennock’s home.

“I’m in my bedroom thinking I’m going to die,” she said.

Block party

Bill Hunter, a retired banker campaigning to change the Arizona law, learned about the shooting while he was in Scottsdale distributing yard signs that said "Homes Not Hotels." He arrived in Ms. Pennock's neighborhood the next day and found dozens of residents gathered on the street, eager to speak to him. "All of a sudden, I'm giving a seminar about what they could do to pressure their local representatives to change the law," he said.

Mr. Hunter, a 65-year-old resident of Paradise Valley, began his work last year, he said, after the house next door turned into a party house rental. When he learned that Arizona had taken away the power of cities to regulate such properties, he started a group called Neighbors Not Nightmares, hoping to organize other aggrieved homeowners.

He said he rolled out a website built by a consultant he found on Craigslist and who worked out of an RV. Mr. Hunter encouraged people to email state lawmakers, and hundreds shared their stories.

"The emails I've received are heartbreaking," said state Sen. Kate Brophy McGee. She was moved by stories told by agitated neighbors and introduced a bill this year to return some power to cities. The bill sailed through the state Senate in February, but expired in the House when the legislature paused in the pandemic. Ms. McGee, a Republican, lost her re-election bid last month.

Mr. Hunter's group prepared a survey for all 154 candidates running for the Arizona legislature in the November election and pressed them in emails and phone calls to declare a position on policing short-term rentals. He posted their answers, as well as the names of those who didn't respond, urging people to vote for those who promised legislative action. State Rep. Aaron Lieberman, a Democrat, was one who promised to throw his weight behind the group's cause. He was re-elected last month and said he would try to repeal the state law next year. "There's strength in numbers, and people keep sharing horror stories again and again and again," he said. "It's the issue that I've heard the most from people about."

Mr. Lieberman, who earlier this year made an unsuccessful attempt to repeal the 2016 law, expects to draw support from lawmakers who pledged action in Mr. Hunter's survey, he said. Mr. Kavanagh, the former state senator who is now a state representative, said he would reintroduce a bill that seeks to impose more stringent requirements on short-term rentals such as maximum occupancy and noise levels.

Republican Gov. Doug Ducey, who championed the current Arizona law, said in an emailed statement, "We have no intention of changing course."

Temporary neighbor

In Arlington, Texas, a group of stay-at-home moms last year pushed the city to introduce zoning laws to more strictly regulate short-term rentals. One of the women, Jessica Black, had formed a Facebook group called Mothers Against Short-Term Rentals.

Shortly after, the group took aim at a Texas bill which, like Arizona's law, would take away local authority over those rentals.

The group scoured local news for the names of residents who had complained short-term rentals around the state. Then, they called.

"We said, 'Hey, you're having this issue? We're having this issue. What can we do to work together?'" Ms. Black said.

She and others took trips to the state legislature in Austin, lobbying lawmakers face-to-face. They dipped into savings to pay for hotels and other expenses. Ms. Black cornered legislators to talk about various dangers, including the potential use of short-term rentals in human trafficking and other crimes.

The bill never made it to a vote.

Ms. Black, a 46-year-old mother of two girls, said the last straw was when the short-term rental property next door turned into a temporary movie set, creating a hubbub of generators and bright lights.

"We had a revolving door of strangers," she said of her neighborhood's opposition to the proliferation of short-term rentals. "As mothers, we lost the sense of safety and community. We would feel anxious when our kids were out riding their bike, or catching the bus, or walking the dogs."

Ernie Bach, of Largo, Fla., said he leaned on groups in Germany and the U.K. for advice when Florida was considering a bill this year that also would have stripped cities of their authority over short-term rentals. Mr. Bach's Silver Haired Legislature lobbying group brought citizens to testify in opposition.

"They have got the same problems," he said. "We compare notes about what's going on and who has been successful to what degree and how." The Florida bill expired in the pandemic. Mr. Bach said his group was ready to take action if it resurfaces.

In Barnstable, Mass., population 45,000, Heather Hunt persuaded her husband to run for town council late last year so he could help stall a proposal that would have limited city authority over short-term rentals.

Ms. Hunt, a 54-year-old lawyer, founded a group called Barnstable Watch last year after she saw a syringe outside the short-term rental next door. "I said, 'Surely I'm not the only one,' " she recalled. "I need to find people who are experiencing this."

She found local properties for rent on Airbnb and other sites, and she wrote letters to the next-door neighbors, suggesting they band together.

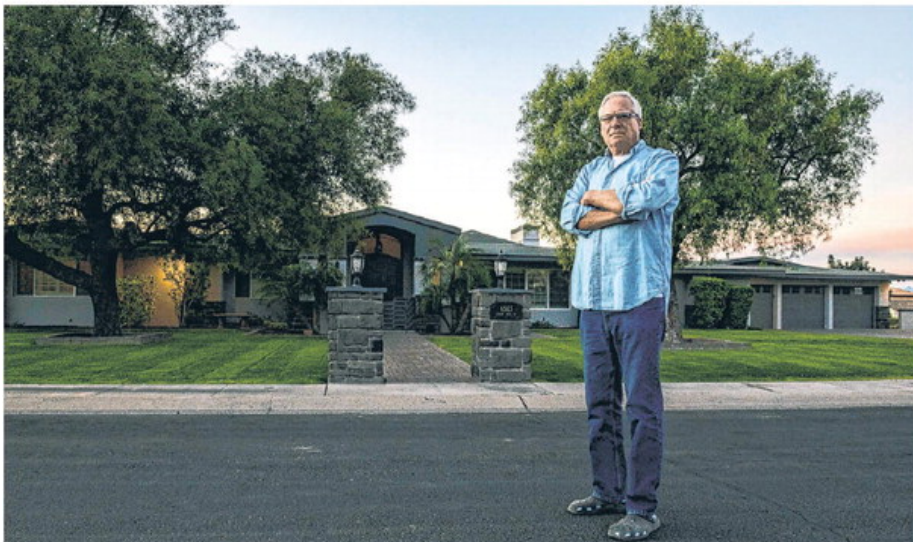
The group waged a months-long battle against the proposal, pooling money to run newspaper advertisements and radio commercials about the experience of Arizonans. On a Sunday last fall, she turned to her husband, David Bogan, and said, "You need to run for council. We can either stand on the sidelines or throw our hat into the ring." He agreed, and he won.

In November, the proposal was dropped after months of pressure from Ms. Hunt's group in public and by her husband on the town council.

Neighbors are "dedicating serious hours a day, spending out-of-pocket to solve an issue that should've never been theirs to solve," said Mr. Lieberman, the Arizona lawmaker. "That's supposed to be our job."

—Maureen Farrell contributed to this article.

Marjorie Pennock woke up to the sound of gunfire at the rental next door.



Public Input

Row 1

Name	Monica Kirk
Email	monicakirk@mac.com
Form Date Field	01/10/21
Topic	Non-Agenda Item
Comments	<p>The national housing inventory has also reached an all time low. Who is buying? Real estate investors because the interest rates are so low and employment is unstable. The Board of Commissioners must cap STRs below the existing percentage to avoid this unintended, but foreseeable consequence, of the pandemic.</p> <p><u>"Middle-class homeowners will get 'priced out permanently' per real estate investor" (January 2021)</u> The number of homes for sale reached an all-time low in December, as buyers remained active and eager to buy even during the holiday season. National inventory declined by 39.6% over the last year, and fell below 700,000 for the first time, according to a new report from realtor.com The U.S. housing market has been a consistent bright spot during the coronavirus crisis, buoying the economy, which in December lost jobs — 140,000 of them — for the first time since April. Even during such uncertain times, mortgage rates remain at historically low levels and many Americans are seeking more space as their homes have transformed into offices and schools overnight. But given the low inventory and the quick turnaround of homes, middle class Americans are finding homeownership more inaccessible than ever, according to Grant Cardone, a real estate investor who manages a \$1.4 billion portfolio of multifamily properties and also stars in Discovery Network's (DISCA) reality series, "Undercover Billionaire." "The middle class are going to get priced out permanently. The great divide will get wider, wealthy people are picking up second and third homes like most people buy Skittles or the way we were buying toilet paper back in March. The average person is not able to grab a house today. After the pandemic, the banks went to 20% down, now they're doing double and triple checks to see if your future employment is stable," he said during an interview with Yahoo Finance Live on Friday. 'It's going to get more and more difficult'. Homes are selling quickly in this environment, spending an average of 66 days on the market as of December — 13 fewer days on average than in 2019, according to realtor.com. U.S. home price growth surged in October to levels not seen in six years, Yahoo Finance's Amanda Fung reported. "It's going to get more and more difficult for people to buy homes in the lowest interest rate environment we've ever had, the middle class will not be able to take advantage of this. This validates the concept which I've been pushing... cash is trash and the wealthy are turning cash into real assets," he added.</p> <p>https://finance.yahoo.com/amphtml/news/housing-real-estate-market-prices-grant-cardone-undercover-billionaire-211441245.html?guccounter=1</p>
Meeting Date	01/11/21

Subject

FOR THE STR WORKSHOP: An unintended consequence of COVID: Short Term Rentals and Middle Class Housing "The great divide will get wider, wealthy people are picking up second and third homes like most people ... were buying toilet paper back in March."

Public Input

Row 3

Name	Nate Beaudin
Email	natebeaudin@gmail.com
Form Date Field	12/14/20
Topic	Agenda Item
Comments	<p>RE: Post-meeting follow-up letter. Dear Commissions, It saddens me to hear that the commissioners are entertaining proposals that would either further restrict or completely eliminate Short Term Rentals in unincorporated Lincoln County. STRs have been a vital part of coastal Oregon communities for many decades before STRs became widespread through the promotion of booking portals like Airbnb. STRs have been a strong supporter of the economy and a fun-filled home-away-from-home for travelers who love coming to the Oregon coast year after year. Some of my first experiences at the Oregon coast were staying at vacation homes. In more recent years I have grown to love the central Oregon coast and we now own our second home in unincorporated Lincoln County with hopes to someday potentially retire in it. But in the meantime, we support the local community and economy in many different ways. Besides owning our vacation home, I manage 17 other STR properties in Lincoln County (all but one located in unincorporated county areas). Managing these properties is my family's primary source of income. We also employ 5 full-time cleaning and maintenance employees (and upwards of 15 part-time employees in peak season from April through September). Additionally, we conduct routine upgrades and remodeling projects at these properties which provides steady year-round employment for numerous trades workers. We also focus upon full-scale development of single-family homes and small multi-unit properties. In short, we create a small local economy in our own right that benefits a lot of local Lincoln County residents. These people who work for me and with me are your neighbors and my friends and colleagues. If the commissioners act hastily in implementing policies that severely limit or attempt to eliminate STRs in Lincoln County it will have a devastating impact on countless local residents. Additionally, any such course of action will be met with a barrage of lawsuits as it would infringe upon the rights of individual property owners to use their properties in ways that are consistent with the highest and best uses of their properties. As a local STR owner and property manager, I acknowledge that there are likely a few bad apples in the STR community. That said, I regularly communicate with other STR owners and property managers and I've seen that most take pride in the properties they own and manage and do all they can to promote cooperation and good local policy for STRs, also cooperating with the Lincoln County Sheriff's Office in their enforcement efforts, and quite frankly in simply being good neighbors. Of course, there will be a few bad apples, as there are in anything, who generate bad publicity for us all. But why punish all STR owners for the misconduct of a few? The group 15Neighborhoods who has organized in attempts to ban STRs outright in unincorporated Lincoln County would have everyone believe that all STRs are obnoxious, loud, trashy, party houses. This is completely opposite of the truth. Most are well-maintained, pride-</p>

of-ownership homes that provide a peaceful vacation spot for families from all over. Most follow the rules that have already been established, promote good policy, and appreciate giving back to the local community by providing employment opportunities for cleaning staff, hot tub and appliance servicers, handymen, trades men and women, and many others. Additionally, we all know the life-blood of our coastal economy is tourism which has been the case for countless decades. Removing the STRs would be undeniably weaken the local economy. I urge each of you to consider wisely the path forward for STRs in Lincoln County as these homes, homeowners, and all of the staff and employees that support them depend on your good judgment to continue to defend and promote their well-being. Thank you for your time and consideration in reading this letter. Sincerely, Nate Beaudin

Meeting Date 12/14/20

Subject STR policy in Lincoln County

Public Input

Row 2

Name	Patrice Magill
Email	magill1701@yahoo.com
Form Date Field	12/14/20
Topic	Agenda Item
Comments	<p>Hello Thank you for taking the time to read my comments. My husband and I own the home at 4974 SW Surf Pines Ln in Waldport. We are a beach property and enjoy every day we are there. We also enjoy the income we receive from short-term rents. That income is important to us. Our property is managed by Meredith Lodging. They are careful to vet all guests and they ensure the number of guests do not exceed our home's maximum. I believe our concerns are the same as those of the County Commissioners. It is critical to us that (1) our property be cared for and maintained by all visitors, (2) all visitors are respectful of our neighbors, and compliant with noise, parking and trash restrictions. When we are home we recognize a significant number of neighboring residences are short-term rentals (STR). We have had no issue with any visitors during any of our many months being in residence. We would NOT be supportive of STR if they jeopardized our ability to peacefully enjoy our home. My husband and I believe STR should be allowed to continue in the County of Lincoln with the current restrictions in place. We believe future capping or loss of the number of allowed STR would have a serious adverse affect on the entire County. The income generated by visitors goes well beyond that realized by the homeowners. STR provides countless jobs for the property management companies' staff as well as local businesses that are strongly supported by our visitors. Thank you again for the opportunity to voice my opinion.</p>
Meeting Date	12/14/20
Subject	Short-term rental

Public Input

Row 13

Name	Patrick and Patricia Brown
Email	pbshehowatches@gmail.com
Form Date Field	12/13/20
Topic	Agenda Item
Comments	<p>Regarding STRs- COMMISSIONERS, PLEASE! We must have a CAP set on STR's in Lincoln Co- effective immediately! We have a home in Bella Beach- which used to be a tranquil, lovely community- Of both residential homes and properties which are STR's. In the last few years, the numbers of STRs has gotten deplorable! Our property is within a block of the beach. Of the 14 houses that surround us, ALL BUT THREE ARE STRs!!! Some streets have only ONE residential home amongst all STR's!! With the occupancy allowances of this last year, it was like a CARNIVAL here, this last summer! People had loose dogs, 3-5 dogs!, 12- 16 people in one house, trash piled up in over-flowing trash cans, 5-7 cars PER HOUSE (we have VERY LITTLE PARKING AVAILABLE in Bella Beach). Our QUIET HOURS were NOT RESPECTED. (If a homeowner DARED say anything to a renter, we met with hostility- OR, as some of us found out- WE ARE BEING SUED BY THE PROPERTY MGMT! Frat parties, school teams, a wedding party- these people aren't here to enjoy our peace and tranquility! They do not respect residents, or our property (or the properties they are renting!) We have photographs. If SOMETHING ISNT DONE TO TURN THIS AROUND- people who choose NOT TO RENT THEIR HOMES will be forced to sell and move. We are waiting to see what you, our board, will do! We will sell if we don't see major CHANGE! We need a CAP on STRs- BELLA BEACH SHOULD HAVE NO NEW STR LICENSES. Those who are licensed should not be able to transfer their license. When the number of STRs has dropped to a reasonable number (were over 50% right now!!! How about more like 20%? 1 house in 5? Or less!) and where there are areas where STRs are the most heavily congregated (which is usually the most desirable view properties nearest the beach!) STR owners should be given so many years (5?) to forfeit their licenses, until we have achieved that much lower percentage. Our daughter lived in a nice townhouse community in Portland- they only allowed a few rentals. If you wanted to rent your property, you waited until a space opened up! Simple! WE MUST HAVE THE NUMBER OF OCCUPANTS LOWERED DRASTICALLY- Our little community cannot handle the mobs! The wear and tear on the homes, and entire development is taking a HUGE TOLL. It is no longer DESIRABLE to live here. Those who do, and have to work for a living still, are unable to sleep most nights from June to November! The trash and parking situations are inexcusable. People are UPSET/WORRIED- and Tempers are flaring amongst neighbors who used to get along so well. Now, it's divisive (see the nasty website savebellabeach.com- They want to save it FROM RESIDENT OWNERS!!!) Please don't allow Lincoln Co to sink any lower. Let's follow suit of other counties who have gotten a handle on STRs before it was too far gone (we are close). Patrick (my husband) spent an hour with Ms Hall talking about all of this- so, SHE KNOWS OUR DILEMMA. We are HOPEFUL that your board will HEAR THE</p>

APPEALS OF YOUR CONSTITUENTS. You alone can help us get out of this mess. If you do not, we have ML looking at Bella Beach to turn in to a RESORT!! If that happens, we will all up and sell! Then your county will consist of ALL RENTALS. Is that what you'd like to see? I'm sure we can find a peaceful beach community that has few or no rentals- in another county. But, we chose Lincoln Co and Bella Beach! It's where we wanted to live out our golden years. We have no problem with living among a FEW STRs, that are occupied by a respectable number of people (like a family of 4-6!! NOT 20!!!) All dogs on leashes (1 per house- the dog fights and barking was terrible this summer!) Quiet hours and properties RESPECTED. RENTS NEED TO STOP BEING FIXED SO LOW!!! Some houses here are under 100 a night- less than motels! We want to be a PREMIERE COMMUNITY ONCE AGAIN!! These are OUR OPINIONS, of course. Please adopt the bullets presented by 15 Neighborhoods!

Meeting Date 12/14/20

Subject STRs

Public Input

Row 5

Name	Rebecca
Email	ethal1800@gmail.com
Form Date Field	12/14/20
Topic	Agenda Item
Comments	<p>I am on a task force that was put together to address the big problem we are having in Bayshore on short term vacation rentals. We have had problem with renters in a number of ways. Noise problem, to many cars parked in around vacation homes, gun shots going off fireworks going off on our beach when signs are posted it not allowed and renters allowing to leave dog feces in our neighborhood and on the beach. Beach ranger Doug Sestrich also a Bayshore member, said if this doesn't stop all dog will be banned from all Oregon beaches. It's creating a environmental problem. Also there is no regulations on septic use, sanitation of these vacation rental homes before and after renters leave due to COVID, and the number of people allowed in these homes based on each septic system. Each home should be required to have their septic system inspected twice a year and emptied when told too. I feel these homes if allowed should be regulated just like hotels and restaurants are required to. My choice would be to ban them all together here in Bayshore.</p>
Meeting Date	12/14/20
Subject	STVR'S

Public Input

Row 7

Name	Ron Spies
Email	bassmanron57@yahoo.com
Form Date Field	12/14/20
Topic	Agenda Item
Comments	<p>Dear Lincoln County Commissioners, I agree with most of the proposals put forth by 15 Neighborhoods put forth by the letter dated December 11, 2020. I have a disagreement with Proposal 5. I would like to see all R-1, R-1-A, and R-2 zones be 100% free of Short Term Rentals. There needs to be housing freed up for families and working people who are unable to take on a \$500,000 mortgage. Just to be clear also, I would like to see a Short Term Rental license be null and void when a property is sold. The new owner will have go through a new application process. As I've stated before, I work at Samaritan Health Services as a registered licensed X-ray technologist. I am a professional. My wages while very good for Lincoln County are not high enough to take on a \$350,000 mortgage on my own. Just because we are beside the ocean, applicants are not applying in droves. Much of this highly skilled labor is hard to recruit and retain for a variety of reasons. One of the biggest reasons for leaving one of these highly skilled position s after 1 to 3 months is either no housing available or the extremely high cost thereof. Since Short Term Rentals have been taking over my neighborhood of Miroco, I put up with high traffic on our one lane street for 6 or more hours a day, speeding in excess of 30 mph, (The neighborhood limit is 15 mph.), trespassing, noise, outside lights blasting in my living room all night , night after night, and I've been harassed for trying to live my life here as a full time resident and gently educate renters on our unwritten polite manners of minimal outside light usage. Thank you for your consideration. Sincerely yours, Ron Spies 3640 Rocky Creek Avenue</p>
Meeting Date	12/14/20
Subject	Short Term Rentals

Public Input

Row 10

Name	Ruth Hatton
Email	whitestone1@sprintmail.com
Form Date Field	12/14/20
Topic	Agenda Item Short term vacation rental
Comments	<p>Please continue to allow us to rent our properties as vacation rentals into the future without burdensome regulations. Vacation renters bring considerable revenue into the county and are responsible users. We have invested considerable amounts in these homes over the years and would greatly appreciate the opportunity for our children and grandchildren to continue using them for their own families and to support the upkeep by renting. We are maintaining the value and often increasing value for the county by being able to rent. Larger families especially appreciate our homes because they can all be together in a safe place. Thank you for consideration of our concerns. We have 3 homes used for ourselves and vacation rentals.</p>
Meeting Date	12/15/20
Subject	Long term term licensing and use of property for vaction rental

Public Input

Row 1

Name	Taj Richardson
Email	taj@homeoregoncoast.com
Form Date Field	12/14/20
Topic	Agenda Item
Comments	<p>Hello, I live next to two vacation rentals in Gleneden Beach, and around neighborhood I know of several more. I have never had any issues with any of the guests I see enjoying these homes. My interactions with them have always been pleasant and it is wonderful to see them and their families enjoying our neighborhood, community, and beaches. The idea that vacation homes take away from the neighborhood feel of our unincorporated areas of Lincoln City is not true in my experience. While walking around my neighborhood I'd rather see people enjoying homes than have the homes sit empty year round... and that is what happens more often than not when a home is purchased as a second home and not used as a vacation rental. I believe homes that sit empty are more concerning for our neighborhoods than homes enjoyed by wonderful guests and managed by great vacation rental management companies. With people coming and going the homes are better taken care of, and there is less chance of home break ins if would be burglars see people in the homes more often. I don't want to live in a ghost town, without vacationers being a part of our community that is what will happen.</p>
Meeting Date	12/14/20
Subject	Vacation rental permits in Unincorporated Lincoln County

Public Input

Row 3

Name	Traci Burks
Email	2Beverlybeachbums@gmail.com
Form Date Field	12/05/20
Topic	Agenda Item
Comments	<p>Dear Commisioners, I'm quite confused that by this time you are still asking for feedback concerning STRs. You have given ample opportunity for individuals both against STRs and for STRs in unincorporated LC neighborhoods to submit commit both in writing and testify at previous board meetings. After listening to the November meetings audio I was very relieved to here all 3 commissioners see the need for STR caps. My family strongly supports both an overall cap and neighborhood specific caps. Neighborhood caps are vital to restore residential zones to their intent, residences! People that purchased homes in unincorporated residential neighborhoods prior to the STR takeover desperately what a resolution to restore the security and sense of community that existed prior to the county allowing STRs to devour entire streets and surround residents with commercial mini motels. There is a housing crisis in Lincoln County and allowing homes in residential neighborhoods outside of commercial zones to be used as STRs in uncontrolled numbers is only compounding the problem. Every time a residential home becomes an STR a full time resident is eliminated. The county should be looking to the longtime future and encourage folks wanting to permanently move hear and become part of the heart of the county. Don't make Lincoln County's mission statement "Investors Welcome Residents Get Out". If there's one thing we have all gleaned from 2020 it's the appreciation of having a home and the appreciation and desire to live in safe neighborhoods with people around us that we know and trust. Residents are the ones supporting businesses 365 days per year, volunteering in the community and helping their neighbors, not tourists and property managers. Tourists are welcome but should be in commercial zones. There is absolutely no excuse for someone to be operating an STR without a license. The concept of licensing is not unique to LC. There needs to be a fine for operating without a license. There should be no exception to give licenses to people who plead ignorance. The county could generate a significant income from fining violators. The proposed cap of 2 per bedroom period is long over due, as is allowing no gatherings in excess of that number at an STR at any time. Please remember these are residential neighborhoods, many with narrow public maintained streets and dead-end roads with no emergency vehicle turnarounds. Real enforcement is necessary to stop the repeated violations by many STRs. Property managers should have consequences for not enforcing rules. Response by the Sheriff's enforcement officer needs to be available on Fridays and Saturdays when most violations occur. We are all putting our trust in you our elected officials to finally make a permanent cap, reduce occupancy, require an ESER on all STRs, set up a fine schedule and have stringent enforcement. Tim and Traci Burks Unincorporated Lincoln County</p>

Meeting Date

Subject STRs

Public Input

Row 8

Name	Victor K Sund
Email	victorsund@comcast.net
Form Date Field	12/14/20
Topic	Agenda Item
Comments	<p>We moved to Lincoln County looking for a more stable neighborhood. The quality of life in our former house and community had been eroded by the creep of houses being turned into mini hotels or SHORT TERM RENTALS (STRs). We were tired of having new neighbors every weekend and our community was losing citizens willing to serve on local boards and volunteer for local agencies. The county beaurocracies unfortunately were under the influence of the real estate industry and property developers who financed their campaigns so they essentially "bought the vote" allowing more and more STRs. Enforcement of regulations was always less than intended and septic systems were often overwhelmed causing literal stinks in the neighborhoods causing environmental issues near waterways. Arm the county with some real teeth and money for enforcement.</p>
Meeting Date	12/14/20
Subject	Unregulated vacation rentals hollow out neighborhoods

Public Input

Row 1

Name	Winter Chung
Email	winter_miller@yahoo.com
Form Date Field	12/16/20
Topic	Non-Agenda Item
Comments	<p>Dear Board of Commissioners, I am reaching out today about the moratorium on accepting licenses for vacation rentals. I have owned a small second home in the unincorporated portion of the county since 2009 and began renting it out in 2010. Since it is a small house, usually only 2 guests stay there, and there have never been any complaints from my few neighbors, who also do not live in their houses permanently. I have been visiting my second home every single month for the past 10 years. I was not aware that a few years ago, vacation rentals were required to get licensed. I do not believe that I got any information about this sent to me, nor knew to look for it. However, I have been paying the vacation rental tax to Lincoln County, which has added up to thousands of dollars that I have directly paid the county, and indirectly my rental home has contributed to the tourism our county depends on. I was first made aware of the licensing requirement last month through a letter to my primary residence, followed up by an email to my vacation rental website. These two notifications said that I needed to stop renting immediately until a license was obtained. I am more than happy to comply with this. However, this was followed up by saying that I cannot apply for a license due to a moratorium on new licenses. So my question to you is, why did the county begin notifying home owners of a vacation rental license requirement only when a moratorium was put into place? Why were home owners, who have a long history of renting out their properties, and paying taxes to the county, not given notification previously of the licensing requirement? The county clearly has the contact information of all home owners prior to the moratorium. (home address and email). Now that I am not allowed to rent my property out, I am faced with the very real concern of not being able to pay my mortgage on top of the financial strain already present due to the pandemic. I followed the country requirements and did shut down my rental for the two months last spring and also instituted all the new cleaning requirements the county put into place. I recognize the county has its hands full with the pandemic and Echo Mountain Fire complex. However, I request that either the moratorium be lifted on December 31st, 2020, or exceptions be made for home owners who have diligently been paying the vacation rental tax for years. Thank you, A concerned home owner</p>
Meeting Date	
Subject	Vacation Rental Properties

Public Input

Row 6

Name	ZANE KESEY
Email	keyz@key-z.com
Form Date Field	12/29/20
Topic	Agenda Item
Comments	I am a new homeowner of a romantic expensive oceanfront house at Seal Beach cove. I hope to do limited rentals to defray some costs until I retire there. I will jump through any hoops to keep it safe and respectful when renting I. I just want to add my voice to others hoping to do the same.
Meeting Date	01/04/21
Subject	Short Term Rental Moratorium
