

Public Input

Row 20

Name	anonymous
Email	anonymous@lincoln.city
Form Date Field	01/18/21
Topic	Agenda Item
Comments	<p>Hello, I wanted to share my voice with regards to some concerns with STRs. It is known there are several aspects that are good and bad with STR. But the most concerning is how the visitors treat the area. Many visitors contribute to the growing litter and garbage. They also dont follow the local quite hours. One of the worst behaviors is regarding their pets. Mostly they bring their dogs brazenly lose on the streets and beaches. We local residents follow the leash law and control our pets. But a lose strange animal affects quality of life for us and our pets. Though notices are posted, those are seldom followed, neither are those enforced. I would suggest enforcement of some of our local laws which would drive corrective behavior and also provide some revenue for our law agencies. Local resident Lincoln City</p>
Meeting Date	01/20/21
Subject	Local resident request careful STRs

Public Input

Row 6

Name	Arthur Bauer
Email	arthur.bauer@sbcglobal.net
Form Date Field	01/19/21
Topic	Agenda Item
Comments	Placing additional restrictions on short-term rentals in Lincoln County would be counterproductive to the county's economic concerns and totally unnecessary. Any "problems" of concern regarding short-term rentals are easily rectified by mature, objective discussion, and we do not radical changes to fix minor problems.
Meeting Date	
Subject	Short-term rentals

Public Input

Row 53

Name	Ben Miles
Email	bmiles@andersen-const.com
Form Date Field	01/18/21
Topic	Agenda Item
Comments	<p>My wife and I have four young kids, eight and younger. At the beginning of 2020, we made a huge investment for our small family in a beachfront vacation home in Gleneden Beach. Far more expensive per square foot than our primary home. Then Covid hit, followed by STR restrictions, and we were extremely concerned about the choice we made. We are new to short term rentals, but this investment is the only way our family would ever have a chance at owning beachfront property, hopefully for generations to come. My wife's folks are a school teacher and a school janitor; my father is retired US Air Force and my mother is a pastor. We do not come from wealthy families and extravagant backgrounds. Regarding Occupancy changes, our family fits nicely in the home even with a set of my kids' Grandparents staying with us, but would not under occupancy changes. We ask that existing STR homes be Grandfathered into existing occupancies regardless. The existing occupancy limitations also appear in line with Bed and Breakfast Inns and hotels. Regarding Caps on Licenses, this feels unnecessary for the County. Let that stay with cities. This appears to lead to ghost-towns of vacant homes. Having vacant homes seems unsafe. We cannot utilize our home beyond several weeks and weekends a year, so sharing it with others makes the most sense. Further, there are limited beach front properties in the World and the best way to share the beauty of our beaches and ocean is by having others stay in the home as a short term rental. If the actual policy goal is affordable housing, the County should zone residential housing valued at or below median county home value as "long term residential" only, again keeping grandfathered rights in place. Grandfathered and vested rights must be protected. State law protects grandfathered uses and transfers of grandfathered uses in unincorporated counties. Any new licensing scheme should protect those who have continuing rights to short term rent their homes, including the right to transfer the license to another. Further to non-renewal of STR licenses, if areas are to be designated for long term residential, I would suggest waterfront and water-viewing homes and within several blocks of waterfront (and water-viewing) should be excepted from these requirements. There is limited waterfront and waterfront walk-able property and the best way to share it and the view with all visitors is to leave it accessible to all visitors via short term rentals. Thank you for your time reading and considering this feedback. Ben Miles</p>
Meeting Date	01/20/21
Subject	Short Term Rentals



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

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

1 message

bdtang@grassrootsmessages.com <bdtang@grassrootsmessages.com>

Sun, Jan 17, 2021 at 10:46 PM

Reply-To: bdtang@yahoo.com

To: kpeter@co.lincoln.or.us

Dear Commissioners Hunt, Hall, and Jacobson: We recently purchased our property as both our vacation home with the anticipation to rent out when we can not be here to help off set the cost to maintain the property due to erosion. By not being able rent out there's the risk that we will not be able to further invest in the property and the surrounding community. By restricting the number of short term rentals in the County, it is inevitable that jobs and revenue to the County will be severely impacted. What is Lincoln County's plan to replace these revenues? The trickle-down effect of eliminating or severely curtailing the availability of COVID-friendly short-term rental housing in this County is staggering. Particularly considering that STR owners spent \$3.8 Million in 2019 to improve County housing stock, most of which went directly to your constituents in the form of wages and local sales revenue, and to the County in the form of permit fees. Regards, Bieu Tang [5346 Southwest Pacific Coast Highway, Waldport, OR, USA bdtang@yahoo.com](mailto:bdtang@yahoo.com)

Public Input

Row 82

Name	Bob Spurgeon
Email	oceangoer1299@yahoo.com
Form Date Field	01/14/21
Topic	Agenda Item
Comments	Short-term rentals fill a valuable role in bringing tourism to the coastal communities. I understand the want to limit the number of them, but to ban them in certain areas is a poor idea. Each Community should be able to decide how many. In the unincorporated County, I see no reason to limit them.
Meeting Date	01/20/21
Subject	STRs

Public Input

Row 68

Name	Bruce Trent
Email	dbsalmonbake@outlook.com
Form Date Field	01/17/21
Topic	Non-Agenda Item
Comments	<p>I am an STR owner on a septic system. I believe that any STR on septic that does not have documented septic files, including tank capacity, number of bedrooms, drain field and type of waste disposal system should be required to obtain an ESER report. If there is already information on septic system for a given STR then only periodic maintenance/tank pumping should be required. I might add this might be a good time to require the same thing for non-STR's. A sale of a home should trigger a ESER report if there is no septic information on file. I am opposed to an area cap but can and do support a county cap. STR requests above an established cap should be placed on a waiting list in the order the request was received. As homes come off the list of active STR's, new ones from the waiting list should be inspected and if meeting requirements, granted a license. Licenses should NOT be transferable on the sale of property. The property should be required to reapply and if the cap is at limit, be added to the waiting list in the order the application was received. Bedroom occupancy should be limited to 2 per bedroom with a provision for infants under a certain age that should be housed with parents. STR household occupancy should be the 2 per bedroom plus 2. I also believe in the 3 strikes your concept. However there should be a timeline/timeframe associated with the 3 strikes. If the strikes occurred over a period of years this does not seem fair. Perhaps it's 3 per licensing period. In addition the 'strike' would need to be verified by the county's enforcement agency and would need to have resulted in a letter/warning/fine issued by the county. I would encourage the county to immediately implement a means to track and report to anyone requesting it, details on complaints received and the county's enforcement agency's findings. Whatever signage changes that may be considered should not be an issue for myself and I would gladly embrace whatever is needed.</p>
Meeting Date	01/20/21
Subject	STR Workshop Comments

Public Input

Row 5

Name	Cameron Alex
Email	cameronjalex@gmail.com
Form Date Field	01/19/21
Topic	Agenda Item
Comments	<p>I am a native Oregonian that has been enjoying the coast my whole life. I am disgusted with the continued pressure within Lincoln County to limit the ability to host short term rentals, specifically in unincorporated Lincoln County. Short term rentals have provided Lincoln County 3,600 jobs providing \$192 million in wages, accounting for 20% employment in Lincoln County (Travel Impacts Analysis by Dean Runyan Associates). Visitors spend \$105 million in local travel, \$27 million at local restaurants, and add \$11.2 million (AirDNA and Lodging Tax Municipal Code for Yachats, Newport, Waldport, Seal Rock, Lincoln City, Depoe Bay, Gleneden Beach, Otis, Otter Rock, South Beach and Toledo) to the local government's budget, ultimately leading to better services for full time residents. Imagine if these numbers were cut in half or more? If the current short term rentals were left unrented, many would be left unkept, and unoccupied for the majority of the year; ultimately leaving a wake of other issues within these communities as well as missed memories. What numbers do not show is the personal connection that I and many others have with this area. I am an average middle class person that works full time. I have been coming to the central Oregon coast since I was a kid, ultimately leading me to purchase a house with retirement in mind. The pride I have within this community is deep. I have fought, and continue to fight to keep my property and provide guests with the best "Oregon coast" experience I can. This has been especially hard after this last year. Almost monthly I have shopped at the local ACE and Hanks Thriftway in Lincoln County, ate at the Salishack, Side Door Cafe in Gleneden, and hired multiple contractors throughout Lincoln County to help maintain our house. This doesn't include the wide array of small businesses throughout Lincoln County that we eagerly visit on a regular basis. The home we purchased was on the market for over a year with no buyers. That is more than enough time for any local looking for a full time residence to have the opportunity to purchase the home. At first glance 15 neighborhoods coalition appears to be a joke. Their website is filled full of pictures of toppled trash cans and parked cars. Monica Kirk and a small number of retired keyboard warriors are attempting to hoard the coast and communities of unincorporated Lincoln County to keep to themselves. At the end of the day, Counsel Belmont's 5/29/19 memo points out that only 4% of the houses are short term rentals! I support the limit of occupancy, as well as the many other short term rental rules currently in place, but am disheartened with the idea of the elimination of short term rentals in unincorporated Lincoln county. I am as much part of this community as you are. It's hard to understand why this group is seemingly in support of large chain hotels, but want to limit short term rentals all while marching their agenda up the central coast. If you are so proud of your community, why limit how others can enjoy it? In 1967, a bill was passed; backed by Governor Tom McCall making the entire coastline</p>

accessible to everyone. Keep Tom McCall's vision and continue to provide the opportunity for everyone to enjoy Oregon coast. Thank you, Cameron Alex

Meeting Date 01/20/21

Subject STR



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

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

1 message

cspencer@grassrootsmessages.com <cspencer@grassrootsmessages.com>

Mon, Jan 18, 2021 at 8:50 AM

Reply-To: cspencer@georgefox.edu

To: kpeter@co.lincoln.or.us

Dear Commissioners Hunt, Hall, and Jacobson: I own a home in Yachats that I hope to retire in soon, meanwhile I need to rent it short term to help pay expenses otherwise I could not afford to own it. I hope to eventually pass it on to my children, who would probably not be able to afford it either if they could never rent it at times to pay for the high taxes and maintenance. I would hate to see Yachats home ownership only be available to very wealthy people who can afford to leave their homes empty most of the time. By restricting the number of short term rentals in the County, it is inevitable that jobs and revenue to the County will be severely impacted. What is Lincoln County's plan to replace these revenues? The trickle-down effect of eliminating or severely curtailing the availability of COVID-friendly short-term rental housing in this County is staggering. Particularly considering that STR owners spent \$3.8 Million in 2019 to improve County housing stock, most of which went directly to your constituents in the form of wages and local sales revenue, and to the County in the form of permit fees. Regards, Carole Spencer [15770 South Beaver Glen Drive, Oregon City, OR, USA](mailto:cspencer@georgefox.edu)
cspencer@georgefox.edu



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

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

1 message

piazza11@grassrootsmessages.com <piazza11@grassrootsmessages.com>

Sun, Jan 17, 2021 at 3:15 PM

Reply-To: piazza11@msn.com

To: kpeter@co.lincoln.or.us

Dear Commissioners Hunt, Hall, and Jacobson: I have a short-term rental in Seal Rock where there are few restaurants. Our guests support all of Lincoln county when they are here from Yachats to LincolnCity. We live at the beach which belongs to all people. They have a right to visit and be comfortable . Short term rentals are a comforting alternative to hotels for tourists. We have gone the extra miles to create a very safe and COVID-friendly place for our visitors. There are no neighbors around to be bothered. Please consider this carefully. I agree that regulation is important but rather than cutting back on the amount of these short term rentals, permits should be allowed by looking at each situation and neighborhood. Fine owners and cancel permits to those who are negligent on the rules , or whose tenants bother neighbors. By restricting the number of short term rentals in the County, it is inevitable that jobs and revenue to the County will be severely impacted. What is Lincoln County's plan to replace these revenues? The trickle-down effect of eliminating or severely curtailing the availability of COVID-friendly short-term rental housing in this County is staggering. Particularly considering that STR owners spent \$3.8 Million in 2019 to improve County housing stock, most of which went directly to your constituents in the form of wages and local sales revenue, and to the County in the form of permit fees. Regards, Cathy Piazza [540 SW 4th St. Newport, OR 97365 piazza11@msn.com](mailto:piazza11@msn.com)

Public Input

Row 45

Name	Charlotte Smith
Email	grameechar@yahoo.com
Form Date Field	01/18/21
Topic	Agenda Item
Comments	<p>This is in response to the Short Term Rental agenda for 01-20-2021 I am forwarding the information from supporters from VIA Oregon.com website. We, Surfand Beach LLC, are in agreement and find that we support their views though we are NOT members. We give them total acknowledgement of their written view. QUOTED: VIA Oregon "While backgrounds and history may differ, via Oregon members have one thing in common – a love of the central Oregon coast. Many of our members parentheses we are not) our Oregon natives (my husband is a native Oregonian), And others purchased homes in Lincoln County with the dream of retiring here. These vacation rentals provide the flexibility to live out that dream, to contribute to the local economy, to participate in the fabric of the community. This allows owners to live in the community, growing even deeper roots Vacation rental homes provide many benefits to the local community they are in pristine condition, thereby Enhancing the neighborhood in which they are located. They also provide local and state economies with increased revenue from Lodging taxes. Local communities benefit from the cleaning, maintenance, Sparks here, landscaping and renovation jobs that keep people employed in the local economy healthy. Not to mention the contributions to the economy by the visitors who come and spend money in the area. With tourism as an increasing economic contributor to the Oregon economy, these properties are a major part of the local ecosystem. Vacation rentals host are your neighbors who care about the local community, the local economy, and safely Welcoming guess to our incredible shared home here by the shore." Our wish to share the Oregon coast with those that want to come and enjoy and have our community benefit with the increased revenue they will certainly provide. Sincerely Merv and Charlotte Smith Eric and Heather Ballantine Surfand Beach LLC</p>
Meeting Date	01/20/21
Subject	Short Term Rental

Public Input

Row 13

Name	Claire Cunningham
Email	Clrcunningham @yahoo.com
Form Date Field	01/18/21
Topic	Agenda Item
Comments	<p>Thank you for the opportunity to have a voice through the County Commissioners on the topic of short term rentals. I'm a Cunningham, my family has owned our property at 1341 Voyager in Seal Rock for 40 years. After my Mother passed in 2019, I made the difficult decision to sell my personal property to be able to buy the family property in Seal Rock, in order for it to be kept within the family. In order to clear the estate, I had to pay full market price for the property, and I was counting on being able to use short term rental income to help support the costs of ownership. The property sold to me in October of 2020. Regarding the moratorium on short term rental licenses, There are three main concerns which will greatly affect my property, and likely others like me who are struggling to keep the property "in their families. The first is: there is no "Grandfather" type clause in support of family property owners who have paid taxes for years on their property, and now, like me, will not be allowed to use it in a short term rental capacity. Allowing some sort of a Grandfather clause for properties that have been in families for years, not only allows us to continue supporting tax revenue, but would add to fee revenue, and add additional dollars into other businesses our guests would use in the local economy. This type of a clause would honor family properties, and yet deter big businesses from commercially taking over too many properties. Of Second concern is the "3 moved to 2" persons per room cap. Our property sleeps 6 comfortably, but since it is a modified A-frame, it has only 1 bedroom and a large loft. By limiting it to 2, we would only be able to serve a family no larger than 4, as a short term rental, when there is actually more than enough room for 6. This would severely affect the number of parties who would be interested in it as a STR, and the amount of money that could be charged. Thirdly, the septic system in place was inspected and acceptable when the house was built, and as a prudent homeowner, the septic system is kept up to avoid larger unwanted issues that might occur internally and externally from a poorly maintained system. During STR licensing, the septic is addressed again, so further redundancy in addressing septic systems seems un-necessary in light of using it as an STR. I'm truly hoping these issues can be resolved, because having the option of using our property occasionally as an STR will help us financially KEEP the property in our family, and OUT of the hands of larger commercial entities. Thank you again for your consideration, Claire Cunningham</p>
Meeting Date	01/20/21
Subject	Short Term Rentals

Public Input

Row 26

Name	Christa Colway
Email	wrasse5000@yahoo.com
Form Date Field	01/18/21
Topic	Agenda Item
Comments	<p>I'm asking the country commissioners to consider that a Homeshare is not the same as a short term rental and should be classified differently. A Homeshare is the renting of a room in the homeowner's primary residence. Homeshares do not have the same issues as short term rentals because the owner is onsite to address issues and should not be managed the same as short term rentals. Having the owner on site means any noise, trash, or parking violations can be caught immediately. They are also there to verify the number of guests. These are not party units! Homeshares allow budget conscious travelers an affordable option they may not find elsewhere. The homeowner can enjoy sharing their love of the coast with travelers and provides a modest, but perhaps much needed, revenue stream. Allowing homeowners to rent a room in their home may allow them to stay in their home longer. The income can help with property taxes, utility bills, or a portion of the mortgage. However, homeshares charge far less per night than short term rentals and should not pay the same fees. A room rental runs under \$100 per night. Federal, state, and local taxes, as well as booking fees easily take half. It's a huge burden on little establishments to pay a \$350 licensing fee. Homeshare rentals aren't for every traveler and have more vacant days than a full time rental. There is little demand in the off season. The number of Homeshares should not be limited. Full time house vacation rentals (STRs) change the neighborhood. The more STRs there are, the less community is there is. Homeshares do not have the same affect. There is still the sense of community that we all wish to maintain. I understand the reason to regulate Short Term Rentals and Homeshares, however, they are not the same and should not be treated as such.</p>
Meeting Date	01/20/21
Subject	A Homeshares is not a short term rentals

Public Input

Row 81

Name	Colin McKee
Email	mckee.colin@gmail.com
Form Date Field	01/15/21
Topic	Agenda Item
Comments	<p>As a rural home owner on the north side of the County (Cascade Head), I'm in support of continuing the STR program for various reasons. While I understand many of the complaints raised, it's my hope that better regulation can be defined to address the community concerns raised rather than a blanket capping of all STR licenses or worse doing away over time with STRs all together. This latter option I do not believe is in the public interest due to the taxes raised through tourism and renting of homes. Additionally, I feel that to curb / eliminate the program for rural home owners (outside of Lincoln City) lacks justification when the complaints / pressure points are less than in urban environments. I would be in favor of defining appropriate regulation for which home owners must comply while also recognizing the different circumstances between urban and rural environments.</p>
Meeting Date	01/20/21
Subject	Possible Program Additions



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

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

1 message

crusched@grassrootsmessages.com <crusched@grassrootsmessages.com>

Sun, Jan 17, 2021 at 2:53 PM

Reply-To: crusched@gmail.com

To: kpeter@co.lincoln.or.us

Dear Commissioners Hunt, Hall, and Jacobson: For the past 20 years my wife and I have been looking for a home at the coast where we can move as our kids go off to college. We finally found our dream house in South Beach. Unfortunately, we're not quite ready to move to the beach, so to make this possible, we have opted for a STR for the time being. If we were able to move now to the coast, we would have moved into house as it was. It's a beautiful, ocean-facing home, but it was quite dated and needed some care in order to rent. Borrowing a significant portion of our retirement accounts, we put about \$60,000 into the house, including the repair of a leaky roof, new windows, a kitchen upgrade, new furniture, new flooring, unique bedroom themes, and finished a 600 square foot play room downstairs (it was a storage room previously). And then our furnace broke down and we had a new efficient and environmentally friendly heat-pump installed. If we were unable to rent on a short term basis, we would not have been able to do any of these upgrades. Of course, we benefit from these enhancements, but so does the environment and so do the multitude of contractors we employed. We intend to be great neighbors. We have subscribed to the larger sanitation removal option with concierge service so that neighbors will never see a mess in our driveway or curb. We are very strict with our guests in terms of quiet times and capping the number of vehicles permitted. We support the local community in a variety of ways. We can't wait to move to South Beach on a permanent basis. Renting the home on a short term basis will allow us to do so in a financially responsible way and will allow us to keep the property in great shape. By restricting the number of short term rentals in the County, it is inevitable that jobs and revenue to the County will be severely impacted. What is Lincoln County's plan to replace these revenues? The trickle-down effect of eliminating or severely curtailing the availability of COVID-friendly short-term rental housing in this County is staggering. Particularly considering that STR owners spent \$3.8 Million in 2019 to improve County housing stock, most of which went directly to your constituents in the form of wages and local sales revenue, and to the County in the form of permit fees. Regards, Craig Rusch [7858 Southwest Surfland Street, South Beach, Oregon, USA crusched@gmail.com](mailto:crusched@gmail.com)

Public Input

Row 5

Name	Dan Jackson
Email	danjacks35@gmail.com
Form Date Field	01/19/21
Topic	Agenda Item
Comments	<p>As a home owner, my wife and I love to share our rental home with our friends, family and also those looking for a place to relax at the beach We have a guest comment book that contains lots and lots of comments about our guests' favorite restaurants that they visited, the local shops they fell in love with., the local attractions and, of course, the walks on the beach. We have also had returning vets, those needing a place to recuperate, those seeking some quiet time and others who we are happy to have been able to share our home with. We strongly believe that STR's are great ambassadors for Lincoln County and the visitors that seek us out are very appreciative of being able to stay at a home away from home. We have many families that come to stay at our place every year. Please consider all of the positive aspects of inviting others to come and share the beauty that God has provided us on the coast. I would also think it would be devastating to all of the local restaurant owners, merchants, local service providers, skilled workers, etc. if the county decided to restrict STR's. , A Concerned Short Term Rental owner Dan Jackson</p>
Meeting Date	01/20/21
Subject	Commenting as advocate for Short Term Rentals

Public Input

Row 34

Name	Darcell Dance
Email	dldance@msn.com
Form Date Field	01/18/21
Topic	Agenda Item
Comments	<p>I am in support of the continued availability of short term vacation rentals. I am currently the owner of a home that is a short term rental. I have also been a consumer of short term rentals in Lincoln County. The elimination of this option will have negative implications for home owners who may need to sell their properties if this source of income is no longer available. There are also negative implications for the overall economy. Visitors to the area will have limited options for vacation rentals, which will also impact the cost of what is available- limited hotel and motel rentals. More conversation is needed to understand why eliminating short term rentals is a viable solution and/or the only solution.</p>
Meeting Date	01/20/21
Subject	Short term vacation rentals

Public Input

Row 7

Name	David Sudlow
Email	didosud@comcast.net
Form Date Field	01/19/21
Topic	Agenda Item
Comments	<p>My family has been visiting and residing in Lincoln City for over 50 years. Our present family home is in Roads End, which we have had for 40 years. Due to the diversity and size of our family, we can't always reside there. So it has been wonderful to be able to rent it on a short term basis to let other families enjoy the area and to offset maintenance and associated costs with owning a coastal home. I am concerned about the constant rallying against STR/VRD's, while I am in favor of reasonable regulations ie: noise and disturbance of permanent residents, parking and such. I am not in favor of limited rental days, isn't tourism the main industry in Lincoln county? I can't understand why there are so many detractors that these issues keep coming up on the agenda. Our occupancy level was already reduced, which had an effect on the marketability of our home. More restrictions would potentially make not be able to keep our family home which we enjoy visiting so much! Sincerely, David Sudlow</p>
Meeting Date	01/20/21
Subject	STR regulations



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

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

1 message

deanngordon1031@grassrootsmessages.com

Tue, Jan 19, 2021 at 10:51

<deanngordon1031@grassrootsmessages.com>

AM

Reply-To: deanngordon1031@gmail.com

To: kpeter@co.lincoln.or.us

Dear Commissioners Hunt, Hall, and Jacobson: Hello, my name is DeAnn Gordon, and I am the owner of a tiny cottage in Seal Rock. I purchased it just before retiring in 2016, in the hopes of spending lots of vacation time at the ocean. Then found out I was going to be a grandma, and wouldn't be able to spend as much time as I had planned. So I decided to use it as a vacation rental in order to share my beautiful place with others. In addition to the obvious benefit of helping to pay for it, I get the pleasure of knowing that I have brought happiness to many other couples, from young lovers/honeymooners to elderly folks celebrating decades together to singles with their beloved pets. One of my first and favorite things to do when I arrive is to read the journal I keep there for people to log their experiences, favorite places to visit/dine, etc. I was hoping to get another property soon, but am reluctant to invest (being on a fixed income now) if there are going to be restrictive measures being enacted. I have always loved the central Oregon coast (my grandfather used to fish off Depoe Bay), and have been visiting for over 40 years. I love being able to share this beautiful and scenic area with friends and family and guests. Please "don't fix it if it ain't broke". Lincoln County gains so much revenue from the tourist economy, and STR's are a huge part of that revenue. By restricting the number of short term rentals in the County, it is inevitable that jobs and revenue to the County will be severely impacted. What is Lincoln County's plan to replace these revenues? The trickle-down effect of eliminating or severely curtailing the availability of COVID-friendly short-term rental housing in this County is staggering. Particularly considering that STR owners spent \$3.8 Million in 2019 to improve County housing stock, most of which went directly to your constituents in the form of wages and local sales revenue, and to the County in the form of permit fees. Regards, DeAnn Gordon [256 Poverty Lane, Spirit Lake, ID, USA](https://www.google.com/maps/place/256+Poverty+Lane,+Spirit+Lake,+ID,+USA)
deanngordon1031@gmail.com

Debbe Chadwick
STR Owner – 310 NW Oceania Drive
Waldport, OR 97394
541-420-0962 / missdebbe1@yahoo.com

January 18, 2021

Lincoln County Commissioners
Newport, Oregon

RE: STR Licensing – 2021 Workshop and Response to Proposed Actions

Commissioners:

It was just brought to my attention that there are some rule changes being proposed for Lincoln County Short Term Rentals. I felt I must weigh in on these as they could be not only detrimental to MY Short Term Rental but to Lincoln County as a whole.

I love that I have a Short Term Rental on a beautiful beach where my guest families have been able to gather and share valuable time together ~ moms, dads, kids and grandparents, sisters and brothers and the Seniors that just want a week of solitude. They are respectful of COVID protocol, respectful of my home and respectful of the Beach that draws them in.

Because of a few I do not think I should be punished. Because of a few I do not think my families should be punished. Because of a few I do not think that Lincoln County or Waldport should be punished. Because of a few I do not think my single mother Manager/Cleaner should be punished and put out of work.

Here are my thoughts that I support:

Occupancy:

Current is 3 per sleeping area, plus 2. Further, off street parking of 1 space per sleeping area is required. I don't believe it's anyone's business how long a rental can be rented for. That's overreach in my opinion.

Proposed is 2 per bedroom.

1. I support keeping existing homes at grandfathered occupancy. Counties must follow State Law on grandfathered uses. The simplest and most honest way to do this is to leave existing occupancies in place and only apply any change if there is good cause to do so. There seems to be no merit or logic in why STR's should be singled out from Bed and Breakfast or Hotels.
2. If there is a legitimate health or safety concern about occupancy and septic, this belongs in the zoning code and should apply to ALL residences, countywide. To make enforcement easy, any occupancy limit should apply to long term residents and second homeowners as well, not just in the STR rental ordinance. If this is truly a health and safety issue, it belongs in the zoning code and should apply to everyone.

Caps on Licenses:

1. If the City is proposing Capping STR's allowed, (having already extended the Moratorium on Licenses to 16 months) I would ask that you be very mindful and wary of the following consequences:
2. A ghost town of vacant homes. 1/3 or homes in Lincoln county are not occupied full time (as STR's and 2nd Homes.) No people coming to contribute to the local economy. Owners selling given they cannot sustain the STR, leading to a glut in homes, lowering prices and affecting not only the economy but the jobs to the cleaners, vendors, and loss of enjoyment to the guests of Lincoln County.
3. Grandfathered and vested rights must be protected to those of us that have purchased a home in beautiful Waldport with the assumption that they would be used as a STR. Any new licensing scheme should protect those who have continuing rights to short term rent their homes, including the right to transfer the license to another.

Three Strikes and Code Enforcement:

1. I understand that there are people in these communities that don't like STR's. I would also surmise that if they see that they can call and make complaints to get a homeowner out, they will do so. How will you verify a complaint? I am all for Code Violations being brought to light if warranted and action taken where appropriate. Neighborhood Mediation is a GREAT grant that someone could write and make available to communities in Lincoln County. Just giving people a voice and being listened to with some strategies and actions all can agree on goes along way! Stakeholder input goes along way!
2. I support education; both for people looking to purchase a STR, an existing STR owner or a residence next to an STR. Educate!

Septic:

1. Existing STR's should be exempt from this as we have already addressed septic requirement's during the licensing process. We also get the septic's checked yearly or bi-yearly. Clearly there should be some grace if a new policy is put in place with adequate time for repairs etc. There should also be a grace period for any failures to come up to new policy guidelines.

Signage:

1. I agree that Owners should have a Readable Sign showing that there is a Manager Locally with the phone number. This is not only for the Guests, but in the event of Emergency.

Thank you for hearing me out.... Thank you for all you do. Be mindful of consequences to any policy actions taken especially for the tender towns of the Coast. I am attaching a flyer to this to impress such consequence.

Debbe Chadwick



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

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

1 message

t-dswenson@grassrootsmessages.com <t-dswenson@grassrootsmessages.com>

Mon, Jan 18, 2021 at 7:39 PM

Reply-To: t-dswenson@comcast.net

To: kpeter@co.lincoln.or.us

Dear Commissioners Hunt, Hall, and Jacobson: Our house in Gleneden Beach is a second home, made affordable to us by renting it out as a vacation rental. We stay there monthly to do maintenance and enjoy the beach, and are not making a profit but are glad to break even. Any money ahead goes into projects there, such as new washer and dryer, new carpet, new window, etc. Next is a new fence. We'd like to understand the idea that with three verified complaints the license to operate an STR could be suspended or even revoked. That is understandable if an owner consistently allows parties or other problems are brought in however I would hope it is taken on a case by case basis. We've only received two complaints in 9 years we've had the home, both for dogs barking. The first time the animals in the garage and a neighbor called the sheriff who came out and told the family they could get fined if it occurred again. I've passed that story on to all renters since and there's been only one other instance of dogs barking. That time a neighbor called to inform me the dogs were tied up on the deck, and I told the neighbor she could call police. Her response was, "they never do anything" though of course they had last time they were called. (This woman is a little grumpy; she was later caught keying a parked car by the beach entrance, as she didn't want it near - though it wasn't on her property.) I did call the dog's owners who were at lunch and they returned immediately to take care of the animals. After the financial and other difficulties of this past year (and still ongoing), it is hard to imagine that pursuing the current ideas would benefit the county. Having a user-friendly method at the beginning of any problems would weed out serious issue from trivial matters, and the language used needs to be specific in the codes to protect all people, STR owners as well as neighbors. Three valid complaints, in what time frame? Over one season? One year? Two? It wouldn't be fair if the complaints came in over an extended period of time. Also, in an unfriendly neighborhood, permanent residents could make it hard on the STR owner if they wanted with repeated petty complaints of all kinds. By restricting the number of short term rentals in the County, it is inevitable that jobs and revenue to the County will be severely impacted. What is Lincoln County's plan to replace these revenues? The trickle-down effect of eliminating or severely curtailing the availability of COVID-friendly short-term rental housing in this County is staggering. Particularly considering that STR owners spent \$3.8 Million in 2019 to improve County housing stock, most of which went directly to your constituents in the form of wages and local sales revenue, and to the County in the form of permit fees. Regards, Diane Swenson [1001 Southeast 95th Avenue, Vancouver, WA, USA t-dswenson@comcast.net](mailto:t-dswenson@comcast.net)

Public Input

Row 15

Name	Doug Magnuson
Email	dkmagnuson@gmail.com
Form Date Field	01/18/21
Topic	Agenda Item
Comments	<p>My wife and I have owned our home in the Sandpiper area north of Waldport since 2002. We have been overseas (in the Middle East) for 37 years, but have long-term connections to Oregon (my wife is 5th generation Oregonian – her great great grandfather Joseph Myers was the first doctor in the Willamette valley, and each generation after that had connections to and are buried in Albany). We started coming to the coast between Newport and Waldport in the early 80s, when her parents retired from the military and settled in Albany. We fell in love with the area, and purchased when we were able, with the intention of this being our home, temporarily at first (as we've had time to spend here, on visits home), and eventually as our permanent residence. (We bought to have a home, not as an investment property.) My point is, we have roots in Lincoln county. (A further sign of our connection and commitment here is, our son, who also is overseas, bought next door to us, so we could all spend time as a family here whenever we are able to be back in the U.S. And we have had times that we have been based her for months, like this year when we had to evacuate Jordan because of COVID.) When we bought, because of being overseas, we were thankful to be able to have our property managed by the Kellys and Bayshore Rental. This helped us to be able to afford our home (helped cover the costs), but also, having people staying and looking after our home helped with maintenance and security. Our intent has always been to be good neighbors. We want to know the concerns of our neighbors, and for our short term renters to be respectful of the local rules and regulations. We have always been quickly responsive to our immediate neighbors, whenever any issue has been raised. So, we favor reasonable measures (regulations) to make sure that renters / rentals operate in a way that is positive and not negative. At the same time, we do not favor eliminating STR licenses in the unincorporated area that we find ourselves in (in the Sandpiper / Bayshore area). And finally, let me say that Lincoln county as a whole seems to be struggling financially. It's clear that short term rentals bring a good bit of money into our local economy – people on vacation buy groceries, go out for coffee and out to eat, visit various sites like the Oregon Aquarium, buy gas, etc. I don't know the exact figures, how much money is brought into the economy from outside, but with the already depressed state of our economy, do we want to see that money disappear, and to experience the impact in terms of numbers of businesses that might close, jobs that are lost, etc. I hope the Commissioners take all of this into account. One final specific point – re. the proposal to limit the number of renters to 2 per bedroom. I think that could use more thought. We have 3 bedrooms, but one of them is set up with two bunk beds, and has an ensuite bathroom, as a family room for a family with kids. We would prefer that numbers not be limited to only 2 persons per bedroom, though a maximum number per house seems reasonable (for our house, for</p>

example, we're set up with the Sheriff's office for capacity of 8. Thank you for considering this input, and as I said, we definitely want to hear the concerns of our neighbors, and to work together for positive community life here in Lincoln County. Warmly, Doug & Patti Magnuson [Finally, if you check our address on file, you will see it listed as Blaine, MN. That is my brother's address, our permanent address for receiving mail since we have been overseas, since we're not actually at our home in Sandpiper most of the year. But we do not own a home in Minnesota; our home is in Lincoln County.]

Meeting Date 01/20/21

Subject Short Term Rentals

Public Input

Row 12

Name	Doug Magnuson
Email	dkmagnuson@gmail.com
Form Date Field	01/18/21
Topic	Agenda Item
Comments	<p>I would like to add one other specific point, to my other comments - we are against the STR Ballot Measure. We believe that the issues should be looked at and addressed, through a solution that meets the needs of all parties (both those who do STR, and the neighbors). We believe the STR Ballot Measure (to (1) stop licensing STRs in Residential Zones and (2) gradually phase-out STR in Residential Zones over five years) is an extreme solution that only takes into consideration the perspective of one group of people in this situation (and will not be for the good of all). -Doug & Patti Magnuson</p>
Meeting Date	01/20/21
Subject	Short Term Rentals - the STR ballot measure

Public Input

Row 29

Name	Ehab MOSSAAD and Marc Miller
Email	Ehabmossaad@yahoo.com
Form Date Field	01/18/21
Topic	Agenda Item
Comments	<p>Dear Lincoln County Commissioners, We had a dream of owning a home on the beautiful Oregon coast for years, we worked hard and saved money over the years to finally be able to afford this. We found our ideal home to eventually retire in after working hard for years. Part of our affordability calculation was to be able to rent out our beautiful home when we or family are not using it. We made sure to buy our home in an area that is not in an HOA or city limits that would possibly have restrictions on our property use. We also made sure we had large enough of a lot that we would have few neighbors for privacy. After purchasing our home and hiring many local real estate agents, electricians, plumbers etc to get the home to the shape that is comfortable for us and our guests we were surprised that we were not able to apply for a permit to get an STR license. Paying our mortgage, property tax, utilities is an extreme burden on us and we wont be able to do this long term at all. We love the coast and want all our friends, family and guests to be able to experience the charm of the coast as we have. We urge our board members to make the right decision and allow for STR licensing to resume. We don't want our home trashed so we are very selective on number of occupants, minimum stay period and carefully vetting everyone to ensure they abide by all rules and respect our Oregon Coast! This is our home and we use it all the time and it should be our right to allow guests to enjoy as well. Our coastal economy needs to be revived ASAP and opening STR licensing back up is the best way to do this. I saw that we were personally singled out in a letter from an anti-STR group for purchasing a home on the coast...this is pure and simple harassment, how dare members of this group look up our personal information and conclude that we are not worthy of being members of the community. The board needs to shut this down before it gets out of control. HOAs, city councils, neighborhoods should be making these decisions...unincorporated Lincoln county STR licensing should resume ASAP and responsible home owners welcome fair regulation. Thank you so much for your time and cheers to a great 2021! Ehab/Marc</p>
Meeting Date	01/20/21
Subject	STR

Public Input

Row 61

Name	Eric Stuewe
Email	ericstuewe@gmail.com
Form Date Field	01/17/21
Topic	Agenda Item
Comments	<p>Dear Sirs, My wife and I own a STR home in Bayshore just north of Waldport. We purchased this home with the full understanding that we could rent it on a short term bases. This rental income is vital for the ownership of this property. We became a licensed STR in early 2020 and have worked hard to manage our home well. We communicate with all neighbors in our surrounding area even giving them our private cell phone number so they can reach us if there is any issue. We screen our renters well and do not allow anyone under 25 to rent, in addition they must have at least one positive review. We receive so many wonderful comments from our renters telling us how their stay has given them so much peace and has revived their spirits during this very difficult time of COVID-19. We are very careful to follow the rules and guidelines of our license. We are strict in renting to only the proper number of people we are license for and our home will adequately accommodate. We stress to renters the need to park only in the driveway and to obey the quiet hours for our area. We have installed a larger garbage can to always accommodate all the garbage from renters and we also subscribe to valet service with Dahl disposal. We also hire a local resident housekeeper who depends on this income to support her family. It would be so surprising to us that restrictions would be placed on an industry that brings so much economical benefit to the local area. Thank you Eric & Shelley Stuewe 1813 NW Bayshore Dr Waldport, OR 97394</p>
Meeting Date	01/20/21
Subject	STR in Lincoln County

Public Input

Row 46

Name	Everett Williams
Email	ortidefan@yahoo.com
Form Date Field	01/18/20
Topic	Agenda Item
Comments	<p>Thank you for your time and attention, I am a home owner in Gleneden Beach. When I bought my home in 2017, it was a short term rental. When the house was purchased, I had not intended to continue renting the home. However, the prior owner had several months of bookings and we didn't want to cancel those rentals. While talking to the prior owner, contractors and home inspectors, they told me "horror" stories about vacant homes. Plumbing problems destroying the home. Roof leaks causing \$50K in damages. Squatters and home invaders taking over homes and stripping the home bare. These independent data point quickly convinced me that the best way to protect my house is to continue to rent it through a management company. If someone is always looking after the house and the house and community are better off. So I decided to continue this mutually beneficial arrangement regardless of any financial benefit. After reviewing the complaints from the public input, the 15neighbors online information and the remedies that have been suggested. It seems that the suggested remedies are not going to be effective at solving the stated complaints. There are much cheaper models that can solve the concerns of the petitioners while minimizing the impact of these changes on tax revenue and jobs.</p> <p>Garbage overflow. Pictures on 15neighbors.com, show full cans with bags (or loose boxes) on the side. The current remedy suggested is to reduce occupancy. However, If a 4 bedroom home reduces the occupancy from 10 to 8, 8 people will still generate more garbage than a single can in a week. Thus the problem still exists. Instead, require more garbage cans based on occupancy (1 can for 1-4, 2 cans for 5-8, etc). Increased capacity should end this problem and will increase revenue of the Lincoln county sanitation ~\$25k (500 homes * \$50 per month) a month while not negatively impact taxes or jobs like a occupancy reduction. Parking problems. The proposed solution is to reduce the occupancy. Reducing a 2 bedroom house from 8 to 4 does not prevent 4 adults from attempting to park 4 cars. This doesn't necessarily solve the problem. Instead, pass a significant parking ticket (\$250), post signs in the rentals. If the problem is as bad as 15neighbors.com claims, it could create 2-3 jobs for the county and significant tax revenue to the county without negatively impacting jobs or tax revenue. Septic problems. The inspection program sounds great and should be expanded to all septic tanks in the county. This will make Lincoln county cleaner and create jobs for both repair and cleanup. STRs spread covid. Covid is a short term issue and should not be part of the long term plan. However, Short term rentals are have less local contact than Hotels. This is just fear mongering by people who have ulterior motives. Short term rentals do not make housing unaffordable. Short Term Rentals in Lincoln County are in desirable locations and are by definition not "affordable". Over 60% Vacasa listings on the Oregon coast are "ocean or water" homes and even without short term</p>

rentals these properties will never be considered "affordable". For example, a 6534 sq ft lot only (LCBR #18-1571) in Coronado Shores where STR are forbidden, sold for \$260K in 2018. This is way outside the affordable limit of ~\$200K for a house in Lincoln county (based on 24% of median income ~\$46k). Eliminating-reducing short term rentals won't magically make 100s of \$800 a month 3-bedroom homes appear. While affordable housing is a societal issue, short term rentals in this case are not contributing to the problem in Lincoln County and caps on short-term rentals will not fix the problem. Sincerely, Everett Williams Gleneden Beach Oregon.

Meeting Date 01/20/20

Subject Short Term rental Complaints and Remedies.

Public Input

Row 37

Name	Everett WILLIAMS
Email	everett.williams@yahoo.com
Form Date Field	01/18/21
Topic	Agenda Item
Comments	<p>Thank you for your time and attention, I am a home owner in Gleneden Beach. When I bought my home in 2017, it was a short term rental. When the house was purchased, I had not intended to continue renting the home. However, the prior owner had several months of bookings and we didn't want to cancel those rentals. While talking to the prior owner, contractors and home inspectors, they told me "horror" stories about vacant homes. Plumbing problems destroying the home. Roof leaks causing \$50K in damages. Squatters and home invaders taking over homes and stripping the home bare. These independent data point quickly convinced me that the best way to protect my house is to continue to rent it through a management company. If someone is always looking after the house and the house and community are better off. So I decided to continue this mutually beneficial arrangement regardless of any financial benefit. After reviewing the complaints from the public input, the 15neighbors online information and the remedies that have been suggested. It seems that the suggested remedies are not going to be effective at solving the stated complaints. There are much cheaper models that can solve the concerns of the petitioners while minimizing the impact of these changes on tax revenue and jobs.</p> <p>Garbage overflow. Pictures on 15neighbors.com, show full cans with bags (or loose boxes) on the side. The current remedy suggested is to reduce occupancy. However, If a 4 bedroom home reduces the occupancy from 10 to 8, 8 people will still generate more garbage than a single can in a week. Thus the problem still exists. Instead, require more garbage cans based on occupancy (1 can for 1-4, 2 cans for 5-8, etc). Increased capacity should end this problem and will increase revenue of the Lincoln county sanitation ~\$25k (500 homes * \$50 per month) a month while not negatively impact taxes or jobs like a occupancy reduction. Parking problems. The proposed solution is to reduce the occupancy. Reducing a 2 bedroom house from 8 to 4 does not prevent 4 adults from attempting to park 4 cars. This doesn't necessarily solve the problem. Instead, pass a significant parking ticket (\$250), post signs in the rentals. If the problem is as bad as 15neighbors.com claims, it could create 2-3 jobs for the county and significant tax revenue to the county without negatively impacting jobs or tax revenue. Septic problems. The inspection program sounds great and should be expanded to all septic tanks in the county. This will make Lincoln county cleaner and create jobs for both repair and cleanup. STRs spread covid. Covid is a short term issue and should not be part of the long term plan. However, Short term rentals are have less local contact than Hotels. This is just fear mongering by people who have ulterior motives. Short term rentals do not make housing unaffordable. Short Term Rentals in Lincoln County are in desirable locations and are by definition not "affordable". Over 60% Vacasa listings on the Oregon coast are "ocean or water" homes and even without short term</p>

rentals these properties will never be considered "affordable". For example, a 6534 sq ft lot only (LCBR #18-1571) in Coronado Shores where STR are forbidden, sold for \$260K in 2018. This is way outside the affordable limit of ~\$200K for a house in Lincoln county (based on 24% of median income ~\$46k). Eliminating-reducing short term rentals won't magically make 100s of \$800 a month 3-bedroom homes appear. While affordable housing is a societal issue, short term rentals in this case are not contributing to the problem in Lincoln County and caps on short-term rentals will not fix the problem. Sincerely, Everett Williams Gleneden Beach Oregon.

Meeting Date 01/20/21

Subject Short Term rental Complaints and Remedies.

Public Input

Row 83

Name	Fran Lonnon
Email	Fllonno4@yahoo.com
Form Date Field	01/13/21
Topic	Agenda Item
Comments	<p>In regards to short term rental issue. I feel Lincoln City has too many short term rentals. It seems this City is over run with vacation rentals. In Roads End alone the VRDs are at 40 percent of the total housing. This is ridiculous and I am not sure why the City allowed this to happen. I feel there should be no VRD's allowed in a residential area. The housing issues for residents is slim to none because of all of the rentals in our residential areas. This has to stop and any rental of VRD should not be allowed to be resold as a VRD. We have no available for low income people. I know the county want to buy a hotel for the homeless on 10th street in Lincoln City. We the citizens neither want or need a homeless hotel. What we do need is low income housing and this project "Turnkey" should be for the working poor in our city not the homeless. We are going to see a huge amount of people that will be looking for housing because they will not be able to pay their back rent. To NOT have this hotel for the low income working Residents is completely and utterly wrong. Fran Lonnon</p>
Meeting Date	01/20/21
Subject	Short Term Rentals

Public Input

Row 8

Name	Gail Alger
Email	gailalger123@msn.com
Form Date Field	01/19/21
Topic	Agenda Item
Comments	<p>We own a second home at Road"s End that we use up to 5 months out of the year and put in the rental pool the remainder of the year however if we had a limit on that it would be fine with us. We agree with limiting the nights (especially in the summer) a home can be rented. Many of the homes in our area are seldom if ever used by owners but rather used as a business with the goal of bringing in as much money as possible at the expense of neighbors . This brings a constant rotation of people, cars, dogs, fireworks, and parties. The infrastructure of Lincoln City cannot handle the amount of people here during the summer and fall months which was evident during the mandatory evacuation with traffic at a standstill for hours before we began to inch our way down 101. I urge you to limit the number of days a home can be rented and reduce the number of rentals. I do not think homes in residential neighborhoods should be used as hotels. Thank You. Gail and Doug Alger</p>
Meeting Date	01/20/21
Subject	nightly rentals

Public Input

Row 8

Name	Gail Alger
Email	gailalger123@msn.com
Form Date Field	01/19/21
Topic	Non-Agenda Item
Comments	I also encourage you to consider permitting the God's Thumb hike. it is becoming very crowded and dangerous.
Meeting Date	01/20/21
Subject	God's Thumb

Public Input

Row 28

Name	Gary Bradley
Email	Ledger3@comcast.net
Form Date Field	01/18/21
Topic	Agenda Item
Comments	<p>Dear Commissioners, I am a property owner in Seal Rock. I do not have a short term rental, but would like to have this option available to me should I wish to. Thank you for allowing me and other property owners the chance to weigh in on the subject as you prepare to make your decisions. While I am sympathetic to those who may live next door to a problem rental property, and I would clearly want them to be able to have that problem solved, a simple blanket ban on short term rentals is NOT the answer. This would be the equivalent of someone having a problem with a long term neighbor and the county deciding that people can no longer live in houses in Lincoln county because a few of the residents are causing problems. By all means, address the problem properties and take necessary measures to see that the rules are followed for everyone's mutual benefit, but please do not take away the individual property rights of all because of the problems of a few. The other issue I would like to weigh in on is septic capacity. Placing reasonable occupancy limits based on septic capacity or numbers of bedrooms is a regulation that makes good sense. I am not opposed to that. The proposed requirement for regular testing and/or certifying of septic systems for short term rentals does not make sense. First of all, I'm having a hard time believing that septic system failures are more of a problem at short term rentals than at continuously occupied residences. Secondly, we all know that there are numerous ways to regulate and/or discourage short term rentals from operating and this is one of those. Forcing short term rentals to have septic systems tested and certified on a regular basis is unnecessary and an expensive and onerous burden on the property owners. This proposed idea appears designed to punish and discourage short term rentals from operating in Lincoln County. If you require short term rental owners to have their septic systems tested regularly, it is only fair to require ALL property owners to be subject to the same regular testing, inspection and certification rules, and I doubt there is any serious support for that. While there is a well-funded push by the hotel and motel lobbies to have you eliminate competition for them and there are a few very vocal individuals who may also wish to launch an assault on property owners' rights for reasons of their own, I cannot help wonder how the owners and employees of the local bakeries, coffee shops, restaurants and other non-hotel businesses will feel about the almost certain decline in business if short term rentals were to be curtailed. Whether we like it or not, Lincoln County and Lincoln County residents benefit from the existence of short term rentals and the tourist dollars they bring with them. In conclusion, as a Lincoln County property owner and taxpayer, I support allowing short term rentals in Lincoln County. I am also in favor of reasonable regulations and licensing requirements that will help make those rentals an asset to the communities where they exist rather than a problem for neighboring property owners. I am opposed to placing onerous and</p>

unfair burdens(such as annual septic inspections) on short term rental owners as a thinly veiled attempt to shut them down or drive them out of business. Thank you for your consideration, Gary Bradley, Property Owner

Meeting Date 01/20/21

Subject Short Term Rentals



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

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

1 message

garysceva@grassrootsmessages.com <garysceva@grassrootsmessages.com>

Sun, Jan 17, 2021 at 9:40 PM

Reply-To: garysceva@yahoo.com

To: kpeter@co.lincoln.or.us

Dear Commissioners Hunt, Hall, and Jacobson: I'm not a STR owner but I can't believe that other residents think the Oregon coast is there's. I see license plates from Idaho, Utah, Nevada all over. Oregon coast should be open to everyone and if there's know one that wants to come to the coast there wouldn't be STR. Most of the signs for 15 neighborhoods are people who have moved to the coast within the last year or two who think the coast belongs to them. They need to go back to where they came from. STR support our restaurant our stores everything we enjoy is here because of there dollars. And the taxes the STR owners pay. Getting rid of STR will drive property values down. I propose that the STR owners and the rental companies put there own moratorium on renting for a few months and show the country commissioners what it's going to be like the restaurant are almost out of business with COVID let's hang this on them. They will all be out in no time. By restricting the number of short term rentals in the County, it is inevitable that jobs and revenue to the County will be severely impacted. What is Lincoln County's plan to replace these revenues? The trickle-down effect of eliminating or severely curtailing the availability of COVID-friendly short-term rental housing in this County is staggering. Particularly considering that STR owners spent \$3.8 Million in 2019 to improve County housing stock, most of which went directly to your constituents in the form of wages and local sales revenue, and to the County in the form of permit fees. Regards, Gary Sceva [2214 Northwest Convoy Way, Waldport, OR, USA garysceva@yahoo.com](mailto:garysceva@yahoo.com)

Public Input

Row 63

Name	Grace Liu
Email	graceliu1002@yahoo.com
Form Date Field	01/17/21
Topic	Agenda Item
Comments	<p>This item will impact the vacation rental management companies and the home owners a lot, it looks like the government is trying to control all details of the STR business practice instead of provide practical regulations to balance the local residents and the STR owner desires. I would like to know, what is the purpose of this for? How this can help local residents, the business practice of the STR management companies, the STR owners, and the government lodge income tax? I don't see any benefit for any related parties. I wish this item can be taken out from the agenda. Thanks! Grace Liu</p>
Meeting Date	01/20/21
Subject	Limitations or Regulation of Number of Nights Rented

Public Input

Row 14

Name	GREG AND BECKY NEFF
Email	gsneff45@gmail.com
Form Date Field	01/18/21
Topic	Agenda Item
Comments	<p>For families, vacation rentals provide an opportunity to gather income on a second home that often sits unused and many homeowners are only able to afford their vacation homes through the revenue they generate by renting them. Vacation rentals create job opportunities for people living in local communities, while producing valuable tax income that can help develop and fuel the area economies. STRs create 3,600 jobs and provide \$192 million in local wages, accounting for 20% of employment within Lincoln County (Source: Travel Impacts Analysis by Dean Runyan Associates). Visitors spend \$105 million on local travel, \$27 million at local restaurants, and add \$11.2 million to local government budgets (Source: AirDNA and Lodging Tax Municipal Code for Yachats, Newport, Waldport, Seal Rock, Lincoln City, Depoe Bay, Gleneden Beach, Otis, Otter Rock, South Beach and Toledo). All this will do is harm the small businesses and restaurants further that are hurting due to the current economy. This legislation will only drive them out of business for no reason. This will not solve any housing issues in Lincoln City. Rather than harm home owners that pay property taxes to Lincoln County why not find solutions that will work for everybody without violating our property rights.</p>
Meeting Date	01/20/21
Subject	LIMITING SHORT TERM RENTALS

Dear Lincoln County Official

I am writing today to support reasonable and fair short-term rental regulations. I own a home in South Beach. My husband and I plan to retire to this home. As housing prices continually rise, we decided the only way we would be able to make retirement in a beach community manageable would be to buy it before we retired. Not everyone has the ability to work in a place that offers retirement benefits, renting our house is our plan for helping pay for the home before we retire in order to limit cash outflow after.

Short-term rentals managed by professional property managers add significant value to the community by expanding the tax base and attracting direct and indirect spending in our area.

Second homeowners with residences in the community pay local property taxes, helping to fund essential services in our area. The guests who stay in these residences when the owner is away spend heavily within the local community during their stays. This generates additional tax revenue for the city, creates jobs, and furthers local economic opportunity. With so many localities experiencing increasingly strained local budgets, the proper administration of vacation rentals can be a boon to local coffers.

The US Conference of Mayors has affirmed as such and passed a resolution urging municipalities like ours to adopt fair and reasonable regulations on short-term rentals.

Reasonable regulations should:

- Respect homeowners' property rights
- Ensure that travelers visiting a community have the freedom to choose the accommodation option that best meets their unique needs
- Protect the ability of property owners to rent out their residences, even if they are not full-time residents of the property
- Provide a set of easy-to-follow rules for owners, property managers, and guests

Regulations that meet these four criteria have the best-shared outcomes for visitors, homeowners, and the community.

The short-term rental industry is one of the fastest-growing markets for many travelers. Please recognize that short-term rentals play an important role in contributing to our local economy. Short-term rental guests stay longer and spend more during their trips than guests of other types of accommodation. In addition, vacation rentals hire many local contractors to maintain, landscape, and clean the homes they rent. This brings in more tax revenue and helps local businesses thrive.

Occupancy should be kept at 3 per sleeping area, plus 2. Further, off-street parking of 1 space per sleeping area is required.

Keep existing homes at grandfathered occupancy. Counties must follow state law on grandfathered uses. The simplest and most honest way to do this is to leave existing occupancies in place and only apply any change prospectively.

If the County has legitimate health or safety concerns about occupancy and septic, this belongs in the zoning code and should apply to all residences, countywide. To make enforcement easy, any occupancy limit should apply to long term residents and second homeowners as well, not just in the short-term rental ordinance. If this is truly a health and safety issue, it belongs in the zoning code and should apply to everyone. This will simplify enforcement, as a "giant party" report called in by a neighbor, that owner can be cited even if it turns out to be a long-term resident or a second homeowner and not an STR. The County's existing permit system for large and small gatherings would then apply to all.

Three guests per bedroom tracks the current zoning code for Bed and Breakfast Inns. There is no reasonable basis to have a different occupancy for STRs than what is applied to other forms of lodging in Lincoln County. Bed and

Breakfast occupancy is 3 per bedroom, and there appears to be no occupancy cap for hotels. See, e.g. LCC 1.1115(10).

If the county would like to put caps on licenses. I can understand that. It is not fair to put this restriction on current licensed properties. People that went to the time, effort, and expense to make sure they purchased a home in an area that permitted STRs. It is not fair that only wealthy people rich enough to not need the extra income are those allowed to have second homes.

Grandfathered and vested rights must be protected. State law protects grandfathered uses and transfers of grandfathered uses in unincorporated counties. Any new licensing scheme should protect those who have continuing rights to short term rent their homes, including the right to transfer the license to another.

Three Strikes and Code Enforcement should stay as is. It makes sense and protects owners against bogus claims. Most everyone has experienced a neighbor that was unreasonable and complained about everything whether is was valid or not. By not verifying the legitimacy or complaints you subject homeowners to the wrath of unwarranted complaints.

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

Three Strikes rule. This should be an education campaign; the fact that no properties have been shutdown only means that owners and operators comply, not that the program is failing. We would propose parity in the "three strikes" rule, however: that if a neighboring address makes 3 complaints that the licensing authority finds to be unfounded, that neighbor can be barred from making future complaints.

Septic Systems, existing STRs should be exempt from this requirement. They have already addressed septic requirements during the licensing process. Requirements for new licensees should contain the following:

Any new standards should have a "phase-in" grace period, accounting for the backlog at County planning and the priority for fire victims. For example, after an ESER is complete, the operator should have 60 days to apply for repairs or a new system with the County, and 60 days after approval to complete the repairs.

STRs should not be shut down just because a permit is sitting at County planning waiting for action. This is self-explanatory.

Alternatively, the septic standards should take effect 1 year from enactment, to allow owners to bring systems into compliance. Considering the County's "temporary pause" on STR licensing has lasted more than a year, a one-year phase-in date is reasonable given County backlogs and the limited number of septic contractors.

I urge you to protect private property rights by creating an easy system to register properties, collect taxes, and provide consumer protections.

Sincerely,

A handwritten signature in black ink, appearing to read "Heather Ballantine", followed by the date "11/15/21".

Heather Ballantine

7280 SW Surfland St South Beach, Oregon

Public Input

Row 27

Name	Heather Meyers
Email	hlmeyers27@gmail.com
Form Date Field	01/18/21
Topic	Agenda Item
Comments	<p>My family and I regularly visit Gleneden Beach and we choose to stay in rental homes for two- three nights at a time. Many families prefer to stay in homes versus hotels when we visit the Lincoln City area. It makes our stay much more enjoyable and sometimes more affordable. When you allow homeowners to rent their properties you increase the opportunity for families to come and spend money in your community. It also allows others the opportunity to experience beach living without the commitment of buying a home. I would ask you to leave the current regulations in place so the many families who visit Lincoln City can continue to enjoy the beautiful beach homes in the area.</p>
Meeting Date	01/20/21
Subject	Please do not phase out current rental properties

Public Input

Row 57

Name	Heather Weaver
Email	orangepop@hotmail.com
Form Date Field	01/17/21
Topic	Agenda Item
Comments	<p>Short-term vacation rentals should continue to be allowed in unincorporated Lincoln County under current guidelines and not phased out. These bring in visitors from many places and all walks of life who want to enjoy the Oregon coast. The beach and its towns are for EVERYONE, not just those who are privileged and reside there full time. Not everyone wants to stay in a big hotel or in Lincoln City and they deserve to have a variety of options in choosing where to stay. Offering our rental brings in visitors who spend money in shops and restaurants near by. Local businesses depend on that money. Our property management company employs many people in the area including housekeeping and maintenance at competitive wages. These vacation rentals create 3,600 jobs and provide \$192 million in local wages, accounting for 20% of employment within Lincoln County (Source: Travel Impacts Analysis by Dean Runyan Associates). In 2020 alone I personally have spent several thousands of dollars on local roofers, contractors, shops/businesses, attractions and restaurants/bars. My place is in a neighborhood with both renters and full time residents and I, nor my property manager, have ever received a complaint. A bad experience here and there does not account for the majority of short term rentals. Entitled "full time" residents who want to live in their own private bubble do not have the right to determine how other property owners can use their property. I agree that vacation rentals should meet certain requirements, however there are already sufficient and appropriate licensing measures and requirements in place for short term rentals. One-off rentals that cause problems should be handled individually by the appropriate parties, but these situations should never be a blanket reason to disallow all vacation rentals. Even if vacation rentals were phased out, that will not solve the issue of affordable local housing. Housing prices have continued to rise exponentially, even during the covid related vacation rental moratorium and moratorium on new rentals. Vacation rentals are not to blame for lack of affordable housing and banning them in a few unincorporated areas will not solve this greater problem, or even make a dent in it. I personally love the beach and location of my home and try to spend as much time there as possible. I cant imagine not having that space. I fought hard to keep the house in my traumatic divorce and now that I am no longer married I rely on rental income in order to keep it. I have worked hard to keep my property in great shape for others to enjoy and in conjunction with my property manager have hosted the most respectful guests. Let's keep beach communities accessible to everyone so that diverse people from other locations and walks of life can ALL enjoy any beach location they desire, not just the locations (i.e., Lincoln City) that a few privileged residents feel should be designated for outsiders.</p>

Meeting Date

Subject

Short term vacation rentals in Lincoln County

Public Input

Row 69

Name	Heidi Gilbert
Email	Heidirholmes@yahoo.com
Form Date Field	01/17/21
Topic	Agenda Item
Comments	<p>Hello again, Heidi Gilbert here once more with more growing concerns about so many that are out of work due to the lack of work that they depend on from the short term rental business. As I am branching my window covering business to the Central Coast, I have spoken to so many property management companies that have their employees are struggling to make ends meet. I almost had a woman in tears talking about how her lively hood depends on the rental work and it has been cut drastically. So much has been lost this last year with COVID and the fire that the extension of this vote is impacting all the Lincoln County communities worse than you can imagine. You have numbers given from other groups showing the financial impact this has made. There is no way the County can make up these losses that vacation homes brings in for the County. People are mad, upset and fingers are now being pointed your way. Tell me how the retired locals can contribute to the community with bringing in extra revenue? They Pay property taxes as we do as well. Our property updated and is now one of the nicest on the block. Vacation homes are groomed and maintained as I can't say that about many of the homes that surround us who have keep out rental signs in their windows. Why do their properties go to shit and they are the ones complaining about trash bins out for pick up. Have people considered there is more trash now because we are doing more take out too. Our home will be used many weeks out of the month for my work but we want the opportunity to rent it out as well. We want and will follow all the laws that are set in place and be great neighbors. What about those who are following the rules but being harassed by neighbors who are causing the issues? Calling in false reports and screaming over fences to vacationers is harassment. Housekeeping being disrupted by busy bodies. Those individuals should be fined if they are causing the issues and making false claims. Our home and so many other homes will bring the vacationers to enjoy our coast but extra income for my family. This simply a trickle down of revenue that will find its way to the hard working people in the community. The hard working people in these towns are the people we need to be concerned about. Those who honestly can't offer anything finically help to the community need to back off. If people don't have jobs they will leave. You want your towns to be 65+ over as when they pass on, you won't have towns anymore. You will have ghost towns and business boarded up. Putting people back to work safety and bringing tourism here is a win win to the area. In regards to 15 neighborhoods group... Locating people who bought homes recently to canvas door to door or who posted letters on the County site.... A woman recently stomping up to my front door and asking questions about my voting status, am I here full time were just a few questions. Come to find out that my husband and myself are on one of 15 neighborhoods letters in regards to where we live. Insanity that this group is going through extreme measures to track people down. I</p>

even told this individual we had to buy a home here so I could expand my company because I can't find a place to ever stay here especially in the Summer. Very sick that this group has a long list of individuals who they list in regards to where they live permanently. I am a 4th generation Oregonian if you all from 15 neighborhood wants to know. You want my blood type too? Again, 15 neighborhoods seems to be the biggest issue here. Not the vacation owners / renters as there were 2 legitimate calls about issues with renters last year. Two. I will repeat that. Two. Out of how many homes spanning through Lincoln county. How much money was lost year again to the County again? Open things back up and earlier than June. Too many people are hurting and putting this vote off everyday is hurting people. Heidi Gilbert Andy Peslin Gleneden Beach, Or.

Meeting Date 01/19/21

Subject STR

Public Input

Row 77

Name	James and Susan Tucker
Email	jim@eagleindustries.us sgrinnell24121@gmail.com
Form Date Field	01/16/21
Topic	Agenda Item
Comments	Our letter may be part of both January 19th meeting as well as the workshop agenda on January 20th. The framework of our input is guided by the January 20th agenda. Thank you for your concern and consideration of our individual situation.
Meeting Date	01/20/21
Subject	STRs

To: Lincoln County Board of Commissioners

From: James and Susan Tucker

8000 Helmick Rd.

Monmouth, OR 97361

Re: STR Public Input concerning

10350 NW Pacific Coast Highway

Seal Rock, OR 97376

In your effort to do research concerning lifting the moratorium/suspension on STR licensing and incorporating improvements and updates to the Lincoln County Code, we are hopeful that individual situations such as ours will be considered.

We closed on purchase of a home and property in December 2019. A beach home was a lifetime dream and we looked at properties in all different areas of Lincoln County; some were in cities, some were in gated communities, some were in subdivisions, but all were considered "ocean front". One of the reasons we purchased what we did is that it was 1.7 acres and private and we were led to believe as an unincorporated section of the county, it did not require the same licensing if we ever wanted or needed to rent our home. We knew it had been rented before, the previous owner shared a guest book and it had been rented for 35 years from the time it was constructed.

Immediately we started updating and remodeling. Some of the steps took longer and were more expensive than we had anticipated. We put on a new roof, put in an elevator, changed bathroom fixtures, we replaced some of the flooring, updated lighting, updated computer- TV-Wi-Fi technology and made cosmetic changes. In some cases, workers stayed in the house as they were completing their sections of the changes but they were not renting.

As we neared 10 months of work and considerable investment, we called to get more information on renting our home on the weeks or weekends when we would not be able to be there. People who had stayed there for years and were loyal contacted us about the possibility of staying there again but we had put them off because of the construction. We ended up in "shell shock" because not only did we need a license but that the whole process was in moratorium. With it now being called a suspension of new licensing, we realize a possibility of never being able to rent it looms. It was one of the reasons that we purchased what we did. We realize now we should have researched further before purchasing instead of making assumptions and trusting that a local Lincoln County realtor was truthful with us.

Kerry in the STR office has been extremely helpful. We now have read all related ordinances, have obtained a checklist for the steps necessary for licensing and have completed the things necessary (see the later part of this letter for details) to wait for the time when we will be able to apply. We have listened to each of your meetings since that time in October.

Even though we had owned the property and had done repairs and remodeling for 10 months, in your new software search and process, the old owners received a letter about discontinuing unlicensed renting of the property and threatened fines. Whatever information you collected was incorrect about the renting and had the incorrect owner listed, so it was evidently historic information. Subsequently, at one of the meetings a commissioner stated that 65 property owners who were renting unlicensed were openly "defying" the code and might never be licensed. We do not want to be included in that 65 or as owners who would openly defy a code. As evidenced, we have obtained county permits from the building department for all remodeling and work we have accomplished.

Below are the specific agenda items for the 1/20/21 workshop that we have figured out how to address or where we have concerns or questions:

-POSSIBLE CODE CHANGE OPTIONS

SEPTIC SYSTEMS AND CAPACITY LIMITS

The home we bought was built in 1986 and the septic system was completely rebuilt and upgraded in 2005. We knew all of this through records we looked up prior to the purchase. We have records historically back to the purchase of the land in 1975 including letters from geographical engineers, pictures and drawings of the new septic system installed in 2005 and it is all in the records for the address with the county. We have an Existing System Evaluation Report (ESER) and the system was cleaned and inspected in December 2019. The house presently has a septic capacity for 8 which seems reasonable for an almost 2000 square foot home whether it was a STR or a local resident's home. We plan on maintaining it correctly. We would like to see our existing capacity limit remain as it is so that our family can use the home.

COMPLIANCE ENFORCEMENT

Please see below under **MANAGEMENT AND RENTAL ARRANGEMENTS** how we plan to address this concern with our home. We are not in a subdivision, we have acreage, we have parking, we have no close neighbors (although a lot nearby is being cleared) so again, please consider the individual situation. In your own meetings it has been reported that the number of calls about parking and/or noise at STR's are relatively small compared to the number of rentals. It also has been stated that there are certain management companies whose properties generate most of the calls and that it is repetitive with certain properties. Perhaps any enforcement issues should be directed at educating or reprimanding those few companies rather than changing blanket county wide rules.

CONTACT INFORMATION AND SIGNAGE

We have recruited a local individual as a representative and have had a sign made with both their number and our numbers on it. It is ready to be installed. The only thing disappointing about following this code in our estimation is that it is advertising that the home may be unoccupied at certain times which is an invitation for trouble and vandalism. Without this signage, no one would ever know that our home might be a rental property. We also have house numbers ready to put up when the application/inspection process begins.

-POSSIBLE PROGRAM ADDITIONS

CAP ON NUMBER OF STRs (INCLUDING AREA CAPS)

According to the public input you have received, this might be necessary in certain subdivisions, but could it be controlled by the Homeowners Boards or Associations in those group living areas? In our search for properties in 2019 there were certain cities and certain gated communities and neighborhoods where rentals were just not allowed. We wanted that as an option for the future, so we did not look at properties in those areas and it is why we bought the home that we did buy. By area caps, would this mean number of rentals per square mile or how would this "area" be defined in the unincorporated parts of the county? From the public input, it would seem the complaints and problems are not county wide, they are very concentrated and specific?

ALTERNATIVE STR MANAGEMENT AND RENTAL ARRANGEMENTS

We have set up and are ready to go (when we have the application process completed) to use a worldwide service out of San Francisco who will handle filtering guests' credit and history as a renter. They will handle making reservations, collecting money, and booking only those who have agreed to our house and community rules and signed off on them. They will handle the advertising and our fee to them also includes insurance against major renter-caused damage. Our guests will have signed that they know parties are not allowed, that guest numbers are limited that there are no pets, quiet hours, etc. and those rules will be posted. If guests have an issue with our rules, they will contact us directly before they are booked. So, the management company will be filtering guests' history and doing the booking management, depositing our transient lodging tax to Lincoln County. We will be the hosts and will be doing our own property management through our local representative. The fact that our primary home is only an hour away, we would hope our home would not be an enforcement issue.

As an aside, some of the comments you have received suggest that people who own STR's are only counting our money and there have been belligerent comments that indicate certain categories of taxpayers deserve the Board's

consideration/attention over others. As an owner of a home and land in Lincoln County, we pay the same taxes (even though we cannot be present in Lincoln County full time) as someone who lives in their home 24/7 and 52 weeks in the year. If we become owners who are fully licensed as short- term landlords on the weeks or weekends we cannot be there we will have filed with the Lincoln County for a transient lodging tax registration. We will generate even more income for the county than they do.

Our renters are less apt to bring COVID-19 to Lincoln County than those staying in public hotels and motels because they can confine themselves with their own family members. Our renters, especially in a non-COVID-19 situation, will add to Lincoln County's economy by visiting our county's grocery stores, restaurants, museums, fabric and antique stores, hardware stores, kite shops, by paying entry or admission fees to events, and riding the rails. We cannot imagine a full-time resident ignoring the economic benefit of tourists or travelers in a tourist and travel center of Oregon. Additionally, if someone retired in Lincoln County without considering the importance of tourism and travel to the Oregon beaches as part of the economy for the county, the rest of us should not necessarily have to conform to their error. We have explained the properties we saw advertised that did not allow rentals, they are available. People can have a full time resident next door to them who keeps different hours and lives a different lifestyle than they do too.

We hope our work in presenting this to you and in improving our property has not been in vain and that you will consider situations such as ours in your decision about allowing us to obtain a license to become a STR. We will strive to make sure our home is not an enforcement issue. We can be community members who are contributing to Lincoln County's economy and we will be neighbors who are respectful of the county's codes and rules.

Thank you.

Public Input

Row 2

Name	James Woodley
Email	james@woodleyusa.com
Form Date Field	01/19/21
Topic	Agenda Item
Comments	<p>My name is James Woodley and I own property in Lincoln County, Gleneden Beach. I am concerned about the changes the Lincoln County Commissioners are considering to the STR ordinance. I am against all the changes being proposed to the short-term rental requirements. Many are not fair as they do not treat all lodging properties equally. This house has been a vacation home for my family since the 1970's. I have fond memories of times spent with my family on vacation to this home. Lifestyles changed and a few years ago I found myself the sole owner of the home and we only visited it once a year for a few days at a time. I realized I needed to change the way I managed this home. Obtaining a license to use this home as a short-term vacation rental was the perfect solution. The house is now occupied throughout the year, so it is no longer vacant. The home is professionally maintained by a property management company inside and out and no longer appears abandoned and a possible target for squatters. With the home occupied with visitors to the Oregon coast, they are spending money at local businesses and boosting the economy. Since it is a home, they can travel with an extended family which pumps more money into the economy and may even encourage them to stay longer. We are a viable alternative to a hotel or bed and breakfast. Since we are a viable alternative to traditional visitor lodging, the same rules should apply to STRs as to hotels and bed and breakfasts. The proposal to limit occupancy to 2 per bedroom is too stringent. There are families where the young children sleep with the parents; the proposed rule would prohibit this. I am asking that STRs be treated as other lodging on the Oregon Coast. It is only fair and equitable. One of my goals using my vacation home as an STR was that the wonderful family memories that I have about the home could be offered to other families who might not have an opportunity otherwise. The Oregon Coast economy relies heavily on tourism spending and STRs provide part of this revenue to local businesses. Thank you for considering my comments. James Woodley</p>
Meeting Date	01/20/21
Subject	STR proposed ordinance changes

Public Input

Row 72

Name	Jason Joubert
Email	Jljobes2@gmail.com
Form Date Field	01/16/21
Topic	Agenda Item
Comments	<p>We live in Seal Rock and are waiting to get our license to continue with our rental. We would like you consider that in homes where only a room is rented out and the owners live in the same house that this not be categorized the same as someone renting out the whole house. We believe that the most common complaints with STRs are not problems in a home where the owners live because they are there and can address any issues or complaints immediately. You don't have issues like noise, garbage, parking, parties etc because we live there too. Please consider categorizing single room rentals different. We understand we need a license but also it should have different fees than wole house rentals. We make alot less money for a room than someone does for a house. Thank you</p>
Meeting Date	01/20/21
Subject	Short term rentals

January 18, 2021

Dear Commissioners,

As the owner of a Home in unincorporated Lincoln County that is used as a Short-Term Rental, I am appalled at the division created by the 15Neighborhoods group, and I certainly disagree with every point they make.

For background, both my grandparents and all of my extended family except 1 person live in Oregon, and I have been visiting and staying at the central coast for more than 40 years, starting with summer vacations. My very first memory of the Oregon Coast is the Devil's punchbowl. Therefore, we have been investing in this community of Newport, Depoe Bay and Lincoln city for more than 4 decades. We celebrated our engagement on the central coast, we honeymooned here, and we have celebrated at least two-thirds of our anniversaries here. We stay at the Sylvia Beach hotel, eat at Mo's, Tidal Raves and the Chowder Bowl. I shop at many of the boutiques in Depoe Bay, with my favorite shop being Joan-E Gifts. We've also become close friends with the marine biologist who runs Eco Whale Adventures whale watching tours. Years ago, I told my husband I dreamt of retiring here, and he shared he wanted the same future!

While vacationing here in 2019, we decided to look at properties just to determine the value of a dollar here. We were looking very casually, but God had other plans. We found a home in unincorporated Depoe Bay, and within 10 minutes of walking in, we both knew it was perfect for our future. The only problem? That future was a few years away. We thought we could make it a short term, short-term rental, and then move here permanently. We interviewed several agencies in two days, made an offer, and got the house. One lovely set of neighbors even brought cookies over the day we got the keys! During purchase, our septic system was inspected and rated for 8 people; we chose to limit our rentals to 6 people.

However, our beautiful dream has soured somewhat all because of the bullies in the 15Neighborhoods group, led by someone in our own neighborhood. One of our initial renters, a couple who had just received news that one of them had terminal cancer, came to our home for a few days to process their news. When 1 of them left a porch light on after walking the dog, an angry neighbor confronted her at the door (no, he didn't bother to call us or our agency) and screamed at her to turn off the lights. Then he went on a verbal tirade for minutes, yelling at her because we decided to make our home an STR – something clearly, she did not control! [Be aware, our community has a neighbor directory with multiple phone numbers for every owner, and we have a large sign with our agency's name and phone number at the foot of our property, as required.] A different neighbor once complained to us that our porch light bulbs didn't match!!! Another neighbor was caught taking photos of our housekeeper (not just her person, but her car, and her license plate). That neighbor is male – and taking photos of women he doesn't know from a room next door is CREEPY. We told him to STOP! We've been reported to the authorities for having a renter without honoring the 24-hour wait between renters last May (during Covid restrictions). We did not have a renter – in fact, it was our agency's VP, who parked in our driveway while waiting for a large truck to move out of the way. We personally know of two other STR owners in our neighborhood who have been mercilessly bullied as well, simply because they choose to use their homes as an STR. One anti-STR neighbor even made sure to stand in front of OUR house, while being interviewed by a reporter on why he hates STRs. We don't even know him!!! We've never met. Where is the humanity? Would he say these awful things to our face, in the same

tone and manner he said them to the reporter? We are following the rules, and we are expressing our rights as home-owners. Our renters are following the rules too. They know if something goes wrong, we have the right to keep their very high deposit, and we will block them from returning.

Now, let's assume this unfair and illegal proposition passes or you vote for unfair restrictions. Our home could sit empty for months at a time, with no maintenance inside or out. Weeds will grow, plants will overgrow, as we will no longer be able to afford a gardener. Problems on the inside of the house may not be seen for months at a time, when repairs will be more costly. We will visit less because we won't be able to afford to vacation in our home. That means no money to the local restaurants, shops, grocery stores, hardware stores, and more. Or, we will get a long term/monthly renter. Maybe they party... every night. It's not their house. It's not their neighborhood. They don't care if trash doesn't make it into the garbage and wild animals come. Maybe they have four adults – and four cars coming and going every day. Maybe they don't pay the rent, but with Covid restrictions we cannot evict them. Even after restrictions are lifted, it could take several months to evict. How will the neighbors feel then? If we have a long-term renter, forget ever using the house ourselves, whenever we want. Why should we not be able to stay in our own home because someone else doesn't like how we use it?

Unless people have large acreage to live on, we as a people are going to have neighbors. And who those neighbors are is a complete roll of the dice. Once you've bought property, the neighbors come with it – and can't be changed. So, we ALL must learn to live with who we live BY. I choose to believe that the majority of STR owners are responsible, kind and mature people, who manage their property to be the least intrusive on the neighbors and neighborhood as possible. They make sure their property is kept up, clean and presentable, maintained inside and out. It's in our best interest – and the neighborhoods' - to do so! Property owners have rules for their renters, and the county has rules as well. And I believe that the majority of renters follow these rules. Yet the 15Neighborhoods group seems to be the girl who cries wolf – lying in wait for one small item to be out of place so she can jump on it and officially complain at the top of her lungs. Ask the police force – the anti-STR part of the group in our neighborhood has a bad reputation for being a big bother! This group is a bunch of busybodies that has made it their mission to make everyone else's lives miserable, because they are miserable. Now, they have gathered the data on all the STR owners in the county, and harassing them individually, as well as publishing their information in the paper. This has simply now gone too far! In this country, we still view privacy as important. And we don't call someone out if they have done nothing wrong. When will the county begin to shut down THEM? When will you hear how we have been bullied, when we haven't even done anything illegal or immoral?

Meanwhile, we just want to move to your county as soon as possible. We don't want to be a burden or problem to our neighbors – because we are going to be living by them full-time shortly!

I hope you are aware of the full economic POSTIVIE impact STR owners bring to the community. Our renters pay lodging taxes, eat at our local restaurants, shop at our local boutiques, buy groceries at our local stores, and then marvel at the gorgeous scenery we have here in Lincoln County. They marvel so much they want to come back again. They tell their friends. And their friends come, and spend money here. Truly, there are two industries in this area – fishing and tourism. You simply CANNOT bite the hand that feeds you!!!! If you take away STRs, these people won't come back. Those who want to vacation in a home setting, with a full kitchen available, will not choose a hotel instead. They will choose a DIFFERENT community that allows STRs with less government overreach. Plus, we pay taxes – not just property taxes, but we pay extra to maintain our own road. And we eat at our local restaurants, shop at

our local boutiques, buy groceries at our local stores, and then marvel at the gorgeous scenery we have here in Lincoln County. We marveled at the beauty of the central Oregon coast so much so that we invested almost \$600,000 to live here-and absolute dream of mine since I was a little girl. When was the last time 15Neighborhoods invested anything in their community but tirades, complaints, and division? They are making NO positive impact here.

Even limiting the number of people in each STR seems like an overreach. What if my STR was a 4-bedroom house, and 10 people were coming for a wedding? What if each of those people drove their own car? Now reverse this. What if I was not an STR, and I had a 3-bedroom house. I invite 10 people for a wedding, each who drove their own car, and we'd make do with the small space. How are limitations on an STR okay but limitations on a non-STR is not? I understand one suggestion is to limit the number of nights a renter can stay at an STR. That's ridiculous, of course. We have had renters stay from 2 nights to 30! Why should that make any difference at all? Would 15 rentals of 2 nights each create any more traffic and garbage and issues than 1 renter of 30 nights? I don't see any logic there.

I understand people complain there is not enough housing at the coast. But those complainers don't consider that not every person can afford every type of house. Would a local waiter and his family be able to afford a home with a \$2,000+ mortgage? Not when the median household income is \$47,882 (2019, <https://www.census.gov/quickfacts/lincolncountyoregon>). In this example, my home being an STR makes no difference – it might as well not exist. The increase in working age people in Lincoln Country rose 12.8% between 2010 and 2019. But there were only 333 building permits. Is that the fault of the STR owner?

If you decide to put a cap on the number of STRs in the county, then you simply MUST grandfather in all of the STRs with current licenses, without any further regulation then we already have. You cannot force a homeowner's rights away with legislation, and not open yourselves up to risk.

If the proposition by 15neighborhoods is put on the ballot, and if it passes, my husband and I will immediately be hiring a lawyer to sue the county for our rights as a homeowner. And based on all I have read since we bought our house, I believe we would have a strong case. Do you want that?

Please truly listen to both sides. **Just because the other side has been louder, doesn't make them right.**

Sincerely,
Jay and Laurie Bennett

To: Whom it may concern.

I want to give the people who want to get rid of vacation rentals a little reality check. First of all its not a one size fits all situation. Just because you have a few rentals that don't play by the rules why would you think we're all the same.

Your focus needs to be on the vacation rentals that are a problem and hold them and the property managers accountable. I understand you frustrations but you're talking about a small amount that seem to be the problem. For those of you living next door to these problem vacation rentals out of all the times its rented it can't be every time there was a problem? Is it 1out of 10 times? do the math. That means 90% of the time there were no issues. I'm sure it's not 100% ? The property owner and the property manager need to be the ones to fix these problems especially if it's the same problem over and over again. .

Can you control every person that rents your house, no just like you can't control a full time rental. Just like when you rent a motel room and you have a noisy neighbor. It doesn't happen all the time. But if you call the front desk at the hotel they usually call the room and take care of it. Just like the home owner or property Manager should take care of your problem neighbors.

I have never had one complaint since we have turned our home into a vacation rental. When we purchased the home, we bought it as our 2nd home to visit in the summer months. Before we bought the home it was a bank owned and it was really run down and looked terrible. Talking to the neighbors it was a drug dealer house and the owners were always having parties and weren't the best of neighbors. Maybe you rather have that kind of neighbor 24 hours a day 7 days a week which could happen if we were to lose our vacation rental status and have to do a full time rental.

We keep our property well maintained and clean and don't put up with any guests disrespecting our property or being a problem for our neighbors. In fact our neighbors have my cell phone number and I have instructed them to call us any time if a problem were to arise. I have installed surveillance cameras that monitor the outside of the property so I can see what's going on 24/7. Since this is our second home I want to make sure it's being taken care of.

The reason we turned this house into a vacation rental is because we wanted to share the beauty of the Oregon Coast with our friends, family and yes people from out of town that rent our house that haven't seen or been to the coast.

I hear and see the emails that it's all about, the money for people that have a vacation rental and that it does nothing or very little for the community. Well here's another reality check and this is just what I spend when me and my wife come to the coast.

I have been coming to the coast since 1990 when my mom introduced me to Bandon Oregon. Which is where we bought our first vacation house which we rent full time now. I have gone to the coast every year and visited every town on the entire Oregon coast.

My wife and I have gone to the coast 2 times a year for the past 27 years. On every trip we spend over \$2000.00 per trip for a total of \$4000.00 a year. Times that by 27 years and we have spent over \$108,000.00 in that time frame and we stay in our own house which is in Bayshore , Waldport Oregon at our vacation rental.

The majority of the money we spend is all in your local businesses mainly restaurants, businesses like tee shirt shops, boat and bait rentals, gas stations, local events like the Wine and Seafood festivals, Cranberry Days in Bandon and other venues.

This does not include all the other business and labor we use in your local community when it comes to our vacation rental.

- First we had to purchase the home that we pay taxes on in your town
- We contract all the labor and services at a local level when possible
- Power , water, sewer, cable
- Roof repair
- Painting the house
- Local Property Management Company
- Maids
- Landscaping
- Appliance repair
- Furnace repair
- HOA Fee's
- Window repair
- Furniture
- Hardware store

The list goes on and on. We don't make a lot of money on our house. We are lucky to breakeven every year and if we had a mortgage we probably would lose money after we pay for all the expenses and maintenance.

Like I said before we put our house up as a vacation rental to share our home with others and for them to see and fall in love with what we have seen over the years. If we did it for the money we would be better off selling the house.

I can't tell you how many people we send to the coast every year but it's a lot and some even live there now. Some stay at our house and some stay at other houses but they all spend money in your local communities. According to our guest book many are repeat customers and a lot has to do with the house they stay in and of course the town.

The bottom line you need to look at, is vacation rentals bring in a lot of revenue to you local business and towns. Do the math of what the average family spends on a week's vacation? Mine was \$2000.00 per week for two people. If you have no vacation rentals you can kiss that revenue goodbye. Ask the local businesses if they can survive without tourism? If you think Covid was bad for business last year and now add no more vacation rental revenue on top of that. Don't think that those people are going to stay at the local motel. They pick houses for a reason. You can't fit all families in a motel room or have a camp fire in your room. There is some much more you can do with a house than a hotel room. I should know I have been on the road with my job for over 40 years and 35 of them I have been staying in motel rooms. It's just not the same.

If you get rid on vacation rentals what your telling me and all the tourists is that we don't want your business and go somewhere else to spend your money and to stay.

Don't punish all the good vacation rental people on a few bad ones. Fix the ones that are a problem. If they don't abide by the rules like the rest of us then broom them. There is more good than bad out there so be smart about it.

Thank you

Jeff & Pam Crow

Draper, Utah

Waldport, Oregon / Bayshore

Public Input

Row 3

Name	Jeff McElhannon
Email	jmcelhannon085@gmail.com
Form Date Field	01/19/21
Topic	Agenda Item
Comments	<p>We would like to ask the commissioners to consider a cap on STR licenses of 1% to 4%(max), per individual subdivision, not county wide. We live in Bayshore and we feel there are already way too many STR's in our community. We need to preserve our neighborhoods, which were not intended to be commercial properties. Why bother with zonings of R1-A, which we are in, if the county is going to issue business licenses within this zone anyway. What is the point? Understandably, those that own and benefit from the STR industry don't want to give up the income they generate from this, but they should have never been allowed to start with in R1-A areas. In Bayshore, we have areas zoned for commercial tourism, which is where these should be allowed, only. Also of great concern is the overuse of septic systems by STR's, where any number of people crowd into the homes they are renting. The septic systems are not designed for the volume of use they are getting. We feel this could very well become an environmental hazard for the Bayshore community. Please continue with the moratorium on licensing until this issue is resolved. Also, we have heard that enforcement of existing rules is the answer, it is not. There needs to be caps and regulations in place so a homeowner doesn't become surrounded by STR's. The following are problems we experience in our community from STR's: 1. Overcrowded homes with excessive noise. (It's a party, right?) 2. Parking issues 3. Trash overflow 4. Late night fireworks and/or gunshots 5. Dogs, actually the owners of dogs, allowing their dogs to run off leashes, and using other people's properties for their dog toilet. 6. Septic overuse This is some of the many complaints. The point being, residential neighborhoods and commercial lodging do not mix well, therefore the need for R1-A, R1 and R2 to be residential, and commercial tourism to be in commercially zoned areas. Thank you for your consideration. Jeff and Janice McElhannon Bayshore HOA members and full time residents.</p>
Meeting Date	01/20/21
Subject	STR's

January 17, 2021

Dear Lincoln County Commissioners:

My husband and I purchased a vacation cabin near Lost Creek in South Beach in 2002 (unincorporated Lincoln County) and have maintained it through the years; due to our careers, our “primary” residence has changed almost a dozen time throughout this time. Our Oregon Coast part-time home is our one and only consistent home; and we share it with family and guests – many who return year after year to our short-term vacation rental (STR).

I have employed reputable, local property managers (who in turn employ cleaners and maintenance), since I started renting the home back in the day when there was no such thing as AirBNB. I actively monitor the property and I have never had neighbor complaints – with my property managers readily available if there were any.

Over the years, I have complied with all regulations and registrations, and kept my home maintained. Rather than my home sitting empty while I am not using it; I share with short-term renters who frequent the businesses up and down the coast in Lincoln County and help me pay the taxes and mortgage. STR owners aren’t all out-of-town investors who don’t care about the area or their neighbors. I am sure many other commenters will note the economic value of these STR guests to the area. In addition to regular maintenance, I recently replaced and updated my septic system (installed by local contractors). In the same timeframe, my neighbor, part-time residents, built a new home utilizing an existing/old and undersized drainfield to the point they use a “permanent” portable toilet outside that I have to look at and smell, and there is no mechanism to require they replace what is likely a failing system. (They also built accessory structures in the set-backs and generally do not exhibit the “good neighbor” policies Lincoln County is attempting to enforce on STRs.) Any policies that apply to health and safety, septic maintenance, and allowable uses should apply and be enforced fairly and be integrated in the County Code, so that requirements apply regardless of who is living in the home.

I appreciate the need to track and manage STR properties as they are a unique type of business in the County, and am cognizant of the impact in neighborhoods of the “party house mentality” at some large, not well-managed STRs and support reasonable limits that are fairly placed. STR regulations should recognize the diversity of home types being rented (i.e., many STRs are 1-2 bedroom homes). Any changes to regulation should not be solely driven by the worst-case/huge party house scenario. I imagine more STR owners are like me and have a connection to the area, and being able to rent our modest home allows me to maintain my part-time home and contribute to the local economy. Bad actors can be full-time residents or STR occupants (and their owners or managers) – and regulations should be equally applied rather than assuming the best or worst of either type of property owner.

As the County reviews updates to the STR policies, I support the following:

- If the County is to enforce standards to maintain functioning septic systems and provide ESERs on a routine basis, as a health and safety issue, it should apply to all property owners with septic systems, not just STRs.
- Occupancy limits for STR should be set based on health and safety and applied equally across like property uses (e.g., B&Bs, shared room rentals) and should not provide stricter limits on single family homes that comply with STR licensing requirements.

- The current system of determining occupancy by sleeping areas should continue and a limit of 3 per sleeping area, plus 2 seems fair for smaller homes to allow for families. If the concern is septic capacity or parking, then those should be addressed separately and fairly for all properties. Limiting STR occupancy to 2 per bedroom as appears to be under consideration is extreme and arbitrary. If the County wants to place a cap on total guests at one time (including visitors) to limit “problem homes” with excessive numbers – do that. Limiting STRs to 2 guests per bedroom will disproportionately impact smaller homes rather than the large homes people seem to be most concerned about.
- I pay a property manager to locally manage my property and guests. As professionals, they should be treated as partners with the County and held accountable if they are not holding guests accountable and have consistent problems at a STR.
- Regulation changes should be fairly applied with a respect for rights of all property owners – and should not be driven by the worst actors. Provisions to collect fines (e.g., triple licensing fees for those who operated without a license) and not issue or renew licenses to “bad owners” would be better than assuming every STR is managed poorly or limiting STR use in the County.
- Lincoln County should remove the moratorium on STR permits and should not limit the number of nights that a legally registered STR may be utilized. The evidence does not support this would address the issues of non-compliance, environmental damage, and bad behavior being raised.

Finally, the current STR regulations have only been in place for a short time. In reviewing complaints in public comments, it appears many of the violations are from STR operating without a license or that are not complying with existing regulations. The focus of the County should be on enforcement of regulations already in place (including building codes) rather than being increasingly restrictive on the current group of STRs that are licensed, or parties waiting to be licensed.

Thank you for considering my comments. I look forward to learning more at the upcoming online workshop.

Jenna Borovansky
South Beach STR Owner

Public Input

Row 51

Name	Jennifer Sands
Email	jsands@mysandsgroup.com
Form Date Field	01/18/21
Topic	Agenda Item
Comments	<p>My name is Jennifer Sands and I am an short term rental (STR) owner. As an owner I am opposed to the new restrictions on STR's. After reading through the proposed changes, it is apparent that STR's are being singled out. This is discrimination plain and simple. What applies to one, should apply to all. The STR in Lincoln County that I own is my retirement. These restrictions may cause me to lose this home, and my retirement income. I have a lot to lose by these new restrictions. Here is what Lincoln County has to lose if these restrictions are implemented: Short term rentals support 3,600 jobs for residents, provide \$192 million in local wages, account for 20% employment within the county. Short term rental visitors spend \$105 million on local travel. They spend \$27 million at local restaurants. STR's generate \$3.8 million on construction and renovation. STR's add \$11.2 million to local government budgets. Short term rentals benefit the local economy, providing living wage jobs to many, a source of local tax revenues, and channeling tourism dollars to Lincoln County businesses. A cap on the number of STRs or a limit on the number of nights an STR can be rented out will have rippling effects on the local economy. If these restrictions are imposed, how long will it be before many businesses close due to lack of tourism? How long will it be before residents, that work there, move for other jobs? How long will it be before Lincoln County is a ghost town? While I support reasonable regulations of STRs, I do not support a cap on the number of STRs in the County and I do not support limiting the number of nights your home can be rented out as an STR. Sincerely, Jennifer Sands STR Owner</p>
Meeting Date	01/20/21
Subject	Short Term Rental (STR) Licensing - 2021 Workshop(s)

Public Input

Row 16

Name	Jennifer Sullivan
Email	Jennifersulli@yahoo.com
Form Date Field	01/18/21
Topic	Agenda Item
Comments	<p>As a guest of a Gleneden house rental I have had so many amazing trips there alone and with my daughter. When covid began this last year I have already visited twice because as a nurse, I feel it's a safer option rather than staying in a hotel. The lack of ability to travel has made it an easy getaway from Hillsboro. I also shop and eat at Side Door Cafe, the coffee shop there and Crystal Wizard. It would be a shame to not be able to stay in this area because rentals would not be allowed. I love waking up in the morning to the awesome view and making breakfast for me and my daughter. The peace of mind of a short term rental beats a hotel any day! As I see it, short term rentals should continue to be allowed as they are under current guidelines.</p>
Meeting Date	01/20/21
Subject	STRs in unincorporated Lincoln County

Public Input

Row 1

Name	Jerry Gilmour
Email	Elderloans@outlook.com
Form Date Field	01/19/21
Topic	Agenda Item
Comments	<p>Lincoln County Board of Commissioners RE: Public Comment on STR Issue for meeting of Commissioners on 12/20/2021 Good morning. As I'm sure we can all acknowledge and appreciate, we find ourselves in a sharply divided society. Events of late clearly spotlight that statement. Lincoln county is currently grappling with the issue of short term rentals, dividing us even further. In our American system of property ownership, title holders are endowed with the inalienable right of quiet enjoyment. It is a basic right that allows the unfettered use of one's property for the legal use of his choosing, provided that at such time as title was taken there was not deed restriction, zoning issue or legal ordinance which restricted that use (subject only to eminent domain rights and taxation rights of government bodies). If a property is purchased, subject to the mandates of a homeowner's association, that association can impose future restrictions. That right is reserved as of the time title passes to the purchaser of a property within the bounds of that association. In absence of such an association, no group of fellow property owners can impose their will on a fee title owner. The Lincoln county residents who are attempting to restrict the quiet enjoyment rights of STR owners, by utilization of the County authority, are attempting a bald face coup on fellow citizens, forcing a further divided citizenry. Clearly, the county has the mandate to manage business activity within it's jurisdiction, for the health, safety and enjoyment of county residents. To justify applying that mandate, the target of enforcement must be a business. The traditional definition of a business does not include what goes on within the boundaries of a residential use of a residence. To underscore that notion, the county has no evidence that there is a clear distinction between an occupant who is entitled to occupy for 30 days or more and one who is entitled to stay for a shorter period of time, beyond the basis of an arbitrary assertion of a few vocal citizens. The STR has no flashing open sign in the window, no inquiring visits from nonoccupants, no onsite staffing and if this state had a sales tax, no sales tax would be collected as a result of it's activity. It is not a business in any traditional sense of a business. It is a residential rental, conducted within the property rights of the property owner. In conclusion, the clash which is currently taking place within the county is an affront to basic property rights held under the American system of property ownership. It has a very grave potential of damaging the system and in absence of a very clear legal concept, should be set aside. Jerry Gilmour</p>
Meeting Date	01/20/21
Subject	Short Term Rentals

Public Input

Row 11

Name	Jim Peterson
Email	craigsellerusa@hotmail.com
Form Date Field	01/18/21
Topic	Non-Agenda Item
Comments	<p>This smartsheet form seems to be specific for BOC meetings, but this input is for the STR workshop of January 20, 2021. First, and extremely important, respondents and participants should be required to state where they live and are registered to vote. Not just whether they own property in Lincoln County, but whether they live and vote here. STR owners and renters may freely participate, but you need to know which ones are residents of Lincoln County, i.e. your constituents. For the record, I live near Depoe Bay, and I vote in Lincoln County. Your agenda asks for input on certain topics. You already have a large volume of input on all of them, going back as far as 2019, and you will not receive any comprehensive proposal that will satisfy everyone. Given the wide range of conflicting views already expressed, that is simply not possible. I recommend that you adopt the positions put forth in the citizen ballot initiative. Mr. Belmont said in a footnote in his November 19 memo that he questions the means, but not necessarily the goals, so I ask that the county rewrite and adopt the ballot initiative's content in a form that would avoid or be able to withstand legal challenges. After all, many of the proposals the county says it is considering are not in conflict with the goals or terms of the initiative, so let them be adopted by the BOC. If something is clearly prohibited by statute, leave it out. If it is permissible, adopt it, even if it might face challenges from opponents. Local governments have generally been upheld by the courts as long as there is a rational basis for regulations. Regarding your specific agenda items: Septic systems-- the actual as-built septic capacity needs to be confirmed by ESER, not just by documents (which may not accurately reflect what was built), and STR occupancy must be limited by the weakest link in the septic system. Capacity limits per unit-- 2 persons over the age of two per bedroom, period, none extra "for the house." But this must be superseded by septic capacity if that is a smaller number. Three strikes and compliance enforcement-- put some teeth in this. At some point, repeated violations should count as a strike even if they are "resolved." Having the same problems every week or two is not solving them. Death by a thousand cuts is still death, just slow and painful. Impose meaningful fines on owners and operators, sufficient to encourage rapid and continuing compliance. Contact information and signage-- Why is this even up for discussion? It's a no-brainer. A sign legible from the street must contain a current local contact number. Cap on number of STRs (including area caps)-- The cap should be zero in low density residential zones (R1A, R1, R2), to be reached gradually by attrition and phase-out if necessary. In high density residential, commercial and/or tourist zones a cap can be set to accommodate STRs up to some percentage of county-wide housing stock, TBD. Transfer and renewal of licenses-- In low density residential zones, no transfers allowed. Renewals only subject to a phase-out period. Jim Peterson</p>

Meeting Date 01/19/21

Subject STR workshop input

To: Whom it may concern.

I want to give the people who want to get rid of vacation rentals a little reality check. First of all its not a one size fits all situation. Just because you have a few rentals that don't play by the rules why would you think we're all the same.

Your focus needs to be on the vacation rentals that are a problem and hold them and the property managers accountable. I understand you frustrations but you're talking about a small amount that seem to be the problem. For those of you living next door to these problem vacation rentals out of all the times its rented it can't be every time there was a problem? Is it 1out of 10 times? do the math. That means 90% of the time there were no issues. I'm sure it's not 100% ? The property owner and the property manager need to be the ones to fix these problems especially if it's the same problem over and over again. .

Can you control every person that rents your house, no just like you can't control a full time rental. Just like when you rent a motel room and you have a noisy neighbor. It doesn't happen all the time. But if you call the front desk at the hotel they usually call the room and take care of it. Just like the home owner or property Manager should take care of your problem neighbors.

I have never had one complaint since we have turned our home into a vacation rental. When we purchased the home, we bought it as our 2nd home to visit in the summer months. Before we bought the home it was a bank owned and it was really run down and looked terrible. Talking to the neighbors it was a drug dealer house and the owners were always having parties and weren't the best of neighbors. Maybe you rather have that kind of neighbor 24 hours a day 7 days a week which could happen if we were to lose our vacation rental status and have to do a full time rental.

We keep our property well maintained and clean and don't put up with any guests disrespecting our property or being a problem for our neighbors. In fact our neighbors have my cell phone number and I have instructed them to call us any time if a problem were to arise. I have installed surveillance cameras that monitor the outside of the property so I can see what's going on 24/7. Since this is our second home I want to make sure it's being taken care of.

The reason we turned this house into a vacation rental is because we wanted to share the beauty of the Oregon Coast with our friends, family and yes people from out of town that rent our house that haven't seen or been to the coast.

I hear and see the emails that it's all about, the money for people that have a vacation rental and that it does nothing or very little for the community. Well here's another reality check and this is just what I spend when me and my wife come to the coast.

I have been coming to the coast since 1990 when my mom introduced me to Bandon Oregon. Which is where we bought our first vacation house which we rent full time now. I have gone to the coast every year and visited every town on the entire Oregon coast.

My wife and I have gone to the coast 2 times a year for the past 27 years. On every trip we spend over \$2000.00 per trip for a total of \$4000.00 a year. Times that by 27 years and we have spent over \$108,000.00 in that time frame and we stay in our own house which is in Bayshore , Waldport Oregon at our vacation rental.

The majority of the money we spend is all in your local businesses mainly restaurants, businesses like tee shirt shops, boat and bait rentals, gas stations, local events like the Wine and Seafood festivals, Cranberry Days in Bandon and other venues.

This does not include all the other business and labor we use in your local community when it comes to our vacation rental.

- First we had to purchase the home that we pay taxes on in your town
- We contract all the labor and services at a local level when possible
- Power , water, sewer, cable
- Roof repair
- Painting the house
- Local Property Management Company
- Maids
- Landscaping
- Appliance repair
- Furnace repair
- HOA Fee's
- Window repair
- Furniture
- Hardware store

The list goes on and on. We don't make a lot of money on our house. We are lucky to breakeven every year and if we had a mortgage we probably would lose money after we pay for all the expenses and maintenance.

Like I said before we put our house up as a vacation rental to share our home with others and for them to see and fall in love with what we have seen over the years. If we did it for the money we would be better off selling the house.

I can't tell you how many people we send to the coast every year but it's a lot and some even live there now. Some stay at our house and some stay at other houses but they all spend money in your local communities. According to our guest book many are repeat customers and a lot has to do with the house they stay in and of course the town.

The bottom line you need to look at, is vacation rentals bring in a lot of revenue to you local business and towns. Do the math of what the average family spends on a week's vacation? Mine was \$2000.00 per week for two people. If you have no vacation rentals you can kiss that revenue goodbye. Ask the local businesses if they can survive without tourism? If you think Covid was bad for business last year and now add no more vacation rental revenue on top of that. Don't think that those people are going to stay at the local motel. They pick houses for a reason. You can't fit all families in a motel room or have a camp fire in your room. There is some much more you can do with a house than a hotel room. I should know I have been on the road with my job for over 40 years and 35 of them I have been staying in motel rooms. It's just not the same.

If you get rid on vacation rentals what your telling me and all the tourists is that we don't want your business and go somewhere else to spend your money and to stay.

Don't punish all the good vacation rental people on a few bad ones. Fix the ones that are a problem. If they don't abide by the rules like the rest of us then broom them. There is more good than bad out there so be smart about it.

Thank you

Jeff & Pam Crow

Draper, Utah

Waldport, Oregon / Bayshore

Public Input

Row 78

Name	John W. Cochran
Email	jcochrannapa@ail.com
Form Date Field	01/15/21
Topic	Agenda Item str regulations
Comments	<p>To: Lincoln County Board of Commissioners I am a home owner in Seal Rock. I have owned my home at 10536 NW Pacific Coast Hwy for over ten years. Being able to rent my house on a regular basis has helped me do several things. First it's to pay the almost \$10,000 a year in property taxes. Secondly having visitors to the area come and stay has brought a lot of dollars into the area even in this time of Covid. Third it has helped employ people in house keeping, landscape maintenance, and other maintenance. I have recently bought new household furnishings including doing room set and couches and chairs. I am currently getting bids on about \$15,000 worth of deck improvements. All and all I believe short term rentals bring money into the area and put money into economy through local contractors and workers. I believe that limiting the number of str's and or limiting the nights an str can be rented will hurt the property owners, the county tax base and the economy. I urge you to oppose changes to current regulations. John W. Cochran</p>
Meeting Date	01/20/21
Subject	Effects of limiting star's and nights

1-4-21

Letter to the Lincoln County Board of Commissioners.

WHY ARE YOU LETTING A FEW DISGRUNTLED PEOPLE, WHO CANNOT GET THEIR NEIGHBORHOOD CC&RS CHANGED, RUN THE COUNTY VACATION RENTAL PROGRAM?

I find it odd that the county has not had any issues with vacation rentals for decades. Now, all of a sudden, we supposedly do. Let see, Tillamook county does not have issues and Lane county does not have issues. Why is that? I think it because they don't listen to the few disgruntled people in subdivisions, that's why.

I am a local realtor that has served this community, in that capacity, for over 46 years. This is the first time, that I find, I cannot help people purchase a home that can be used as a vacation rental. 90% of the calls I get are from those who eventually want to retire here. They just need some income during the transistion time. It has become almost impossible. I must get up to 5 calls a week asking for this very same thing. All I can do is say, "sorry, because the county is trying to modify the rules, we are in a moratorium now on new vacation rentals. In fact, I do not know if you can ever create a new one again"

This means that those purchasers are not buying in Lincoln County. WHY? Because there is no clear path to buying and creating a vacation rental. It makes no sense. I am totally unaware of any real issues with vacation rentals, now or in the past. In fact, short term rentals guaranty a short term tenant. For those once in a while issues, you know at least that that tenant will move on, unlike the bad neighbor who is always there. Any issues that could arise are covered by ordinance. What is the reason to try and create a problem that does not exist? Why are you letting a few dictate the STR future?

I think you all know how important the STR income is to the general fund. STRs more than pay their fair share into this general fund. In fact I would say the county would be in quite a bit of trouble if it were not for that funding.

I do not advocate allowing vacation rentals to run astray of the general rules and regulations that the county already has in place, just for money. But, I don't even see a hint of that. In fact, most STRs are well cared for and usually quite lovely both on the inside and out.

OCCUPANCY: Where does it say that occupancy is limited to 2 persons per bedroom with a home attached to a septic system? Check with the state of Oregon, Tillamook county, Lane county.

I think we can agree that those who use vacation rentals, most often do so to socialize with family and family members. Using the current thinking of 2 people per bedroom, a couple with 3 children would not be allowed to rent a 2br home. This seems to me a little ridiculous. Now they must come up with additional funds to accommodate our county's rule and rent a 3 bdrm home. This is not right. Especially when during the last 30+ years it was not an issue. Again, creating rules just for the sake of creating rules is not what we are about.

I have had many discussions with my colleagues about this same thing. They find that they are losing clients everyday because of the uncertainty of future vacation rental status. As you know, we have not been able to create any new vacation rentals for almost a year. It is so unfortunate, that a few people in Mirocco, are allowed to create so much turmoil only because they do not like vacation rentals in their neighborhood. Although the 98% of folks who are near or own vacation rentals do not have any complaints, the county is looking to turn the whole STR process upside down. NO matter that this has not been a problem of the past, but because of a few complainers who show up at the meetings, we must now bow to their whims. Again, I ask why.

IN SUMMARY

1. I believe that restricting the creation of STRs is not necessary, especially in areas that have had successful rentals without issues in the past.
2. I would go by the rules of the state of Oregon DEQ for capacity of homes on septic systems, and if none leave it alone.
3. If the county needs oversight over the STRs, hire one or two individuals and take their salaries out of the Transient room tax currently in place
4. STRs have not been an issue with the county for the past decades, lets not make it one now. Almost all potential complaints can be dealt with using current rules and regulations in place now.

5. Lets make this a great place for future owners in Lincoln County. Lets not make this about a few, but about the many who live and enjoy our wonderland here in the area...

My Name is Jon Lynch, and I own the local John L Scott real estate office in Newport. I have been selling real estate in this county for over 46 years. I also own 3 vacation rentals myself and I am a fan of quality vacation home rentals. I personally have sold over 50 homes the last few years which have and are being used as vacation rentals. My experience with these properties and the owners have all been positive. We are lucky to have vacation rentals in our area. My daughter, Kylie Lynch, has been working at Georgie's for the past 5 years. She tells me all the time about clients of mine or those renting our clients' homes, showing up at Georgie's, and spending a lot of their money here locally. They are so grateful to be here and so happy to have or stay in these vacation rentals. It means a lot to a lot of folks here. So I am begging you, to see the full picture, and not the cropped image that seems to appear at your local meetings.

Respectfully,

Jon Lynch, CRS, GRI, CDPE

Owner/ broker / local resident

PS. My wife and I own an oceanfront lot that we want to build on and make it a vacation rental. But we are doing nothing now, because we don't know that the county will allow us a STR permit. So, this is affecting everyone.



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

Public Comment: Short Term Rental (STR) Licensing workshop Jan 20

1 message

Jordan Magnuson <jm.magnuson@gmail.com>

Mon, Jan 18, 2021 at 7:34 AM

To: kpeter@co.lincoln.or.us

This is a public comment for the STR licensing workshop on January 20, 2021:

My name is Jordan Magnuson. My wife and I own an oceanfront property in Waldport (in the Sandpiper/Bayshore area). We have lived in the property as our primary residence since buying it two years ago, and love the area, and are in favor of reasonable regulations of STRs. However, we are strongly against putting a cap on the number of STRs in the County, and do not support limiting the number of nights a home can be rented out as an STR.

Having gotten to know several people in our community who manage and work on STRs (or own properties), we think this would have devastating effects on the local economy, and on home values in the area as people may be forced to sell their homes if they cannot rely on rental income. Limiting STRs also limits the number of people who can enjoy the Oregon coast each year. Having lived in the Bayshore area of Waldport for the past two years (which is dense with STRs) we can say that we have never had any significant problems with guests at nearby units (a little civil conversation is all that has been needed to sort through issues that have come up).

My wife and I may soon be forced to make a move, for family and job-related reasons--but absolutely want to keep the house. In addition to having lived here as our primary residence, we have been coming out to the area since I was a child (thanks to STRs that my family was able to rent at the time), and saved for years to finally buy our house. Our whole family (including our kids) would be devastated if we are forced to sell--but if we are to keep the house once we move, we would be dependent on having the income from renting it out as an STR. Which we assumed we would be able to do if necessary when we purchased the property two years ago.

The talk of limiting STRs after we purchased the property has caused us a lot of anxiety in light of our current situation, and everything that's going on with COVID.

This is a difficult time for everyone, and we strongly believe the moratorium on STR licenses should be lifted. There is enough economic anxiety to go around as it is.

Sincerely,

-Jordan and Marisa Magnuson

Public Input

Row 55

Name	Jordan Magnuson
Email	jm.magnuson@gmail.com
Form Date Field	01/18/21
Topic	Agenda Item
Comments	<p>My wife and I own an oceanfront property in Waldport (in the Sandpiper/Bayshore area). We have lived in the property as our primary residence since buying it two years ago, and love the area, and are in favor of reasonable regulations of STRs. However, we are strongly against putting a cap on the number of STRs in the County, and do not support limiting the number of nights a home can be rented out as an STR. Having gotten to know several people in our community who manage and work on STRs (or own properties), we think this would have devastating effects on the local economy, and on home values in the area as people may be forced to sell their homes if they cannot rely on rental income. Limiting STRs also limits the number of people who can enjoy the Oregon coast each year. Having lived in the Bayshore area of Waldport for the past two years (which is dense with STRs) we can say that we have never had any significant problems with guests at nearby units (a little civil conversation is all that has been needed to sort through issues that have come up). My wife and I may soon be forced to make a move, for family and job-related reasons--but absolutely want to keep the house. In addition to having lived here as our primary residence, we have been coming out to the area since I was a child (thanks to STRs that my family was able to rent at the time), and our whole family (including our kids) would be devastated if we are forced to sell our house. We saved for this place for a long time, but if we are to keep the house once we move, we would be dependent on having the income from renting it out as an STR. Which we assumed we would be able to do if necessary when we purchased the property two years ago. The talk of limiting STRs after we purchased the property has caused us a lot of anxiety in light of our current situation, and everything that's going on with COVID. This is a difficult time for everyone, and we strongly believe the moratorium on STR licenses should be lifted. Please. There is enough economic anxiety to go around as it is.</p>
Meeting Date	01/20/21
Subject	Short Term Rental (STR) Licensing

Public Input

Row 72

Name	Marci Cammann
Email	mjw_7@yahoo.com
Form Date Field	01/16/21
Topic	Agenda Item
Comments	<p>Submitted on behalf of Judith Cammann, home-owner in Lincoln Beach. January 16, 2021 Dear Lincoln County Board of Commissioners, After a lifetime of planning, dreaming, and saving, my husband Bob and I purchased a home in Lincoln Beach in April, 2005. Our good friends have owned a home just around the corner from ours for many years, and we have always loved the area and had many good memories there. We had three adult children and four grandchildren at the time and hoped our beach home would be a place where our growing family would gather and be able to relax and spend time together - and for over 15 years now, it has been exactly that. When we retired and sold our dental practice in 2011, Bob and I moved to our Lincoln Beach home full time. We have formed many friendships in our little neighborhood and enjoy all the familiar faces in our local community. We now have eight grandchildren and one beautiful great-grandson with another on the way, and we have made so many incredible memories here. Unfortunately, in August, 2019, my husband of over 50 years passed away. I was unable to afford to continue to pay the mortgage on our home alone, and made the very difficult decision to share a home with my daughter in the Portland area and list our beach home as a rental property with Meredith Lodging. We never expected to be renting our beloved home, but for the time-being, this is the only way we are able to keep the home in our family. We continue to come together at our home several times a year, and hope in a few more years we will have the home paid off and be able to take it off the rental market. We hope in the meantime, many other families are experiencing the beautiful area, contributing to local businesses, supporting the local economy, and building special memories of their own. I ask you to please consider families like ours as you work to make decisions regarding short-term rental properties within Lincoln County. Bob's and my dream has been to keep this home in our family for generations to come, but if we are no longer able to rent our Lincoln Beach home or face significant restrictions, we will be forced to sell the home we have worked so hard to keep in these challenging times. Thank you for your time and consideration. Sincerely, Judith Cammann</p>
Meeting Date	01/20/21
Subject	Short-Term Rental (STR) Licensing



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

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

1 message

jthorg@grassrootsmessages.com <jthorg@grassrootsmessages.com>

Mon, Jan 18, 2021 at 10:29 AM

Reply-To: jthorg@bendbroadband.com

To: kpeter@co.lincoln.or.us

Dear Commissioners Hunt, Hall, and Jacobson: We oppose any changes in the vacation rental policy in Lincoln County. By restricting the number of short term rentals in the County, it is inevitable that jobs and revenue to the County will be severely impacted. What is Lincoln County's plan to replace these revenues? The trickle-down effect of eliminating or severely curtailing the availability of COVID-friendly short-term rental housing in this County is staggering. Particularly considering that STR owners spent \$3.8 Million in 2019 to improve County housing stock, most of which went directly to your constituents in the form of wages and local sales revenue, and to the County in the form of permit fees. Regards, Judy Thorgeirsson [1909 Northwest Coracle Street, Waldport, OR, USA jthorg@bendbroadband.com](mailto:jthorg@bendbroadband.com)

Public Input

Row 56

Name	Neptune Lookout Julie Jackson
Email	Flyingtigerconstruction@hotmail.com
Form Date Field	01/18/21
Topic	Agenda Item
Comments	<p>Hello, I would like to submit my comments about STR on your upcoming agenda. I have been enjoying Lincoln City all my life. I remember the days before casino, when it was a sleepy little town especially on the weekends in the winter. While we all agree, growth into a popular coastal vacation destination brings both benefits and challenges, the benefits, particularly financial, are wonderful. Having seen both the sleepy, quiet LC and the now vibrant LC, I very much enjoy the latter. Even if I lived there full time, I would rather see and experience the activity and families enjoying the coast. Growth and activity should be expected in a coastal town such as ours. The financial benefits are good for all business and property owners. With that said, I understand a need for consistent and appropriate management for STRs. Our management company, Meredith Lodging, has been a responsible and reliable steward of our property. We also rigorously monitor and maintain our property in order that it reflects as a beautiful asset to the community. Doing so should be required for all property owners, business, vacation rental and residents. Everyone should respect the beauty of our piece of the Oregon coast. Thank you for reviewing and considering my opinion. Julie Jackson Neptune Lookout</p>
Meeting Date	01/20/21
Subject	STR

Public Input

Row 76

Name	Julie Jacobsen
Email	jwj111@aol.com
Form Date Field	01/16/21
Topic	Agenda Item
Comments	<p>As part of the community of Roads End and Lincoln City since 1965 we understand the importance of being good neighbors. With my siblings, to avoid selling our family home, we had to turn to renting to help pay the property taxes. While we support reasonable regulations of STRs and have followed rules/regulations since beginning to rent out in 2014. We do not support limiting the number of nights our home can be rented out as an STR. This would be a financial hardship for us. Too many restrictions for STRs would also greatly impact the economy of Lincoln City. I remember years ago, for a very long period where Lincoln City was not thriving. With no growth or improvement it was a depressing place to visit. If you are too restrictive on the number of STRs it may also make the remaining homes unaffordable for families to visit the coast. While the existing system is not perfect, there has to be a balance. To control and deter noise violations, I would like to see the property management companies implement and post large fees for visitors who violate the rules. We need to keep Lincoln City enjoyable for everyone. Sincerely, Julie Jacobsen Williams Beach House LLC</p>
Meeting Date	01/20/21
Subject	STR/VRD restrictions

Public Input

Row 4

Name	Julie Pearson
Email	jpearson1252@gmail.com
Form Date Field	01/19/21
Topic	Agenda Item Non-Agenda Item STR's
Comments	<p>Mrs. Kravitz? No, thank you. Ms. Gresh's letter regarding the STR's implies she lives in South Beach, but that is just where she owns an STR and occasionally visits. She lives in Nevada, not South Beach. One solution to Ms. Gresh's concerns is for her to live in her home and see firsthand when the rules get broken. As neighbors county-wide know, even complaints that were witnessed by law enforcement, and admitted to by the offenders, have not received any penalties for the STR owner, renter or management companies. Perhaps her claim of non-existent violations is more from the County's lack of enforcement than a lack of a violation. We can see by Ms. Gresh's letter of January 12, that STR owners seem to feel a sense of vindication since no consequences or strikes are given even for actual violations. Residents, and might I add, your constituents, whether full time owners or long-term renters, have rights too! The proliferation of STR's in unincorporated neighborhoods, zoned R-1 R-2, has caused the neighbors of the STR's to become the unintended Mr. and Mrs. Kravitz's in real life , where neighbors have been forced into this role of policing because enforcement is almost entirely complaint-driven as a matter of County policy, and the lack of forceful and severe consequences to broken rules and regulations have not been applied to the STR owners or Management companies. Had there been real oversight by the owners and management companies, there would be no need for neighbors to file complaints. We are merely trying to live normal lives with our families. This becomes increasingly more difficult when you live near a party motel without an office to lodge complaints. When we do file complaints, they all seem to go into a "resolved" column simply by virtue of the violation stopped when the noise level was turned down, the over occupancy was resolved by the excess people leaving, or the garbage was cleaned up. But if strikes were given when these same violations occur again and again with a different group of renters each day or two, then there would be consequences to these repeated violations. There is a difference between something that was a violation with no action taken and someone crying wolf with no wolf present. Why are our complaints (and I mean all over the unincorporated County) not getting counted and reported as strikes or without any consequences for STR owners or management companies? Levying fines against the neighbors who complain is Ms. Gresh's solution to avoid complaints. Never mind the message, attack the messenger. Neighbors want to solve the problems, not bury them. If we, the neighbors, did not have to report these issues to try to maintain some peace in our communities, and there were onsite management, or better County enforcement, much of this could be avoided. And this was one point both the STR owners and managers as well as the neighbors living next to STRs agree upon: better enforcement. No one wants to be a tattletale, a Mrs. Kravitz if you will, but the County's lack of staffing</p>

and a business model with no parameters has forced neighbors into this position. Using your home as a motel with a constant stream of guests is a commercial lodging business and should be in an appropriate business zone, not in an established single-family neighborhood. STRs would remain in the tourist commercial and higher density zones where they would be not only appropriate, but most welcome. Thank you for your time, Michael & Julie Pearson , Gleneden Beach, Oregon 97388

Meeting Date 01/20/21

Subject STR's

Public Input

Row 78

Name	Karen MacPherson
Email	Kkmacp@yahoo.com
Form Date Field	01/15/21
Topic	Agenda Item
Comments	To whom it may concern. While as a STR owner in Lincoln City I support reasonable regulations of STRs, I do not support a cap on the number of STRs in the County and do not support limiting the number of nights a home can be rented out as an STR. My STR helps sustain local jobs, I invest in the community, shop in the community make improvements that generate income for local business. Please take my opinion into consideration. Thank you Karen MacPherson
Meeting Date	01/20/21
Subject	STR Regulations

Public Input

Row 65

Name	Kathy Wilson
Email	wils391@comcast.net
Form Date Field	01/17/21
Topic	Agenda Item
Comments	<p>I am presently a homeowner of a STR in Bayshore of 17 years. I did not take some ones low income property. The home had been on the market for some time as a fixer upper in need of a great deal of rehabbing. We have spent thousands and thousands of dollars in Lincoln county to make it look the way it does inside and out today. From roofing contractors, new windows, new siding, new decking, spa, new bathrooms and kitchen etc. To think of putting these people out of work is beyond my imagination. I have seen all the data on how much money is spent by the tourist who stay in all the communities of Lincoln County. We were hoping to some day retire here but if you take vacation rentals away there will be very little left in the small little towns along the beautiful Oregon Coast. I do believe that once the businesses in Lincoln County get a gist of what you are trying to do along with 15 neighborhoods they will be as appalled as I am. I feel a few changes need to be made with the current rules which I could work with but to abolish all STR's in 5 years is killing the towns we all love and the people in it. Please listen to both sides long and hard before you make any rash decisions. Kathy Wilson</p>
Meeting Date	01/20/21
Subject	STR

Public Input

Row 74

Name	Kelly Gresh
Email	Kelly@greshgroup.com
Form Date Field	01/16/21
Topic	Agenda Item
Comments	<p>Letter to the county commission 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 01/20/21

Subject STR workshop ...sorry I may have sent this before. Did not get a
confirmation. Thanks.

Public Input

Row 47

Name	Kelly Gresh
Email	Kelly@greshgroup.com
Form Date Field	01/18/21
Topic	Agenda Item
Comments	<p>Letter to Lincoln county commissioners The 15 neighborhoods group goes too far this time! M. Riley writes to the county this week naming people and their county of residence for any persons writing to commissioners expressing an opposition viewpoint to the 15 neighborhoods stance on the total ban of STR's in unincorporated Lincoln County. This is morally and ethically wrong... What's next, looking up our blood type and our medical records? How about ethnicity and sexual preference? You get the point, they've stepped over the line. They are attempting to control who moves in, and who comes and goes from their neighborhoods, and I dare say, gentle reader, it's getting dangerously close to sounding to me like they want it to be Uber wealthy people who can afford to let their homes sit empty for months at a time. A seriously elitist attitude. Yes the information is public record, but they do this in order to ask the commissioners to not consider opinions of anyone who is not a registered voter in Lincoln County. We are property owners and taxpayers and have every right to have our opinions heard by the county. We choose short term, over long-term rental so that we can still use the home, which we do regularly, especially in the summer months. How many people own second homes and did so for many years before they decided to reside here permanently? I know in our neighborhood there are only 34 full-time residents out of 120 lots. I'm sure other neighborhoods have similar numbers. They're seriously saying that no one else's opinion matters but theirs. And I'm quite sure not all of them are actual Lincoln County residents, meaning voters. This is an out right attempt to intimidate and bully. They're desperate to get their propaganda out there and they don't want the county commissioners paying attention to facts brought forward by STR owners and their management companies. It would take a full page article to fact check all of the misinformation on their webpage. Much has been said about the devastating economic impact that eliminating an entire portion of the tourist industry would have... One especially erroneous argument they put forth is that it would overtax first responders and emergency and healthcare workers in a catastrophic event. (My neighbor actually wrote a letter to the county stating first responders need to be able to determine who's a renter, implying that residents should be rescued first!) The reality is that without the \$11 million plus going into the county budget first responders and emergency services would be cut. Every one of their talking points has a fact check side to it that people need to research for themselves. People who feel "snookered" because they moved in or built homes in nice neighborhoods only to find out STR's are allowed, simply did not do their due diligence and check the CC&R's before they bought. If this ballot measure makes it to the voters people need to educate themselves and not vote away their own property rights. All entities involved, except 15 neighborhoods,</p>

advocate for regulation over elimination. It's the only sound solution that does not decimate the local economy. Kelly Gresh South Beach

Meeting Date 01/20/21

Subject STR workshop

Public Input

Row 75

Name	Kelly Gresh
Email	Kelly@greshgroup.com
Form Date Field	01/16/21
Topic	Agenda Item
Comments	<p>Letter to county commissioners for STR workshop As sitting county commissioners I cannot believe that you would want to eliminate an entire industry, causing economic hardships and loss of jobs for huge numbers of your constituents. But what's even more mind-boggling is that you would consider any form of a total ban on short term rental licensing, including capping the numbers of STR's and the number of nights one could rent out their home. This issue falls squarely in the camp of limiting people's property rights. A danger here is that large amounts of the population are in retirement, and will be facing nursing home or long term medical care, and end of life decisions both emotionally and financially sometime in the near future. Their home is most likely their greatest asset. A huge percentage of retirees do not have long term care insurance policies because they are cost prohibitive. Their home may be the only thing that guarantees them any type of quality care in their final years. They may need to rent it out temporarily, so that they can move in with a loved one and put their spouse in an appropriate care facility. By eliminating or banning any type of short term rental, you are taking away the property rights of senior citizens in your county. Many seniors have to sell their home in order to afford this type of care. This is a viable option for them because instead of selling, they can keep the home for their children and grandchildren to use in the future. The 15 neighborhoods group is spewing many lies and misconceptions about short term vacation rentals. It's a smoke screen designed to put the needs of a few ahead of the rights of many. Do not toss away your constituents property rights! Regulation, not elimination is the answer. For the small percentage of neighbors experiencing real issues there is a better pathway to resolution. Owners, management companies, HOA's and the sheriffs county licensing bureau can all work together to ensure problems get resolved. Cutting out the largest portion of the county's tourist industry is no way to regulate these problems. It's like blowing out a candle with a fire hose. Respectfully, Kelly Gresh South Beach</p>
Meeting Date	01/20/21
Subject	STR rental regulations

Public Input

Row 67

Name	Ken Maxwell
Email	kenneth_r_maxwell@yahoo.com
Form Date Field	01/17/21
Topic	Non-Agenda Item
Comments	<p>We built our house at Roads End in 1994. Ownership is shared by two families. During early days of ownership we had no rentals but over time the maintenance, taxes, utilities and other expenses made ownership too costly to keep. We first rented the home ourselves but soon hired Meredith Lodging. The extra money we receive from rentals enables us to keep the property. We don't bank any money and plan to will the property to our children. STRs help our community by providing jobs and spending in Lincoln City. I can't imagine how those businesses can exist without an influx of tourists. As evidenced by Corvid, without tourism that these rental homes create, Lincoln City would struggle badly. Single family homes offer families more amenities than motels and makes a beach vacation more desirable. As owners we like longer stays, up to 2 weeks as it reduces turnover and wear and tear. As an owner I see no disadvantages to allowing these rentals. A vibrant Lincoln City benefits all residents.</p>
Meeting Date	01/20/21
Subject	STR Meeting

Public Input

Row 73

Name	Kevin McDonald
Email	kevincompamy@yahoo.com
Form Date Field	01/16/21
Topic	Agenda Item
Comments	<p>Our vacation rental was very expensive. Renting it out enabled us to buy it and, because of the ramp, to provide a place of recreation for our disabled child and elderly mother. Both have since died., but we still need the revenue to continue using the home. Many people have enjoyed it. We have had a wedding there and one man asked to come there because he was dying of cancer. Please do not deprive good people from using this special ocean front property. It is kept in excellent condition and does not impact any neighbors in any way. It provides a place for church groups and others to hold retreats. We have rented out the property for 10 years without complaint. Most of our neighbors also rent out their properties. This property is a great benefit to its users and the City of Lincoln City. Kevin McDonald</p>
Meeting Date	01/18/21
Subject	Short Term Rentals



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

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

1 message

kristynw@grassrootsmessages.com <kristynw@grassrootsmessages.com>

Mon, Jan 18, 2021 at 4:43 PM

Reply-To: kristynw@aol.com

To: kpeter@co.lincoln.or.us

Dear Commissioners Hunt, Hall, and Jacobson: Commissioner Jacobson you might remember me advocating for more stringent laws on the books for dangerous houses! So that our communities could be safe from dangerous homes (literally ready to fall on someone or on property) instead of just tash in yards. I have lived on and off here since I was 19 and am now 65. The tourism over the years has been a very key piece to this area! With this Covid- I believe that it has even been a benefit to businesses in the slow winter months- bringing in much needed revenue to a not a few but many. By restricting the number of short term rentals in the County, it is inevitable that jobs and revenue to the County will be severely impacted. What is Lincoln County's plan to replace these revenues? The trickle-down effect of eliminating or severely curtailing the availability of COVID-friendly short-term rental housing in this County is staggering. Particularly considering that STR owners spent \$3.8 Million in 2019 to improve County housing stock, most of which went directly to your constituents in the form of wages and local sales revenue, and to the County in the form of permit fees. Regards, Kristin Heiberg [7235 Neptune Avenue, Gleneden Beach, OR, USA kristynw@aol.com](mailto:kristynw@aol.com)

Public Input

Row 38

Name	Larry and Carol Parrott
Email	carolparrott39@yahoo.com
Form Date Field	01/18/21
Topic	Agenda Item
Comments	<p>It seems we just went through this. You put several regulations in force and 99.9 of us have taken it in stride and complied. If a few owners don't you have ways to deal with this. You already put a limit on licenses approved. As you know we bring a lot income to a lot of people in our community. Office workers, cleaners, maintenance workers, hot tub repairmen and maintenance people, plumbers, electricians, landscapers. Our renters spend money when they visit including groceries, visits to local restaurants, art studios, gas stations and retail stores. As owners we purchase appliances, furniture, repair parts and also visit local grocery stores, hardware stores, restaurants, and retail stores. If you drive down a street with a vacation rental they are normally the most maintained homes on the street. The worst home in our neighborhood is a home that is either a long term renter or homeowner. The home needs painted, the yard is overgrown, discarded items including a mattress is stacked in the yard and several cars are parked on the lawn and drive way. Lets not forget the income to the county and city from our homes. The hospitality taxes collected, licenses, and real estate taxes. The people who rent our home most of the time are families. Grandparents,, children, and grandchildren. They want a place where they can cook, barbecue, play games at the table at night and stay together. They can't do this in a hotel. If they can't find a home to rent in our area, they won't rent hotel rooms they will go elsewhere. We were at our home for three weeks in December doing maintenance and having Christmas. We had many renters around us and we never heard a peep. My cat made more noise than any renter. I saw generations taking walks to the beach, playing basketball and enjoying each other. If you make more restrictions on our vacation rentals and we are forced to sell the increase inventory of homes for sale will lower our homes values as well as everyones homes in the city. If you take actions that cause us losses, we will be forced to take legal actions. I can't think of any way this helps our community. The restaurants after covid are barely hanging on, we have empty stores in the outlet mall, empty store fronts on 101. For many of us this is investment that we have worked for our whole lives and part of our retirement. You could hurt a lot of folks with this. We urge you to drop this idea and help vacation rental management companies correct any concerns you have.</p>
Meeting Date	01/18/21
Subject	Vacation Rentals



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

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

1 message

dreamhomesoforegon@grassrootsmessages.com

<dreamhomesoforegon@grassrootsmessages.com>

Reply-To: dreamhomesoforegon@gmail.com

To: kpeter@co.lincoln.or.us

Sat, Jan 16, 2021 at 5:07
PM

Dear Commissioners Hunt, Hall, and Jacobson: I am a Lincoln County resident and co-founder of VIA Oregon. We are local homeowners and STR managers dedicated to responsible short term hosting in addition to supporting the local economy keeping local jobs in Lincoln County. My husband, Roy Neff MD and I relocated to Oregon in 2013 when his work as a physician brought him here. Knowing that my skills and credentials as a commercial real estate broker would not be applicable in a small community, we invested our life savings into purchasing homes in Lincoln County that had been foreclosed on or were standing empty and/or neglected. My husband lost his job due to COVID, and this is now our sole means of support. We have a wonderful team of local Lincoln County residents and businesses who provide critical support and maintenance, cleaning, spa services, construction, landscaping, etc. We hire and buy locally, therefore virtually all of our expenditures are going directly back into Lincoln County. By restricting the number of short term rentals in the County, it is inevitable that jobs and revenue to the County will be severely impacted. What is Lincoln County's plan to replace these revenues? The trickle-down effect of eliminating or severely curtailing the availability of COVID-friendly short-term rental housing in this County is staggering. Particularly considering that STR owners spent \$3.8 Million in 2019 to improve County housing stock, most of which went directly to your constituents in the form of wages and local sales revenue, and to the County in the form of permit fees. Regards, Lauri Hines [944 North Bayview Road, Waldport, OR, USA dreamhomesoforegon@gmail.com](mailto:dreamhomesoforegon@gmail.com)



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

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

1 message

macbroker1@grassrootsmessages.com <macbroker1@grassrootsmessages.com>

Mon, Jan 18, 2021 at 8:45 PM

Reply-To: macbroker1@gmail.com

To: kpeter@co.lincoln.or.us

Dear Commissioners Hunt, Hall, and Jacobson: My partner and I live and work in Lincoln County, and also own a vacation rental. In the last 5 years we've welcomed many wonderful tourists into our rental. Not once have we ever had a problem with our guests or a complaint from the neighbors. It's really a shame that our livelihoods are being threatened by a few bad players. We support suspending the license of anyone who abuses that privilege. So why not deal with those individuals directly rather than punish the whole county? By restricting the number of short term rentals in the County, it is inevitable that jobs and revenue to the County will be severely impacted. What is Lincoln County's plan to replace these revenues? The trickle-down effect of eliminating or severely curtailing the availability of COVID-friendly short-term rental housing in this County is staggering. Particularly considering that STR owners spent \$3.8 Million in 2019 to improve County housing stock, most of which went directly to your constituents in the form of wages and local sales revenue, and to the County in the form of permit fees. Regards, Mac Creasman [591 Aqua Vista Loop, Yachats, OR 97498](mailto:macbroker1@gmail.com)
macbroker1@gmail.com



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

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

1 message

mark@grassrootsmessages.com <mark@grassrootsmessages.com>

Mon, Jan 18, 2021 at 1:25 PM

Reply-To: mark@seasidevacationhomes.com

To: kpeter@co.lincoln.or.us

Dear Commissioners Hunt, Hall, and Jacobson: Internationally mom & pop homestay lodging is the main form of hospitality provided for travelers looking to explore new rural landscapes. This access supports the core cashflow for rural people that service these properties who need opportunities not found through agriculture and natural resource harvesting. Please do not allow the entitled few with a "not in my backyard" to restrict access to those in need for work and opportunity. Please do not allow Lincoln county to miss out on additional revenue and opportunity. By restricting the number of short term rentals in the County, it is inevitable that jobs and revenue to the County will be severely impacted. What is Lincoln County's plan to replace these revenues? The trickle-down effect of eliminating or severely curtailing the availability of COVID-friendly short-term rental housing in this County is staggering. Particularly considering that STR owners spent \$3.8 Million in 2019 to improve County housing stock, most of which went directly to your constituents in the form of wages and local sales revenue, and to the County in the form of permit fees. Regards, Mark Tolan [524 North Roosevelt Drive, Seaside, OR, USA mark@seasidevacationhomes.com](mailto:mark@seasidevacationhomes.com)

Public Input

Row 54

Name	Mark Wiese
Email	mark@markwiese CPA.com
Form Date Field	01/18/21
Topic	Agenda Item
Comments	<p>To All Concerned, We are co-owners of a short term vacation rental in Lincoln City, OR. It is managed through Meredith Lodging. Our vacation rental is available on a year round basis to the general public. We are not in favor of any proposal to limit the number of days short term rentals are available or changing the existing occupancy limits.. We believe we provide an essential service to the community by promoting tourism and in doing so, aiding the local economy and businesses which depend on the tourist industry such as restaurants, fishing and seafood markets, and local shops and retail stores of all kinds. We also believe that we serve a market which hotels cannot serve.. We provide a larger occupancy and living space, which caters to families, relatives and close friends to gather in one setting which is not possible in a hotel environment. In addition, because we operate as a business, it is in our self interest to be constantly improving and upgrading our home to make the experience of Lincoln City more beneficial to our clientele. This presents a positive image to all who visit and dwell in the community. We hire local contractors for upgrades and maintenance which helps provide employment for local residents. In summary, we believe that the benefits to the community of short term rentals are immense and far outweigh any downside. We believe in reasonable regulation but not ones that restrict our business to the point of making it nearly impossible to continue to provide this service. Thank you for your consideration of our input. Sincerely, Mark and Danelle Wiese</p>
Meeting Date	01/20/21
Subject	Short Term Rentals

Public Input

Row 59

Name	Marta and Randal Dieringer
Email	mgdieringer@comcast.net
Form Date Field	01/17/21
Topic	Agenda Item
Comments	<p>Dear Lincoln County Commissioners, We are writing to you regarding our home and vacation rental at 4455 Hwy 101 N, Yachats. In 2017 we purchased this property near our daughter in Newport so we could spend more time with our one surviving child, her family, our grandchildren. A place we could enjoy with them and rent/share with others when not there. We researched vacation rental management companies and Vacasa seemed like a good fit. We invited the Vacasa representative to the property before making a our final offer. The house is just outside Yachats city limits, on a 3.8 acre lot. The Vacasa representative said once we closed escrow they would submit the license application. We let them know when escrow closed, the representative sent us a vacation rental application for us to docu-sign and we returned it to them immediately. Vacasa was to enter their pertinent information and submit to the County. It was our understanding that they managed the license protocols because they were the ones advertising and renting the property. We were shocked and horrified when we received a letter from the Lincoln County Sheriff's Office stating we did not have a license, and even more alarmed when we called them and were told there had never been a license on file! We are law abiding and consider ourselves good citizens. Oregon is dear to us, it's where Randal was born, where all his family remained after his parents moved to California. It is where our daughter settled after attending U of O. She is now Vice Principal of Newport Elementary School, our son-in-law manages Western Cascade Mill in Toledo, which is owned by his family, so for us all the more important to be good citizens and follow the rules. Our property on Hwy 101 N is set back from the road, on 3.8 acres and with ample parking. It consists of two buildings: the main house with 3 bedrooms, a loft and 2 ½ baths at 2400 sq feet and a guest cottage over a separate three car garage with one bedroom, bath and kitchenette at 800 sq feet. We thank you for your time and hope you will consider our request for a 2021 license. Respectfully, Randal and Marta Dieringer Attachments: 2017 License application and property photos.</p>
Meeting Date	01/20/21
Subject	STR Licensing Workshop- 4455 Hwy 101 N, Yachats

Public Input

Row 62

Name	Mary and John Ostyn
Email	mary.owlhaven@gmail.com
Form Date Field	01/17/21
Topic	Agenda Item
Comments	<p>My husband and I have owned a vacation rental in the Bayshore neighborhood since 2017. We've done everything in our power to be good neighbors in the community. We made a huge personal investment in the home, with the understanding that vacation rentals were allowed and even welcomed in Lincoln County. We keep the home looking great, pay for extra trash service, adhere to Lincoln County regulations, and send money into the economy on a weekly basis. We hire local people, visit local businesses when we are there, and encourage our (carefully screened) guests to also be good neighbors, of course by masking and social distancing, but also by patronizing local businesses such as Chubby's, the China Restaurant, and Pacific Sourdough. We believe our overall impact on the community is positive. As new rules are discussed in these and future meetings, we respectfully request you to: -- Allow currently licensed homes to keep their existing occupancy limits. These limits were determined based on home size, parking, and septic capabilities. These limits were also taken into consideration when owners made significant financial decisions before buying these homes. If you must set lower limits, let them apply to future rental licenses only. -- Continue to allow neighbors to give feedback about problem homes near them, and set up some kind of neighborhood mediation program to ensure that neighbors feel heard and that real issues are addressed and fixed. However, the 'three strikes' rule should also apply to the neighboring addresses making complaints-- ie, three baseless complaints by one person would result in further complaints by that same person losing power to count as a 'strike' against that rental. This prevents malicious harassment. Most rental owners really do want to fit into the community in a harmonious way. We want our guests to come, enjoy our home, treat the neighbors with respect, and of course, spend some money in the community as they're enjoying the beautiful Oregon coast. We owners may not be here full time, but we love the area and we appreciate our time here. Please help us continue to build in this community, and protect our freedom to host guests in our homes as we initially desired when buying homes here. Thanks, Mary and John Ostyn 1601 NW Oceanview Drive Waldport, OR 97394</p>
Meeting Date	01/20/21
Subject	Short term rentals

Public Input

Row 9

Name	MARY BOWLBY
Email	gmbowlby@msn.com
Form Date Field	01/19/21
Topic	Agenda Item
Comments	<p>I think someone ask if the people opposing the change in 'Short Term Vacation Rental' (STR) rules live in Lincoln County... I for one do not but believe most who enjoy staying at these STRs live elsewhere and would object. The Oregon Coast draws people from all over. My husband and I have stayed in Lincoln City and STRs in the 'unincorporated' areas of the county. If one were to look at the number of 'visitors' in a given year to the STRs and the number of complaints made, I believe it would shed light on how big a problem you really have. See I think most people are respectful of the places they visit/stay and their surroundings. STRs provide a more intimate, peaceful setting, not to mention in many cases more economical. I believe the partying, noise, etc., is the exception rather than the norm. So why penalize everyone because of a few?? People breaking the law whether in a private home, a B&B, a hotel, at a campground or STR should be held accountable not the owners who offer the priviledge of a private ringside seat on the Pacific Ocean. You might also consider all the revenue the county and state receive from STRs. The individual that complained about being 'sandwiched' between 2 large Strs... Sounds like they were there before he came along in the 90s. The adage of 'let the buyer beware' applies here. Did he/she investigate to determine if these two homes were at the time STRs, did he check to see if they had the right to 'convert' at any time to an STR?? I am surprised that he did not think this a possibility after all, we are talking the Oregon Coast. I guess STRs in my mind come with the territory and those of us who love your Oregon Coast are happy they exist. We, like most people, do not like our 'getaway' time to be disrupted by those who are inconsiderate and disruptive. Maybe you should let the Sheriff Department do their job, i.e., citation, arrest and cease from holding the owners of the STRs hostage by over regulation or worse case, obliterating them. In doing so your county would obviously see a noticeable reduction in revenue while many of your 'tourist' would have to seek accommodations at other seaside locations. Just an fyi... The STR we stay in clearly states it has 2 bedrooms and it accommodates 4, we like most respect the 'house rules' when booking places to stay. Blessings of good health to all... Mary Bowlby</p>
Meeting Date	
Subject	Short Term Rentals



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

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

1 message

maryzullo@grassrootsmessages.com <maryzullo@grassrootsmessages.com>

Sun, Jan 17, 2021 at 10:35 PM

Reply-To: maryzullo@cox.net

To: kpeter@co.lincoln.or.us

Dear Commissioners Hunt, Hall, and Jacobson: Hi my name is Mary Zullo I am an owner of a short term rental and I am writing to you because I feel short term rentals are an essential need for the community, We not only provide housing for tourist coming to the area that have large families but we also provide housing for firefighters for temporary workers coming to the area working on power poles we provided housing the fire victims victims of abuse , transitional housing from when one family is in town looking to but a home and need a place to stay while their house is in escrow , we also Provide a Covid safe haven to isolate if need be. I also feel it is not the responsibility of lame words to take on the housing crisis I've limited inventory for renters. With all the eviction Moratoriums and Tenant loss protecting them with 30 day rentals landlords are afraid to rent to a tenant longer than 30 days and fear of not being able to evict them if they do not pay rent. I feel it's up to the community leaders to help provide a housing solution but not at the cost of the landlords and taking rights away from landlords. With homes as vacation homes they will be left vacant if not rented short term and will cause even a bigger problem for the community. Short term rentals are some of the best kept properties in Gleneden beach and provide many jobs for local residence. By restricting the number of short term rentals in the County, it is inevitable that jobs and revenue to the County will be severely impacted. What is Lincoln County's plan to replace these revenues? The trickle-down effect of eliminating or severely curtailing the availability of COVID-friendly short-term rental housing in this County is staggering. Particularly considering that STR owners spent \$3.8 Million in 2019 to improve County housing stock, most of which went directly to your constituents in the form of wages and local sales revenue, and to the County in the form of permit fees. Regards, Mary Zullo [7125 Salal Avenue, Gleneden Beach, OR, USA](https://www.google.com/maps/place/7125+Salal+Avenue,+Gleneden+Beach,+OR,+USA)
maryzullo@cox.net



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

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

maryjo2255@grassrootsmessages.com <maryjo2255@grassrootsmessages.com>

Mon, Jan 18, 2021 at 9:29 PM

Reply-To: maryjo2255@msn.com

To: kpeter@co.lincoln.or.us

Dear Commissioners Hunt, Hall, and Jacobson: My brother and I own a STR in the Agate Beach area of Newport. There are two things I keep in the house specifically for my guests to see. One of them is a photo of our Mother playing on the beach at about the age of 2 so approximately 1928. The other is the guest book from my grandparents that they kept at their beach house on the same property. It has notes and messages from the friends and family that they hosted and let stay at the house on their own. They all share their thanks for wonderful times and memories shared at the Oregon Coast. The guest book I leave for my guests is full of similar messages of shared times with family and friends on the beautiful Oregon Coast. It is a reminder that people have been coming to the Oregon Coast to vacation for many years. While the house on the property is not the same as it was then, I am proud to claim that my grandparents, my parents and now my brother and I have owned the same property in Newport for 100 years. However, according to the 15 Neighborhood group, since my voter registration is not in Newport, I am not a community member. I care deeply about this community. I cared enough to build a house where my family has come for over 28 years and where my children have grown up and I have shared the history of their grandmother and great grandparents on the same beach. During that time I have rented to strangers and friends. They all come to Newport to enjoy the beautiful beaches. They spend money at restaurants, shopping and activities in the area. I have hired local professionals to help me with the cleaning, repairs, upkeep and a recent remodel. I pay my lodging taxes and my property taxes. The guests that stay at my home contribute to the economic health of this community. I have followed all of the requirements as they have changed and become more complex and restrictive. Now I risk losing my ability to be a STR because you want to eliminate the grandfather clause that would allow me to maintain my STR outside of the overlay zone. I have been a contentious and responsible manager of my STR. I have done nothing wrong, I have had no complaints filed against me but I may lose the ability to share my home as rental. You also want to cap STR so new people looking to buy in the area will not have the opportunity to use their homes as STR. How does that draw people to the community? Currently there is a system for complaints but what about education and enforcement. Finding ways to mediate conflicts between neighbors. Three strikes and you are out as a rental but make that go both ways. If a neighbor makes unfounded complaints 3 times, then no more complaints from them. More restrictions is not the only way to resolve this problem. By restricting the number of short term rentals in the County, it is inevitable that jobs and revenue to the County will be severely impacted. What is Lincoln County's plan to replace these revenues? The trickle-down effect of eliminating or severely curtailing the availability of COVID-friendly short-term rental housing in this County is staggering. Particularly considering that STR owners spent \$3.8 Million in 2019 to improve County housing stock, most of which went directly to your constituents in the form of wages and local sales revenue, and to the County in the form of permit fees. Regards, MaryJo Hofstetter [2255 Dorchester Dr S, Salem, OR, USA maryjo2255@msn.com](mailto:maryjo2255@msn.com)

Public Input

Row 42

Name	Michael & Julie Pearson
Email	jpearson1252@gmail.com
Form Date Field	01/18/21
Topic	Agenda Item Non-Agenda Item
Comments	<p>Mrs. Kravitz? No, thank you. Ms. Gresh's letter regarding the STR's implies she lives in South Beach, but that is just where she owns an STR and occasionally visits. She lives in Nevada, not South Beach. One solution to Ms. Gresh's concerns is for her to live in her home and see firsthand when the rules get broken. As neighbors county-wide know, even complaints that were witnessed by law enforcement, and admitted to by the offenders, have not received any penalties for the STR owner, renter or management companies. Perhaps her claim of non-existent violations is more from the County's lack of enforcement than a lack of a violation. We can see by Ms. Gresh's letter of January 12, that STR owners seem to feel a sense of vindication since no consequences or strikes are given even for actual violations. Residents, and might I add, your constituents, whether full time owners or long-term renters, have rights too! The proliferation of STR's in unincorporated neighborhoods, zoned R-1 R-2, has caused the neighbors of the STR's to become the unintended Mr. and Mrs. Kravitz's in real life , where neighbors have been forced into this role of policing because enforcement is almost entirely complaint-driven as a matter of County policy, and the lack of forceful and severe consequences to broken rules and regulations have not been applied to the STR owners or Management companies. Had there been real oversight by the owners and management companies, there would be no need for neighbors to file complaints. We are merely trying to live normal lives with our families. This becomes increasingly more difficult when you live near a party motel without an office to lodge complaints. When we do file complaints, they all seem to go into a "resolved" column simply by virtue of the violation stopped when the noise level was turned down, the over occupancy was resolved by the excess people leaving, or the garbage was cleaned up. But if strikes were given when these same violations occur again and again with a different group of renters each day or two, then there would be consequences to these repeated violations. There is a difference between something that was a violation with no action taken and someone crying wolf with no wolf present. Why are our complaints (and I mean all over the unincorporated County) not getting counted and reported as strikes or without any consequences for STR owners or management companies? Levying fines against the neighbors who complain is Ms. Gresh's solution to avoid complaints. Never mind the message, attack the messenger. Neighbors want to solve the problems, not bury them. If we, the neighbors, did not have to report these issues to try to maintain some peace in our communities, and there were onsite management, or better County enforcement, much of this could be avoided. And this was one point both the STR owners and managers as well as the neighbors living next to STRs agree upon: better enforcement. No one wants to be a tattletale, a Mrs. Kravitz if you will, but the County's lack of staffing</p>

and a business model with no parameters has forced neighbors into this position. Using your home as a motel with a constant stream of guests is a commercial lodging business and should be in an appropriate business zone, not in an established single-family neighborhood. STRs would remain in the tourist commercial and higher density zones where they would be not only appropriate, but most welcome. Thank you for your time, Michael & Julie Pearson , Gleneden Beach, Oregon 97388

Meeting Date 01/20/21

Subject public input: STRs

Public Input

Row 48

Name	Morgan Mann
Email	morganm967@gmail.com
Form Date Field	01/18/21
Topic	Agenda Item
Comments	<p>Dear Commissioners Hunt, Hall, and Jacobson: My name is Morgan Mann. I am a homeowner in the Beverly Beach are of Lincoln County. I have owned a home here for 12 + years, originally as a convalescent location after my return from duty in Iraq and subsequently as beautiful means to experience the coast with my family and friends. We have also opened our home to short term renters. Efforts to eliminate or further reduce the ability of property owners from providing short term rentals would be very short sighted and selfish on the part of few wealthy full time residents who put their desires above the needs of the county. Sustainable and responsible economic development and growth must be a critical part of the STR policy. Lincoln County has the highest unemployment in Oregon. This contributes to substance abuse and mental health issues. Lets improve employment not hurt it. Reducing a critical stream of tax revenue and tourism dollars into the local communities will hurt residents and local businesses far more than the current STR policy. My family, friends and renters spend thousands of dollars a year enjoying the wonderful restaurants, shops, and attractions of Lincoln County. I spend thousands more to contract local tradespeople to maintain the property. We have strong relationships in the community. Why put this revenue stream at risk? Lets focus on helping the residents of Lincoln County with employment and business opportunities supporting tourists who want to experience this beautiful part of the state. Thank you Morgan</p>
Meeting Date	01/20/21
Subject	Proposed Language



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

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

1 message

morganm967@grassrootsmessages.com <morganm967@grassrootsmessages.com> Mon, Jan 18, 2021 at 10:29 AM

Reply-To: morganm967@gmail.com

To: kpeter@co.lincoln.or.us

Dear Commissioners Hunt, Hall, and Jacobson: Thank you for taking the time to here my position. My wife and I are 12+ year homeowners in the Beverly Beach area of the county. I am a retired military veteran, and we use our house to experience the beauty of the coast with our daughter, share experiences with our friends, and let others enjoy the coast by renting the property throughout the year. Our family, friends and renters contribute to the Lincoln County economy spending thousands of dollars a year enjoying restaurants, visiting local shops, buying groceries, and employing local tradespeople to maintain the property. By restricting the number of short term rentals in the County, it is inevitable that jobs and revenue to the County will be severely impacted. What is Lincoln County's plan to replace these revenues? The trickle-down effect of eliminating or severely curtailing the availability of COVID-friendly short-term rental housing in this County is staggering. Particularly considering that STR owners spent \$3.8 Million in 2019 to improve County housing stock, most of which went directly to your constituents in the form of wages and local sales revenue, and to the County in the form of permit fees. Regards, Morgan Mann [3967 Shasta View Street, Eugene, OR, USA morganm967@gmail.com](mailto:morganm967@gmail.com)



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

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

1 message

nadine@grassrootsmessages.com <nadine@grassrootsmessages.com>

Mon, Jan 18, 2021 at 12:30 PM

Reply-To: nadine@windermere.com

To: kpeter@co.lincoln.or.us

Dear Commissioners Hunt, Hall, and Jacobson: I am a home owner of a vacation rental in Waldport. We are very considerate of our neighborhood. We limit the amount of renters in our home at any time. We do not allow any animals. We gear our home to families. We keep our property very well maintained and the house is spotless. All our review on line say how clean everything is. We are very COVID aware and follow all the guidelines to keep our guests safe and healthy. We purchased this property in November 2018, as a 1031 exchange property, with the sole intent that it would be a vacation rental, as our 1031 exchange required. I think it would be a very big mistake for the county to take away the opportunity for so many vacation home owners to not be able to rent their existing vacation rental and worse if you sell your vacation rental that is would not be allow to be used as another vacation rental. This would have a huge impact on local businesses, employment and county revenue. As a business owner, real estate broker, I think we need to take a different approach; if it is a problem. Address the real problem; instead of generalizing. Thanks for your thoughts and time. Nadine Scott, Scott's Activities LLC 541-915-0807 By restricting the number of short term rentals in the County, it is inevitable that jobs and revenue to the County will be severely impacted. What is Lincoln County's plan to replace these revenues? The trickle-down effect of eliminating or severely curtailing the availability of COVID-friendly short-term rental housing in this County is staggering. Particularly considering that STR owners spent \$3.8 Million in 2019 to improve County housing stock, most of which went directly to your constituents in the form of wages and local sales revenue, and to the County in the form of permit fees. Regards, Nadine Scott [1302 N W Oceania Drive, Waldport Or 97394](mailto:nadine@windermere.com)
nadine@windermere.com



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

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

1 message

nancynow98@grassrootsmessages.com <nancynow98@grassrootsmessages.com>

Sun, Jan 17, 2021 at 10:40 AM

Reply-To: nancynow98@gmail.com

To: kpeter@co.lincoln.or.us

Dear Commissioners Hunt, Hall, and Jacobson: 1/16/21 Greetings Lincoln County Commissioners ~ Thank you for allowing we vacation rental homeowners to voice our opinions. My husband and I built two homes in the Bayshore, Waldport area, one in 1995 and one in 2004, and we own one lot. We bought our property with the understanding that vacation rentals were allowed. I have been managing them as vacation rentals since then (25 years) and I am proud to say that I have never received one complaint. I also have never observed/heard any loud parties, or observed any parking problems at any home in the Bayshore. I have had my own trash can overturned, but that was due to raccoons. Guests often research vacation areas of interest, decide on coming to the magnificent Central Oregon Coast and their strong desire is to stay in a home all together and not in a hotel room. I am so fulfilled to be able to facilitate that desire. Much of the reason I love offering our vacation homes is the comments that I receive from my guests, more specifically, the reason for their vacation rental trip ~ for a family to get together for a reunion, to celebrate remission from cancer, to have the last mother-child trip before their child goes off to college, to take their parent to the ocean for probably the last time of their life. We have been supporting housekeepers and repair personnel for 25 years which is important to us because we know how hard it is to make ends meet on the Central Oregon coast, especially in the winter. And it is important to continue to support them which also supports the local economy. Local service providers benefit from the boom in the vacation rental industry in many ways. By having the option of vacation rental cleaning, these service providers have the opportunity of fair pay and a wider option of jobs available. Without properties such as vacation rentals, cleaners would be restricted between choosing to work for a hotel or for a cleaning company that does home visits. Most hotels have a fixed rate for their cleaners, which may be less than what they could earn by visiting private rentals. Vacation rentals have reported huge benefits for hosts, in that hosting has helped make ends meet for many families. For guests, vacation rentals pave the way to explore less touristy areas, save money and accommodate large families. Vacation Rentals tend to offer better value for money compared with a hotel in the same location. Additionally, they can also offer a wider price range and cater to larger families more comfortably than hotels do. I know how much the shops and restaurants depend on the tourist industry to keep them afloat - they would suffer and go out of business in some cases without vacation rental guests. Of the large majority of vacation rentals which are outside of main hotel districts, guests spend 62% of their money in the neighborhoods where they are staying. There is a clear correlation, then, between the location of vacation rentals and where they go out to eat, drink and so on. As a result, we can deduce that vacation rentals can directly benefit the local economy. It is a fact that lodging taxes (which have increased greatly in the past 5 years) contribute greatly to the local economy. To have built our two homes 16 and 25 years ago and managed them as vacation homes since that time with no complaints, it just does not feel right or fair to have someone move into the Bayshore area and start complaining about the presence of vacation rentals. I do wonder why they would move to an area that has vacation rentals if they knew they did not want to live in an area with vacation rentals. Thank you for listening, By restricting the number of short term rentals in the County, it is inevitable that jobs and revenue to the County will be severely impacted. What is Lincoln County's plan to replace these revenues? The trickle-down effect of eliminating or severely curtailing the availability of COVID-friendly short-term rental housing in this County is staggering. Particularly considering that STR owners spent \$3.8 Million in 2019 to improve County housing stock, most of which went directly to your constituents in the form of wages and local sales revenue, and to the County in the form of permit fees. Regards, Nancy Tinsley [1906 Northwest Cunard Street, Waldport, OR, USA nancynow98@gmail.com](mailto:nancynow98@gmail.com)



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

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

1 message

nichole.m.george@grassrootsmessages.com

<nichole.m.george@grassrootsmessages.com>

Reply-To: nichole.m.george@gmail.com

To: kpeter@co.lincoln.or.us

Mon, Jan 18, 2021 at 7:06

PM

Dear Commissioners Hunt, Hall, and Jacobson: We are a short term rental in Lincoln City. Our renters bring viral economy to the area as well as jobs (house keeping, maintenance, etc). Please do not keep implementing new regulations to such an important part of our areas economy. By restricting the number of short term rentals in the County, it is inevitable that jobs and revenue to the County will be severely impacted. What is Lincoln County's plan to replace these revenues? The trickle-down effect of eliminating or severely curtailing the availability of COVID-friendly short-term rental housing in this County is staggering. Particularly considering that STR owners spent \$3.8 Million in 2019 to improve County housing stock, most of which went directly to your constituents in the form of wages and local sales revenue, and to the County in the form of permit fees. Regards, Nichole George [1646 Northwest 34th Street, Lincoln City, OR, USA](mailto:nichole.m.george@gmail.com)
nichole.m.george@gmail.com



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

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

1 message

Nfranzhavis@grassrootsmessages.com <Nfranzhavis@grassrootsmessages.com>

Mon, Jan 18, 2021 at 7:11 AM

Reply-To: Nfranzhavis@gmail.com

To: kpeter@co.lincoln.or.us

Dear Commissioners Hunt, Hall, and Jacobson: This will cause financial harm to us and the community. By restricting the number of short term rentals in the County, it is inevitable that jobs and revenue to the County will be severely impacted. What is Lincoln County's plan to replace these revenues? The trickle-down effect of eliminating or severely curtailing the availability of COVID-friendly short-term rental housing in this County is staggering. Particularly considering that STR owners spent \$3.8 Million in 2019 to improve County housing stock, most of which went directly to your constituents in the form of wages and local sales revenue, and to the County in the form of permit fees. Regards, Noreen Franz-Hovis [294 West 22nd Avenue, Eugene, OR, USA Nfranzhavis@gmail.com](mailto:Nfranzhavis@gmail.com)

Public Input

Row 43

Name	Pam Cooper
Email	pkcooper4@hotmail.com
Form Date Field	01/18/21
Topic	Agenda Item
Comments	<p>Round Rock House, LLC is located two miles north of Yachats, OR on the oceanfront. It has been a Short Term Rental since before I purchased in May 1999. It has been used as a STR since the time of purchase. It is now licensed per county regulations. It is managed by Michael Medford of Yachats Village Rentals. Michael does an excellent job and I believe that his other rentals are handled as well. He maintains the rules and they are listed for all occupants to read and understand. Number of cars allowed, number of occupants, etc. My concern with the upcoming discussion is ever more regulations that becomes a burden to all. Perhaps the problems that neighborhoods have experienced is because citations have not been written when necessary. I must have my septic system tested and report submitted to the county. (Also, I do not want my system overloaded either.) Parking, noise and garbage issues should be relatively easy to control with citations. A better understanding of the economy of the area by all would be helpful. Curtailing STR's would have an impact on that economy. People who come spend money and encourage others to visit. Many local residents earn all or a part of their incomes by operating/managing, cleaning, maintaining, refurbishing, and/or remodeling STRs. Owning a house on the coast involves additional costs from inland - 1) flood insurance; 2) higher taxes; 3) ongoing maintenance because of weather; and 4) garbage disposal costs. This is why it is important to many to be able to rent their second homes to offset some of those costs. Please do not penalize STR owners who follow the rules because of those who do not. Thank you for considering my input to this difficult discussion. Pam Cooper Round Rock House, LLC 541-520-6243</p>
Meeting Date	01/20/21
Subject	STR Licensing

Public Input

Row 40

Name	Patrice Magill
Email	magill1701@yahoo.com
Form Date Field	01/18/21
Topic	Agenda Item
Comments	<p>Hello: We are owners of property located on Wakonda Beach in Lincoln County. We currently live in our home part of the year but also rent it through Meredith Lodging property management company to short term guests when we are not home. We believe allowing continuation of STRs in Lincoln County is a win-win for both the homeowners and the County at large. Our guests bring in significant revenue to the County through bed taxes, patronizing local businesses and the infrastructure of the STR businesses (housekeeping, maintenance, etc.) Any property owner should have the ability to apply for a license to operate an STR, if they are willing to abide by the restrictions We recognize some visitors are not ideal guests. We don't want those negative visitors in our homes any more than we want them at our neighbors homes when we are in residence. We believe by following the requirements currently in place through the Lincoln County licensing process, and utilizing the resources of our property management company in vetting guests prior to their arrival and then monitoring the parking, trash and general care of our home, we are able to not have those unpleasant issues. It seems to us that most of the people who desire to "close the door" on STRs, were also visitors to our lovely Coast themselves at one point. What if the door was closed prior to their arrival? The notion of protecting what we have from those that are not fortunate enough to own property here is territorial and discriminatory. There is also the issue of not being able to control our own property - too much government oversight is not a positive thing and takes away our rights. Another question we ask: Why are STRs looked at so negatively, when other options (e.g., motels) available to people who want to visit the Oregon Coast are not being scrutinized and subjected to onerous restrictions. Please do not make any changes to the current situation. We honestly believe it will have an overall very negative impact on the fiscal health of Lincoln County. Thank you for taking the time to consider our opinion. Randy & Patrice Magill 4974 SW Surf Pines Ln Waldport, OR 97394</p>
Meeting Date	01/20/21
Subject	Short Term Rentals`

Public Input

Row 44

Name	Patrick and Patricia Brown
Email	pbshehowatches@gmail.com
Form Date Field	01/18/21
Topic	Agenda Item
Comments	<p>As a couple and as individuals, we have written a number of letters to the County Board of Commissioners regarding the serious problem of STRs in our neighborhood. Patrick has even attended a meeting with Claire Hall. We cannot participate in your ZOOM meeting on the 20th, as we are presently being sued by a property management company of STRs- for speaking out against flagrant disregard of our (Bella Beach) CCRs by both employees and renters. But, we will not allow them to take away our voice in this matter. We URGE the County to PLEASE set a REASONABLE percentage cap on STRs (we're over 50%- should be no more than 20% - and rollbacks especially in "pockets" (areas like where we live- 18 houses out of 20 are currently STRs!) NO NEW LICENSES- NO TRANSFER OF LICENSURE WHEN A PROPERTY SELLS- LOOK AT A 5 YEAR PLAN TO ROLL BACK THE CURRENT LICENSES. In the meantime- WE NEED OCCUPANCY TO BE DECREASED TO MORE REASONABLE SPECIFICATIONS- NO MORE THREE PER BED PLUS TWO- That's 17 people in some of our larger homes! PLEASE ADOPT TWO PER queen/king bed- 1 person per twin/bunk) - NO EXTRA- and that's at ALL TIMES- NOT JUST OVER NIGHT (to stop renters from having guests-(parties) at the homes they rent. There needs to be ACCOUNTABILITY- renters need to be checked upon - on arrival- to be sure they are not over occupying, or have too many dogs (3-5 per house is not unusual here!), or too many cars. Also, an owner should not be allowed an STR license if they do not provide enough off street parking for the number of cars allowed! Parking is a huge problem in Bella Beach! Property managers are refusing to evict or fine renters who break our CCRs- so what good is their supposed security? Also, one property management is setting rent rates lower than motel rates! Our tranquil community of real quality homes is becoming a destination for big groups to party all night- who do not respect the properties or our rules and are quite aggressive and verbal about it. How would each of you like to be completely surrounded by homes being used as "mini-motels"?? It is devaluing our properties and making life unbearable for we few resident owners. We ask and plead for your HELP- You say that help is forth coming- occupancy will be reduced. But nothing is moving forward. And now you are having yet another workshop for community input. So, we will speak out AGAIN- in the hope that you will understand and empathize- AND WILL ACT- SOON! Look to the Counties and States who have resolved their STR issues for guidance. Newport, Roads End (in OR), recent ruling in CA, and WA. Resident owners are being pushed out (we will sell, too, if this STR problem doesn't turn around SOON). Over-flowing garbage cans in front of homes, not being able to park near our houses, coming home to our driveways blocked, fire lanes blocked. Dogs off leash and droppings left for us to pick up. Too many dogs per house (barking has become excessive- and renters are leaving</p>

up to 2-3 dogs locked up, BARKING, in the rental all day, while they are gone. Property management does NOTHING about it. You call and leave a message and NOTHING gets done. The deputy sheriff works VERY LIMITED HOURS and covers way too large an area/number of homes. More deputies need to be hired. Lincoln County is the most desirable area on the OR Coast to many of we resident owners. We are all imploring you to not allow STR owners to push us out of our homes. CAP the number of STRs allowed. (10% would be IDEAL- never more than 20%). Until we get there, we need your help with ACCOUNTABILITY of property management companies (so we owners don't have to take the responsibility of policing their employees and their renters- AND END UP BEING SUED!) We need occupancy lowered- (it's our opinion that total occupancy should never be more than 8- no matter how many beds). NO FIXING PRICES TOO LOW. SECURITY PATROLLING BY DEPUTIES 24/7. Eviction of renters for breaking CCRs- NO WARNINGS. PLEASE ACT ON THIS SOON!

Meeting Date 01/20/21

Subject STRs in Lincoln County

Public Input

Row 79

Name	Patrick Adsuar
Email	patrickadsuar@yahoo.com
Form Date Field	01/15/21
Topic	Agenda Item
Comments	<p>I am a home owner in the Road's End neighborhood who also offers his home as an STR. While my family and I come to Lincoln City 2-3 times a year and use the home ourselves for vacations, being able to offer the home as a rental to other families has been a great experience. Many of our neighbors in the immediate neighborhood do the same. This past December we actually spent the entire month of December there, and saw many families staying for vacation in some of our neighbor's homes. At no point was it a detriment to our stay, nor did it create an unwelcoming environment. The only indication we actually had that it was families that don't live there year round was by the different cars that would be parked in the drive way week to week. Having the ability to rent our house for vacation has allowed us to enjoy Lincoln city, both as home owners and as tourists, and the income from the STR ensures that we can keep the house in good shape year round. STR's bring not just tax revenue to Lincoln City, but also provides jobs for many different professionals in the area that rely on tourism as a major source of income. Thank you for taking the time to review these comments. Patrick Adsuar</p>
Meeting Date	01/20/21
Subject	STR Workshop



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

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

1 message

paulnkathyrodby@grassrootsmessages.com

<paulnkathyrodby@grassrootsmessages.com>

Reply-To: paulnkathyrodby@bendcable.com

To: kpeter@co.lincoln.or.us

Mon, Jan 18, 2021 at 12:30
PM

Dear Commissioners Hunt, Hall, and Jacobson: We have owned our property in Bayshore for more than 15 years. We not only use it for our friends and family but do , on occasion, use it as a STR to help pay for upkeep, utilities and the enormous amount of property taxes we pay in Lincoln County. In addition to extremely high property taxes we pay our STR taxes quarterly. We and our friends and renters buy groceries and supplies locally, pay to launch our boat and patronize local businesses on a regular basis. We employ caretakers, housekeepers and maintenance people. We use local businesses for plumbing, painting and improvements. We propose that Lincoln County: Keep existing homes at grandfathered occupancy. Counties must follow state law on grandfathered uses. The simplest and most honest way to do this is to leave existing occupancies in place and only apply any change prospectively. If the County has legitimate health or safety concerns about occupancy and septic, this belongs in the zoning code and should apply to all residences, countywide. To make enforcement easy, any occupancy limit should apply to long term residents and second homeowners as well, not just in the short-term rental ordinance. If this is truly a health and safety issue, it belongs in the zoning code and should apply to everyone. This will simplify enforcement, as a "giant party" report called in by a neighbor, that owner can be cited even if it turns out to be a long-term resident or a second homeowner and not an STR. The County's existing permit system for large and small gatherings would then apply to all. Three guests per bedroom tracks the current zoning code for Bed and Breakfast Inns. There is no reasonable basis to have a different occupancy for STRs than what is applied to other forms of lodging in Lincoln County. Bed and Breakfast occupancy is 3 per bedroom, and there appears to be no occupancy cap for hotels. See, e.g. LCC 1.1115(10). By restricting the number of short term rentals in the County, it is inevitable that jobs and revenue to the County will be severely impacted. What is Lincoln County's plan to replace these revenues? The trickle-down effect of eliminating or severely curtailing the availability of COVID-friendly short-term rental housing in this County is staggering. Particularly considering that STR owners spent \$3.8 Million in 2019 to improve County housing stock, most of which went directly to your constituents in the form of wages and local sales revenue, and to the County in the form of permit fees. Regards, Paul Rodby [606 Northwest Oceania Drive, Waldport, OR, USA paulnkathyrodby@bendcable.com](mailto:paulnkathyrodby@bendcable.com)



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

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

1 message

powersranch@grassrootsmessages.com <powersranch@grassrootsmessages.com>

Mon, Jan 18, 2021 at 9:45 AM

Reply-To: powersranch@outlook.com

To: kpeter@co.lincoln.or.us

Dear Commissioners Hunt, Hall, and Jacobson: I am writing to you in opposition on the STR proposal that you are considering. We have owned a STR since 2002 and provide a wonderful opportunity for those from out of the area to come and enjoy the Oregon Coast. Further restrictions on our STR will unduly harm private sector employees and small business owners, the primary source of taxes that go to pay for your county government. These are the same people who have suffered the most during the unscientific shut down that you imposed throughout the first two quarters of 2020. Further restrictions will most likely force us, and many others to sell our properties, depressing property values, and further reducing property tax revenues. Many of the restrictions that you are considering can also be considered unconstitutional, which will mostly result in large legal bills, further straining your county's coffers. By restricting the number of short term rentals in the County, it is inevitable that jobs and revenue to the County will be severely impacted. What is Lincoln County's plan to replace these revenues? The trickle-down effect of eliminating or severely curtailing the availability of COVID-friendly short-term rental housing in this County is staggering. Particularly considering that STR owners spent \$3.8 Million in 2019 to improve County housing stock, most of which went directly to your constituents in the form of wages and local sales revenue, and to the County in the form of permit fees. Regards, Quincy Powers [3327 King Edwards Ct, Eugene, OR, 97401 powersranch@outlook.com](mailto:powersranch@outlook.com)

Public Input

Row 25

Name	Rachel Krieger
Email	rkrieger4@gmail.com
Form Date Field	01/18/21
Topic	Agenda Item
Comments	<p>Hello My family and I are home owners and owners of a short term rental property in Gleneden Beach. We have been appraised of your proposed changes to the way we do business and have some concerns. First and foremost, we maintain a good working relationship with our neighbors and work to insure that our guests are aware of our family friendly neighborhood. If/when we hear of a problem from our neighbors, we address it immediately. Our "business" has helped the neighborhood. We purchased a house that was a run-down, eye sore on the block and turned it into a beautiful home that raises the property value of our neighborhood. So far, we have paid a substantial amount in taxes and have received little to no respect for the work that we have done in our community. We pay higher than normal residential water rates, quarterly taxes, property taxes and employ someone in the Lincoln County area to take care of the house, thus providing income for another tax payer in the county. Not to mention the amount of money that we spend buying supplies at the local hardware stores, lumber yards and other places to keep our home a desirable location for renters. Our goal was to provide a safe place for families to vacation and tour the beautiful Oregon coast - thereby bringing in more tax dollars to you. These people vacation, see the local sights, spend money in the restaurants and other tourist attractions. We have hosted guests from France, Australia, Germany and of course Americans from all over the US that leave our beautiful home and community and talk about how wonderful the people are and how beautiful the coast is. This in turn brings in more people that helps spurn the economy. We are asking that the commissioners listen to us - as we are also tax payers and constituents of this community. The rules that are currently in place seem logical, fair and constructive for both sides of the coin. We are homeowners in Lincoln County and we strongly support maintaining current laws in regards to Vacation Rentals.</p>
Meeting Date	01/20/21
Subject	Short Term Rental Changes

Public Input

Row 17

Name	Renée Roberts
Email	renee6013@gmail.com
Form Date Field	01/18/21
Topic	Agenda Item
Comments	<p>Lincoln County Commissioners, After reading the letter from M. Riley entitled "Who is your Constituent?", I feel compelled to write for multiple reasons. First, while I agree you should know your constituents, I do not agree that the input form should require the physical address of the commenter. I have attended one of the Board's meetings, pre-Covid, and as I was waiting in the hall, wearing my work jacket, I was greeted by M. Kirk with hisses and the sign of the cross. I was genuinely shocked and did not know how to respond. I believe that if that person knew my address, or anyone who does not hold to her point of view, she would harass, as proven by our previous encounter in the public forum. Second, M. Riley wrote on to list names, and insinuated that there are only three of your constituents that oppose changes to current STR ordinances. I would like to add my name to those three, along with a few more. The following is a non-inclusive list of people I work with who rely on STRs for their incomes, all of whom live in Lincoln County, most of whom live in the unincorporated areas. 1. R. Roberts 2. K. Baker 3. D. Phelps 4. E. Tibbe 5. K. Young 6. B. Parks 7. J. Richard 8. K. Clark 9. J. Northern 10. A. Albino 11. A. Tenny 12. H. Tenny 13. H. Cogburn 14. N. Arsenault 15. O. Cogburn 16. S. Hollenhors 17. T. Cassford 18. T. Gembala 19. S. Johns 20. P. Johanson 21. S. McDonald 22. Mitch H. 23. K. Miller 24. E. Matilla 25. C. Moore I think I can speak for all of the above friends and coworkers, as well as at least some of the 3,600 other constituents that rely on STR for their livelihood. You may not have heard from us for the last two years, because thankfully, we have been busy working, we have been busy shopping, we have been busy enjoying Lincoln County. I believe that if STRs continue to be restricted, or banned, and we become unemployed, then I, and others, will have the leisure to attend Board meetings and write more letters. Although I am sure, many would need to leave the County in search of employment. Lastly, M. Riley says "Their (outsider investors) issue is money. THEIR money. They distort the impact of their money in Lincoln County...". I am not an outside investor, and yes, the issue is money, my money, my life, my ability to live here on the Coast. If M. Riley honestly believes that the only people who will lose money are the homeowners, she is sadly ignorant of economics. Respectfully submitted, Renée Roberts, Constituent, Housekeeper Unincorporated Lincoln County</p>
Meeting Date	01/20/21
Subject	Short Term Rentals

Public Input

Row 30

Name	Richard E Cave Jane Gibbons
Email	reekylee@gmail.com
Form Date Field	01/18/21
Topic	Agenda Item
Comments	<p>We are urging you to continue allowing Short-term vacation rentals in unincorporated Lincoln county under the current guidelines. We support the need for a certain level of regulations to minimize the impact of vacation rental houses on the community at large. We have owned our vacation home since 2007. It had already been a vacation rental since 1997 and in order to afford the mortgage we continued renting after we purchased the property. It has been the perfect arrangement allowing us to spend time at the coast and also rent to families that wanted to share what we have. We rented the house ourselves until 2013 and then listed the property with a vacation rental company. Since we have owned the house we have never had a complaint from a neighbor, have always paid room tax and have taken excellent care of the property. Besides the locally sourced cleaning and maintenance service provided by our management company, we have also employed local contractors when we added a new deck, septic system, a new kitchen, and roof. Our tenants have also spent a great deal of money at local stores and restaurants. As we understand it, Short-term vacation rentals generate approximately 11 million dollars per year in room tax and fees. Losing this income and the jobs that support the Short-term rental industry will have a lasting effect on the economy of the county. We are urging the commissioners to consider the negative economic impact that losing those rentals will have on us and on all of Lincoln county and vote to keep them in place. In addition to considering the continuance of Short-term licensing, we understand that some of the other guidelines are currently being revised. We strongly suggest adding better notification. There should be a warning letter with a grace period that allows an owner to complete the licensing process. This would address the current issue where 30 or more people (including us) who were eager to do the right thing and had no notification from the county from 2016 until receiving a "cease now" letter from the Sheriff's office in October 2020. People all over the country flock to our coastal communities to go to the beach. This is not going to stop. Some communities end up lined with motels, large hotels, and resorts. We are so fortunate that we have maintained neighborhoods with individual houses which amounts to less impact. Let's keep it that way. Please continue short term rentals and strengthen community relationships with short term rentals that allow access to guests who want to enjoy the Oregon coast.</p>
Meeting Date	01/20/21
Subject	Short Term Rentals

Public Input

Row 52

Name	Rob Sands
Email	rsands@mysandsgroup.com
Form Date Field	01/18/21
Topic	Agenda Item
Comments	<p>My name is Rob Sands and I am an short term rental (STR) owner. As an owner I am opposed to the new restrictions on STR's. After reading through the proposed changes, it is apparent that STR's are being singled out. This is discrimination plain and simple. What applies to one, should apply to all. The STR in Lincoln County that I own is my retirement. These restrictions may cause me to lose this home, and my retirement income. I have a lot to lose by these new restrictions. Here is what Lincoln County has to lose if these restrictions are implemented: Short term rentals support 3,600 jobs for residents, provide \$192 million in local wages, account for 20% employment within the county. Short term rental visitors spend \$105 million on local travel. They spend \$27 million at local restaurants. STR's generate \$3.8 million on construction and renovation. STR's add \$11.2 million to local government budgets. Short term rentals benefit the local economy, providing living wage jobs to many, a source of local tax revenues, and channeling tourism dollars to Lincoln County businesses. A cap on the number of STRs or a limit on the number of nights an STR can be rented out will have rippling effects on the local economy. If these restrictions are imposed, how long will it be before many businesses close due to lack of tourism? How long will it be before residents, that work there, move for other jobs? How long will it be before Lincoln County is a ghost town? While I support reasonable regulations of STRs, I do not support a cap on the number of STRs in the County and I do not support limiting the number of nights your home can be rented out as an STR. Sincerely, Rob Sands STR Owner</p>
Meeting Date	01/20/21
Subject	Short Term Rental (STR) Licensing - 2021 Workshop(s)

Public Input

Row 23

Name	Robert Hertert
Email	robert.hertert@gmail.com
Form Date Field	01/18/21
Topic	Agenda Item STR
Comments	<p>January 17, 2021 Dear County Commissioners: My wife and I are writing to offer input for your STR deliberations on January 20. We bought a small house in Seal Rock in 2000 as a second home for our family. We lived in Portland. I retired in 2007 and soon realized that we didn't have sufficient income to keep this family treasure, as we weren't ready to move permanently. So in 2008 we began having short term rentals between our own uses. We hired our next door neighbor to clean. 13 years later, she still does. At some point we began paying her a quarterly management fee for the additional things she does, like watching the house, advising when maintenance is needed, keeping an eye out for security, managing the trash when the bear is roaming around, and other welcome help. We hired another neighbor to do yard maintenance. We hired another local person for major repair and painting. We chip in with the neighbors to gravel the roads and help manage the process. When the pandemic began, we cancelled all reservations, as required by the County. Since then, in an effort to protect our neighbor while cleaning, as well as our guests, we still leave a minimum of 24 hours between any reservation or ourselves. We have a contactless entry procedure and plan that's given to each guest. We ask our guests to minimize their impact on our community; patronize the businesses but be super respectful with masks and space. We always recommend local businesses for our guests to visit. A local artist is currently creating a small, stained glass window for us. Our neighbors have occasionally rented our home for their visiting family when there wasn't enough room at their home. M&E septic comes out periodically to make sure we don't have any septic problems. Not once during the 13 years have we had a complaint from a neighbor or enforcement incident. I'd like you to think of us, and people like us, and not "throw out the baby with the bath water". We are extremely proud of our record in vetting guests, watching for any reservations that don't feel right because we of course don't want damage, but also we would be horrified to cause distress to our neighbors. We are proud of helping our neighborhood economically, as well as the local businesses and County. What would we recommend as you deliberate? Please take the time to learn the potential benefits of STRs, as you can probably see from our own experience. Conduct an economic impact study and share those results with all parties. Permanent residents may have no idea that their own taxes don't cover all the services in the County. Portland dedicates occupancy taxes from STRs to the Portland Affordable Housing Fund. That seems like a good goal for any community, and would allow the County to show the permanent residents what support is being generated by STRs. Factor in the hidden investment made by every STR in the form of advertising that brings tourists to Lincoln County. This can be thousands of dollars per year for each STR. Allow people to rent rooms in their homes as STRs, just license</p>

and tax them. This is a great model of helping people stay in their homes which should be a primary goal. The “3-Strikes and you’re out” that was mentioned in earlier workshops feels aggressive and could founder on improper reporting or blaming the wrong person. Some more progressive discipline would make more sense. At the same time, there does have to be accountability for behavior. Misbehaving guests should be cited when necessary, and if there is a demonstrated pattern of a specific house being a problem out of the norm, the owner or manager needs to have consequences. We agree completely with having septic systems inspected. We don’t see the difference between sanitation requirements for a short term rental versus another residence, and think they should all be inspected. It’s a matter of health. The county didn’t regulate short term rentals when we bought our house, and when

Meeting Date 01/20/21

Subject Short Term Rentals

Public Input

Row 18

Name	Robert Hertert
Email	president@host2host.org
Form Date Field	01/18/21
Topic	Agenda Item
Comments	Dear Commissioners: Host2Host is an Oregon-registered, 501(c)6 nonprofit trade association that provides advocacy, community and education to short term rental hosts. We have substantial experience in issues relating to short term rental policy and would like to offer our document "Best Practices for Short Term Rental Policy" for your use during your STR discussions. We can be available to planning staff if you might find it helpful.
Meeting Date	01/20/21
Subject	Short Term Rentals

Best Practice Recommendations for Short Term Rental Policy

Host2Host.org

January 18, 2021

Introduction

Host2Host is an Oregon-registered 501(c)6 nonprofit independent trade association created by hosts, for hosts. We are membership-based and seek to protect and enhance the interests of Oregon's home-sharing host community. We use platforms such as Airbnb and VRBO but they do not represent or speak for us.

Members of Host2Host welcome guests from all over the world in our homes, apartments, ADU's and vacation rental properties where jurisdictions allow the use.

We recognize that the short-term rental (STR) phenomenon has social consequences that can be made more positive through reasonable regulation. Our members seek to operate their home-sharing businesses in a manner that adds value to the individual bottom line, while supporting local businesses and building community in our neighborhoods, city and beyond. Municipalities and STR organizations similar to ours may find the following content useful in developing STR policy.

We include our **Values** here because they provide a more accurate picture of STR hosts than may be promoted in the press.

A section on **Community Benefits** lists the often overlooked positives of STRs.

The table **Managing Common Issues** is a compilation of suggestions for policy.

Best Practice Recommendations for Short Term Rental Policy

Host2Host.org

January 18, 2021

Host2Host Values

- Commit to DEI. Host2Host is committed to diversity, equity and inclusion. We believe that Host2Host plays a key role to promote safe, secure and welcoming experiences for each guest, regardless of race, ethnicity, country of origin, faith, religious beliefs, sexual orientation or gender identity. We expect the same from our members.
- Manage short term rentals in a way that is considerate of residents and businesses within the neighborhood.
- Be responsible to the community by meeting permit and tax obligations.
- Share with guests what makes your neighborhood special. Promote and purchase products from the neighborhood businesses.
- Encourage communication among all hosts.
- Share best practices and methods; educate members to ensure our host community earns the recognition for best hospitality.

Best Practice Recommendations for Short Term Rental Policy

Host2Host.org

January 18, 2021

Community Benefits of Short Term Rentals

- Encourages hosted tourism in which hosts become community “ambassadors” creating an optimal experience tailored to guests experiences.
- Provides unique accommodations with friendly and customized experiences as an alternative to cookie-cutter hotel alternatives.
- Allows some hosts to “age in place” and maintain their home with supplemental income.
- Supports small, local businesses in neighborhoods that may not receive the same marketing support from the core corridor.
- Provides welcome overflow housing for neighbors with visiting family.
- Done correctly, creates limited or no impact on affordable housing.
- Benefits public health through contactless entry and private space.
- Contributes revenue to the municipality directly, through taxes, and indirectly, through employment of housekeepers, landscapers, repair people and other small businesses. Property managers and individual STR owners amplify local tourism advertising. Owners may pay over \$1,000 per year on advertising that brings tourists to the area. The visiting guests patronize local businesses.
- Property becomes more attractive, as desire for positive guest reviews promotes improvements.
- Allows guests to “try on” a community before becoming a long term resident with a permanent move.

Best Practice Recommendations for Short Term Rental Policy

Host2Host.org

January 18, 2021

Policy Recommendations for Managing Common STR issues:

Short term rentals provide benefits as listed above but can create problems. The table below lists Host2Host's policy recommendations for municipalities to consider. We recommend a goal of preserving the beneficial aspects of STRs while minimizing the problems.

Definitions

Homesharing: owner or long-term tenant normally lives in the dwelling.

Vacation rental (VR): Normally not occupied by the owner or long-term tenant.

Short term rental (STR): Typically 30 days or less. Applies to both home-sharing and VR dwellings.

OTA: On-line Travel Agency, such as Airbnb, VRBO

ADU: Accessory dwelling unit

Vacation rental management company (VRM): Short term rentals are often managed, especially in traditional tourist destinations.

Urban: High-density, including medium and large cities, and metropolitan areas.

Rural: Lower density, including small cities, farm, fishing and forest based economies. Examples: Winery stays, farm-to-table experiences, dude ranches.

Traditional Tourist Destination: Community traditionally economically dependent on tourism, where second homes, vacation homes, and sharing of such as accommodations has existed for decades, often having an existing high inventory of luxury homes that are not occupied by year-round residents. Can include both rural and urban areas. Examples: beach communities, resorts, ski communities, cabins near natural recreational attractions such as national or state parks. Tourist destinations are often also popular retirement destinations, so a second home is often purchased and planned as the owner's eventual retirement home.

Best Practice Recommendations for Short Term Rental Policy

Host2Host.org

January 18, 2021

Potential issues to consider during regulatory discussions

We acknowledge that different factors are present based on the Community's character as primarily **Urban, Rural, or Traditional Tourist Destination** and don't maintain that these policy recommendations will work for all three of those destinations.

Issue	Recommended Best Practice	Discussion
License or permit	Require	Make STR legitimate. Revocable for bad actors who are not abiding by the regulations.
Occupancy tax	Require	Contribute to a municipality fairly by matching hotel lodging taxes.
Municipality needs access to OTA information, such as STR owner's contact information.	Extremely useful	Municipalities are limited in their ability to enforce permitting & tax requirements without participation by platforms. Reference: Portland's ordinance .
Require OTA platforms to include permit number in STR listing, if permits are required.	If possible	Helps identify unpermitted listings.
Allow home sharing STRs? (owner or long-term tenant lives in the home most of the year as their primary residence)	Allow	Lowest impact on long-term housing. Recommend no cap on number of home share permits. Should be licensed and pay occupancy taxes.
STR permits for unoccupied houses - 2nd homes or vacation rentals ("VR"s)	Allow	If housing stock is critical, consider a cap to the number of VR permits. Can be done as a percentage of the total available housing market. Some markets also watch density and only allow VRs to be a minimum distance from each other.

Best Practice Recommendations for Short Term Rental Policy

Host2Host.org

January 18, 2021

Issue	Recommended Best Practice	Discussion
Allow Short term rentals in ADUs?	Allow	ADUs go through various roles over the years. Even if built for STR use, ADUs can evolve to long-term housing for the owner, family or renter, so building the ADU for any purpose contributes to housing stock.
Owner's presence during rental episodes?	Do not require	Unnecessarily restrictive. Deal with behavioral issues separately.
Parking	Reasonable local decision	Require no more than 1 off street parking spot for each bedroom.
Traffic impact	Traffic study not needed	Usually very low traffic impact from STR guests.
Phone number for neighbor complaints.	Require for VRs.	Either a local contact or a management company to be available to hear about an issue. Notifying neighbors when the STR is permitted is an option.
Quiet hours	Specify	Use existing quiet hours under city or county noise ordinance, or HOA rules.
Trash service	Require	Unless it is a rural area that allows alternative options.
Financial impact study	Recommend	The financial contribution from STRs including taxes, employment and tourist spending should be analyzed.
Best practices pamphlet for owners/managers	Recommend	This could be a set of practical recommendations, separate from ordinances, such as use of property management technology to monitor noise or number of people, Ring doorbell, "be a good guest" pamphlet, etc.

Public Input

Row 22

Name	Robert Williams
Email	skipandvickiwilliams@gmail.com
Form Date Field	01/18/21
Topic	Agenda Item
Comments	<p>A little over one year ago, my wife and I purchased a home at 1818 Oceania Drive in the Bayshore community in Waldport. It has always been our dream to have a beach front home, but we could never afford it. In December, 2019, the opportunity opened up for us to do that - we decided we could afford it if we could supplement the house payments with short term rental income. That made sense - why not rent our home when we were not staying in it? We applied for the license and paid for all the required inspections. A sheriff's employee inspected our home and we were granted our request for a license. We have always intended to meet all the code requirements and comply with all necessary inspections. We also have adamantly stipulated that the occupancy limits be adhered to and that it be used for a family rental - not for large groups or parties. We have the deepest respect for the environment and our neighbors. Now, for the second year in a row, there are attempts to take our dream away from us. People are attacking our right to own our property and use it in a way that allows us to afford it. I am sure there are some problems related to STR's but where I live I see no problems for the neighborhood or the environment. It seems some people have a resentment or personal vendetta against STR's with no regard to the home owners and their dreams. I attended, via zoom, the Bayshore HOA meeting last week and heard the STR's referred to as commercial properties and hotels. That could not be further from the truth I heard it claimed that they degrade the neighborhood and I can understand the frustration over excessive vehicle parking. But we work hard to ensure that does not happen with our home. As to the claim that the environment is being damaged, I agree that septic systems must periodically be inspected, and upgraded when necessary. There is no overflow of garbage at our home because we have signed up for the optimal garbage service and have instructed our property management group to order additional garbage pickup as necessary, at our expense. We are trying to fit in and be good neighbors. But it seems we may be the victim of unfavorable opinions, inaccurate rhetoric, and overzealous minorities. The complainers may not be a minority in the residential community where they live, but I am assuming theirs is not the overwhelming opinion of people in the county. It is obvious that the tourist trade provides substantial income and employment to people who live in Lincoln County. As far as the claim that the rental income does not stay in the county, that is completely false. Granted it gets put in my back account, but it gets reinvested in the home and we always use local contractors and retail stores. In addition, the income earned by people supporting STR's stays in the county: house cleaning, garbage pickup, yard maintenance, property management providers, etc. My wife and I urge you to continue your policies of licensing and inspections. If there are multiple infractions or reports of loud behavior at any particular home, then there should be protocols to</p>

force compliance with the county regulations. Thank you for allowing us the opportunity to share our comments. You are welcome to visit and tour our home and neighborhood. Robert Williams

Meeting Date 01/20/21

Subject Short Term Rentals



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

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

2 messages

Rontinsley@grassrootsmessages.com <Rontinsley@grassrootsmessages.com>

Sat, Jan 16, 2021 at 7:51 PM

Reply-To: Rontinsley@gmail.com

To: kpeter@co.lincoln.or.us

Dear Commissioners Hunt, Hall, and Jacobson: To Whom It May Concern, We own two homes and a vacant lot in the Bayshore areas of Lincoln County. We built our first house in 1995-1996 and our second house in the early 2000's. We have offered our houses as short-term rentals and feel great about being able to enable people from all over the world to enjoy the beautiful Oregon coast. In all of our years of operation we have not received a single complaint. Now I see people who have recently moved into Bayshore from other parts of the country complaining about the vacation rentals that were there before they moved in. I would compare this to people who buy property next to an airport and then complain about airport noise. Some of the points you should consider before making a decision is that owners of vacation rentals have been paying county taxes and lodging taxes which amounts to a considerable sum for the county. In addition, we risk a glut of homes for sale if these restrictions are enacted which will lead to an overall reduction in home values and a loss of tax revenue. Add to that, the huge impact the loss of revenue local restaurants, stores and other attractions will suffer, and I think you would agree that this could be an expensive endeavor for the county to embark upon. Add to these points the certainty of expensive litigation, and I think you would agree that the elimination of short-term rentals or extreme restrictions is not a wise decision. I encourage you to reconsider. Best Regards, Ron Tinsley
Owner: [1902 NW Cunard St, Waldport](#) By restricting the number of short term rentals in the County, it is inevitable that jobs and revenue to the County will be severely impacted. What is Lincoln County's plan to replace these revenues? The trickle-down effect of eliminating or severely curtailing the availability of COVID-friendly short-term rental housing in this County is staggering. Particularly considering that STR owners spent \$3.8 Million in 2019 to improve County housing stock, most of which went directly to your constituents in the form of wages and local sales revenue, and to the County in the form of permit fees. Regards, Ron Tinsley [2944 Adams Street, Eugene, OR, USA](#) Rontinsley@gmail.com

Rontinsley@grassrootsmessages.com <Rontinsley@grassrootsmessages.com>

Sat, Jan 16, 2021 at 7:51 PM

Reply-To: Rontinsley@gmail.com

To: kpeter@co.lincoln.or.us

[Quoted text hidden]



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

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

1 message

rontinsley@grassrootsmessages.com <rontinsley@grassrootsmessages.com>

Sun, Jan 17, 2021 at 10:40 AM

Reply-To: rontinsley@gmail.com

To: kpeter@co.lincoln.or.us

Dear Commissioners Hunt, Hall, and Jacobson: To Whom It May Concern, We own two homes and a vacant lot in the Bayshore areas of Lincoln County. We built our first house in 1995-1996 and our second house in the early 2000's. We have offered our houses as short-term rentals and feel great about being able to enable people from all over the world to enjoy the beautiful Oregon coast. In all of our years of operation we have not received a single complaint. Now I see people who have recently moved into Bayshore from other parts of the country complaining about the vacation rentals that were there before they moved in. I would compare this to people who buy property next to an airport and then complain about airport noise. Some of the points you should consider before making a decision is that owners of vacation rentals have been paying county taxes and lodging taxes which amounts to a considerable sum for the county. In addition, we risk a glut of homes for sale if these restrictions are enacted which will lead to an overall reduction in home values and a loss of tax revenue. Add to that, the huge impact the loss of revenue local restaurants, stores and other attractions will suffer, and I think you would agree that this could be an expensive endeavor for the county to embark upon. Add to these points the certainty of expensive litigation, and I think you would agree that the elimination of short-term rentals or extreme restrictions is not a wise decision. I encourage you to reconsider. Best Regards, Ron Tinsley
Owner: [1902 NW Cunard St, Waldport](#) By restricting the number of short term rentals in the County, it is inevitable that jobs and revenue to the County will be severely impacted. What is Lincoln County's plan to replace these revenues? The trickle-down effect of eliminating or severely curtailing the availability of COVID-friendly short-term rental housing in this County is staggering. Particularly considering that STR owners spent \$3.8 Million in 2019 to improve County housing stock, most of which went directly to your constituents in the form of wages and local sales revenue, and to the County in the form of permit fees. Regards, Ron Tinsley [2944 adams st, eugene OR 97405](#) rontinsley@gmail.com

Public Input

Row 35

Name	Rosemary Halsey
Email	twohalseys@msn.com
Form Date Field	01/18/21
Topic	Agenda Item
Comments	<p>As we said in our 12/13/20 letter to the BOC, we have owned a short term rental in unincorporated Lincoln County since 2013. We bought a property that had been vacant for five years. We hired local contractors to re-side it, put in new windows, upgrade the HVAC system, among other repairs. Then we ourselves spent 16 hour days, 6 days a week, redoing the interior: new floors, paint, etc. and painting the exterior. Having done our due diligence, we knew that our HOA CC&RS allowed short term rentals and put it in service in June 2013. The comments in our visitor book have been heartwarming from cancer victims who just needed a quiet place to rest, to children seeing the ocean and whales for the first time, to small family reunions grateful for the homey atmosphere in which to reconnect. We would remind the BOC that the Oregon Supreme Court held in <i>Yogman v. Parrot</i> (1997) that short term rental of a vacation home is a "residential" use not a "commercial" use. We have a right to rent the property as we have a license from the Lincoln County Sheriffs office; we have followed all the regulations, paid real estate taxes on it, provided income to local businesses and added to the county's employment base. Please do not allow NIMBYs to drown out the voices of responsible STR owners. Regulate, don't eliminate. Rosemary and Dennis Halsey South Beach</p>
Meeting Date	01/20/21
Subject	Short term rentals

Public Input

Row 42

Name	Royce Trammell
Email	ramtraml@hotmail.com
Form Date Field	01/18/21
Topic	Agenda Item
Comments	<p>Dear Lincoln County Board of Commissioners, I am a retired public servant, and rely on income from my Lincoln County vacation rental to supplement my retirement income. I enjoy working part-time by self-managing my vacation rental. I spend many days at the beach and spend many dollars at various local businesses. My goal is to provide a high quality vacation experience for my guests, and I consistently receive very high ratings. ***I am opposed to any new regulations that would limit the number of nights I can rent my short term rental*** The current regulations provide an avenue for any STR complaints to be handled effectively by the Lincoln County Sheriff. I have only received two Sheriff complaints in the 2 years I've managed my property. One was a garbage complaint, which I had taken care of before I even received the complaint, and the other was due to my misunderstanding of which areas were required to follow the 24 hour hold rule. Limiting the number of nights would reduce my income as well as income to local businesses, and would result in lower tax income for Lincoln County. I work hard to be a good neighbor by constantly monitoring and keeping my property clean, by investing in and making improvements to my property, by informing my guests about all rules and regulations, and by immediately addressing any complaints. I don't think limiting the number of rental nights would improve anything. ***I am also opposed to lowering capacity limits*** I believe the current limits are appropriate, and so do my guests, who consistently give my property very high ratings. I have temporarily lowered my capacity to comply with state COVID requirements, and as a result, have fewer bookings, and have had to lower my rates. It would be nice to be able to keep my previous higher rates with a lower capacity, but it just isn't reality. This lower capacity directly translates to lower rental taxes/income for the County as well. My property is in a neighborhood that was designed to be a vacation rental neighborhood. I paid a premium to buy into this neighborhood with the understanding that it would continue to be a vibrant, beautiful, enjoyable neighborhood with infrastructure and regulations that support the current capacity limits. If new lower limits are imposed, my property value will likely drop, directly impacting property taxes for the County. If I can't cover my expenses, I could be forced to sell. Likely, at a time when other owners face similar circumstances, further lowering property values and impacting property tax income for the County. Thank you for your consideration, Royce and Mary Trammell</p>
Meeting Date	01/20/21
Subject	Short Term Rental (STR) Licensing - 2021 Workshop(s)



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

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

1 message

whitestone1@grassrootsmessages.com <whitestone1@grassrootsmessages.com>

Sun, Jan 17, 2021 at 7:17 PM

Reply-To: whitestone1@sprintmail.com

To: kpeter@co.lincoln.or.us

Dear Commissioners Hunt, Hall, and Jacobson: Our family respectfully submits our comments regarding licensing of short term rentals. We have traveled extensively with aging parents and children and appreciated first hand the ability to have separate bedrooms, bathrooms and kitchen facilities which are almost exclusively found in Short term rentals. We could not have traveled to the beautiful Oregon Coast which we have been doing for over 50 years. Short term rentals are economical for families. Now that we own homes here (transplanted Oregonians) we appreciate the opportunity to host guests, helping them to experience the area in an environmentally friendly way. It is only fair that we be allowed to continue renting (and pass on the ability for houses to be used as STR when/if they are transferred) to larger families after we have invested heavily to maintain our homes and keep our neighborhoods safe and attractive, supporting the community with taxes. We care about this unique community of Lincoln County. During the time that we were not able to rent our homes due to covid shut down last year-our neighborhood experienced people trying to park on our road, finding no bathrooms they defecated along our trails. This is all unacceptable. People want to come here. We need STR's Please do not single out STR's for more stringent regulation than other traveller accommodations and STR regulations in other Oregon counties. By restricting the number of short term rentals in the County, it is inevitable that jobs and revenue to the County will be severely impacted. What is Lincoln County's plan to replace these revenues? The trickle-down effect of eliminating or severely curtailing the availability of COVID-friendly short-term rental housing in this County is staggering. Particularly considering that STR owners spent \$3.8 Million in 2019 to improve County housing stock, most of which went directly to your constituents in the form of wages and local sales revenue, and to the County in the form of permit fees. Regards, Ruth Hatton [9009 Westwood Shores Drive, Fort Worth, TX, USA whitestone1@sprintmail.com](mailto:whitestone1@sprintmail.com)

Public Input

Row 60

Name	Sandra Syrett
Email	sandra@besharpmarketing.com
Form Date Field	01/17/21
Topic	Agenda Item
Comments	<p>Hello, Lincoln County Commissioners: Like many STR owners, I employ a small army of local businesses to maintain the property: house cleaning team, gardener, general handyman, plumbers, electricians, window washers, lock smith, private security company, appliance repairmen, HVAC company, and painters. When items need to be replaced and/or repaired, it is the local flooring, window covering, glass installation, furniture, upholstery, appliance, and carpet cleaning companies that get my business. Once guests arrive, they spend money at restaurants, shops, and attractions. All STR's have a similar story...our properties provide jobs in the community and fuel the local economy. It is a simple truth that communities located near natural wonders (oceans, lakes, mountains) are vacation destinations. And in recognition of this, the Oregon Beach Bill (passed on July 6, 1967) guarantees free, unrestricted public beach access along the entire Oregon coast. Please don't make our beautiful central Oregon Coast difficult to visit and enjoy by passing regulations that make STR's impossible to operate. Respectfully submitted, Sandy Syrett</p>
Meeting Date	01/20/21
Subject	STR



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

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

1 message

shannonilas@grassrootsmessages.com <shannonilas@grassrootsmessages.com>

Mon, Jan 18, 2021 at 6:11 PM

Reply-To: shannonilas@kw.com

To: kpeter@co.lincoln.or.us

Dear Commissioners Hunt, Hall, and Jacobson: I am writing today to add my voice to the other short-term rental owners in the Lincoln City area. We recently purchased a vacation home in Gleneden Beach for my family and others to enjoy. We love coming to the coast to enjoy its natural beauty and support the local community. We have spent thousands of dollars on rentals, meals, souvenirs, gas, rentals, and other small businesses such as tour guides and park fees. As a realtor and small business owner, I support other small businesses as much as possible and saw the devastation that happened when the short term rentals were shut down in spring. I have friends and colleagues in the restaurant and shop business who saw their livelihoods cut dramatically. Most of the small business owners live locally and depend on tourism to put food on their tables. We decided to purchase a vacation home, but rely on the income from renting to generate enough to pay the mortgage. We are buying local products and hiring local members of the community to service the rental and are dedicated to providing support to the community as much as possible. Vacation rentals create job opportunities, particularly in the service industry, including cleaners, handymen, plumbers, electricians, painters, etc. It also provide valuable tax income to help fuel local economies. For example, STRs create 3,600 jobs and provide \$192 million in local wages, accounting for 20% of employment within Lincoln County (Source: Travel Impacts Analysis by Dean Runyan Associates). Visitors spend \$105 million on local travel, \$27 million at local restaurants, and add \$11.2 million to local government budgets (Source: AirDNA and Lodging Tax Municipal Code for Yachats, Newport, Waldport, Seal Rock, Lincoln City, Depoe Bay, Gleneden Beach, Otis, Otter Rock, South Beach and Toledo). As a realtor, I saw the value of homes in Lincoln County increase more than \$100k last year, despite the moratorium on STR permits. I see more and more people deciding to buy a first or second home on the coast and the ability to vacation outside of the immediate area dries up. As more people realize they can work from home, they are leaving long commutes behind and choosing areas where they can work and vacation. That trend will continue in the foreseeable future. There are many factors contributing to the shortage of affordable housing. I live near Portland and have seen inventory reduce down to less than one month, which is the lowest it's been in 40 years. This is not due to short-term rentals creating the shortage but rather reluctance to put homes on the market and move during the pandemic. That coupled with lower interest rates, which has increased buyer demand, is causing home prices to increase nationwide, not just on the coast. I agree that local home owners deserve to live peacefully in their homes. The solution isn't to reduce the number of rentals, but rather look at the issues causing homeowners' concerns and address those through regulation and enforcement. We need to crack down on the renters themselves and hold them accountable, while still providing a robust economy for the coastal communities. Thank you, Shannon and Randy Ilas By restricting the number of short term rentals in the County, it is inevitable that jobs and revenue to the County will be severely impacted. What is Lincoln County's plan to replace these revenues? The trickle-down effect of eliminating or severely curtailing the availability of COVID-friendly short-term rental housing in this County is staggering. Particularly considering that STR owners spent \$3.8 Million in 2019 to improve County housing stock, most of which went directly to your constituents in the form of wages and local sales revenue, and to the County in the form of permit fees. Regards, Shannon Ilas [1840 Radcliffe Court, West Linn, OR 97068](https://www.google.com/maps/place/1840+Radcliffe+Court,+West+Linn,+OR+97068)
shannonilas@kw.com

Public Input

Row 24

Name	Shannon Ilas
Email	shannonilas@kw.com
Form Date Field	01/18/21
Topic	Agenda Item
Comments	<p>I am writing today to add my voice to the other short-term rental owners in the Lincoln City area. We recently purchased a vacation home in Gleneden Beach for my family and others to enjoy. We love coming to the coast to enjoy its natural beauty and support the local community. We have spent thousands of dollars on rentals, meals, souvenirs, gas, rentals, and other small businesses such as tours and parks. As a realtor and small business owner, I support other small businesses as much as possible and saw the devastation that occurred when the rentals were shut down in spring. I have friends and colleagues in the restaurant and tourism business who saw their livelihoods cut dramatically. Most of the small business owners live locally and depend on tourism to put food on their tables. We buy local products and hire local members of the community to service the rental and are dedicated to providing support to the community as much as possible. Vacation rentals create job opportunities, particularly in the service industry, including cleaners, handymen, plumbers, electricians, painters, home decor, etc. It also provide valuable tax income to help fuel local economies. For example, *STRs create 3,600 jobs and provide \$192 million in local wages, accounting for 20% of employment within Lincoln County (Source: Travel Impacts Analysis by Dean Runyan Associates). *Visitors spend \$105 million on local travel, \$27 million at local restaurants, and add \$11.2 million to local government budgets (Source: AirDNA and Lodging Tax Municipal Code for Yachats, Newport, Waldport, Seal Rock, Lincoln City, Depoe Bay, Gleneden Beach, Otis, Otter Rock, South Beach and Toledo). As a realtor, I saw the value of some homes in Lincoln County increase more than \$100k last year, despite the moratorium on STR permits. I see more and more people deciding to buy a first or second home on the coast as the ability to vacation outside of the immediate area dries up. As more people realize they can work from home, they are leaving long commutes behind and choosing areas where they can work and vacation. That trend will continue in the foreseeable future. There are many factors contributing to the shortage of affordable housing. I live near Portland and have seen inventory reduce down to less than one month, which is the lowest it's been in 40 years. This is not due to short-term rentals creating the shortage but rather a reluctance to put homes on the market and move during the pandemic. That coupled with lower interest rates, which has increased buyer demand, is causing home prices to increase nationwide, not just on the coast. I agree that local home owners deserve to live peacefully in their homes. The solution isn't to reduce the number of rentals, but rather look at the issues causing homeowners' concerns and address those through regulation and enforcement. We need to crack down on the renters themselves and hold them accountable, while still providing a robust economy for the coastal communities. Thank you, Shannon Ilas</p>

Meeting Date 01/20/21

Subject Short-term rentals create a boon for the economy

Public Input

Row 39

Name	Shilpa Karnik
Email	shilpa_karnik@hotmail.com
Form Date Field	01/18/21
Topic	Agenda Item
Comments	<p>We are the proud owners of a house in Lincoln City since 2011 and we love our house and the town. While we try to spend as many days/nights as possible on the coast, we live and work in Portland. We would not be able to afford the house if we cannot rent it for part of the year. We support the local community through property taxes and our stay there but when we rent it out as short term rentals (STR), it also benefits the local economy, providing living wage jobs to many, a source of local tax revenues, and channeling tourism dollars to Lincoln County businesses. A cap on the number of STRs or a limit on the number of nights an STR can be rented out will have rippling effects on the local economy. While we support reasonable regulations of STRs, we do not support a cap on the number of STRs in the County and do not support limiting the number of nights your home can be rented out as an STR. Thank you for your consideration. Shilpa Karnik 1908 NE 70th Street Lincoln City, OR 97367</p>
Meeting Date	01/20/21
Subject	Short Term Rental Regulations

Public Input

Row 31

Name	Stan Potts
Email	sjpotts@gmail.com
Form Date Field	01/18/21
Topic	Agenda Item
Comments	<p>Hello My wife and I own short term rental property in Depoe Bay. We do live outside the area but plan to retire on the coast of Oregon. We learned about the area when we visited relatives and fell in love with the Oregon coast. We purchased 2 homes in Bella Beach in 2003. Our hope was to pay off at least one home by the time we retired so we could spend lots of time at the beach. Unfortunately because of low rentals we sold one home and paid thousands of dollars in taxes to Oregon. We have kept the second home in hopes of a retirement location. We depend on the short term rental revenues to cover some of our costs and keep the home. The home is well maintained and kept updated. We have a responsible Management company that addresses any issues promptly. I have faith that the county board will look at all sides of this issue. The vast majority of home owners are respectful and responsible about taking care of the their short term rental home and address any concerns in a timely manner. I can understand instituting tighter rules and other restriction, however to simply ban all short term rentals is unfair and unnecessary. We already have increased costs with new restriction including paying commercial water and other rates, and licensing fees. At the very least grandfather in existing home owners and reduce or limit future short term rentals. We purchased our home in good faith that we would be allowed to generate some revenue via short term rentals. Please don't take our home and our dream away from us. Sincerely Stan and Linda Potts Ocean View St DePoe Bay OR</p>
Meeting Date	01/20/21
Subject	Short Term Rentals

Public Input

Row 19

Name	Steve Butt
Email	thlse@aim.com
Form Date Field	01/18/21
Topic	Agenda Item
Comments	<p>18 January, 2021 Steve and Brenda Butt 8440 SW Marine View Street South Beach, OR 97366 (541) 270-9712 To - Lincoln County Commissioners, County Counsel, and County Staff Re – Eliminating Short-Term Vacation Rentals in Residential Neighborhoods Dear Lincoln County Commissioners, County Counsel, and County Staff: Please act to eliminate Short-Term Vacation Rentals (STVRs) in residential neighborhoods in Lincoln County. As you know, Lincoln County implemented zoning regulations to designate certain areas of the county as residential neighborhoods (R-1 or R-1A) to encourage people to live in the county and provide a high quality of life in residential neighborhoods by barring business activities in those areas. Unfortunately, STVRs are now operating in residential neighborhoods, compromising the quality of life that was intended by the zoning requirements. When we purchased our property and built in a residential neighborhood, we relied on county zoning regulations to protect our investment and our quality of life. In recent years, however, STVRs have proliferated, harming our quality of life and compromising our neighborhoods. People who own and operate STVRs receive revenue, deduct expenses, and license their properties; which is exactly the same as every other business. STVRs abuse our neighborhoods by overloading septic systems, creating traffic problems and other nuisances. As such, STVRs are fundamentally inconsistent with the intent of R-1 and R-1A zoning regulations; harming our neighborhoods. We know STVR owners and operators want to continue to make money from their businesses. But this is exactly why Lincoln County defined zoning regulations in the first place, to protect neighborhoods from people who want to profit at their neighbors' expense. We've all been through a lot recently. Having neighbors and neighborhoods is more important than ever and now is the time for the County Commissioners to abolish STVRs in residential neighborhoods. Sincerely, Steve and Brenda Butt (signed letter attached)</p>
Meeting Date	01/21/21
Subject	Eliminating Short-Term Vacation Rentals (STVRs) in Residential Neighborhoods

18 January, 2021

Steve and Brenda Butt
8440 SW Marine View Street
South Beach, OR 97366
(541) 270-9712

To - Lincoln County Commissioners, County Counsel, and County Staff

Re - Eliminating Short-Term Vacation Rentals in Residential Neighborhoods

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

Please act to eliminate Short-Term Vacation Rentals (STVRs) in residential neighborhoods in Lincoln County. As you know, Lincoln County implemented zoning regulations to designate certain areas of the county as residential neighborhoods (R-1 or R-1A) to encourage people to live in the county and provide a high quality of life in residential neighborhoods by barring business activities in those areas.

Unfortunately, STVRs are now operating in residential neighborhoods, compromising the quality of life that was intended by the zoning requirements. When we purchased our property and built in a residential neighborhood, we relied on county zoning regulations to protect our investment and our quality of life. In recent years, however, STVRs have proliferated, harming our quality of life and compromising our neighborhoods.

People who own and operate STVRs receive revenue, deduct expenses, and license their properties; which is exactly the same as every other business. STVRs abuse our neighborhoods by overloading septic systems, creating traffic problems and other nuisances. As such, STVRs are fundamentally inconsistent with the intent of R-1 and R-1A zoning regulations; harming our neighborhoods.

We know STVR owners and operators want to continue to make money from their businesses. But this is exactly why Lincoln County defined zoning regulations in the first place, to protect neighborhoods from people who want to profit at their neighbors' expense.

We've all been through a lot recently. Having neighbors and neighborhoods is more important than ever and now is the time for the County Commissioners to abolish STVRs in residential neighborhoods.

Sincerely,



Steve and Brenda Butt

Public Input

Row 71

Name	Steven Goulet
Email	thehalibuthouse@gmail.com
Form Date Field	01/16/21
Topic	Agenda Item
Comments	As an STR owner I have attached a letter specifically addressing the maximum occupancy limits being considered for change. I hope my perspective helps bring to light some of the adverse effects if the occupancy caps are reduced.
Meeting Date	01/20/21
Subject	STRs

Dear Lincoln County Commissioners,

My name is Steven Goulet and my wife and I own a four bedroom three bath, ocean view home in Gleneden Beach operating as a STR. Over the years we have spent numerous trips visiting and falling in love with the local community, tourism and spectacular beauty of the Oregon Coast. We chose to purchase this home to continue our life long family tradition with the opportunity to share the same experiences with our new growing family and friends. Providing our home as a STR has been a fantastic decision as it supports the costs associated with homeownership, it gives other families a place to create the same life long memories as ours, and it's my investment to retirement much like many others.

You have heard many arguments with various topics of focus regarding STRs but today I would like to specifically address the occupancy capacity being considered in unincorporated Lincoln County. The latest information suggests reducing the residential STR occupancy capacity from three persons per bedroom plus two to a maximum limitation of only two per bedroom with no additional persons. Similar to the phase-out suggestion of all unincorporated STRs, this will have a significant impact on the community at large. The community and leaders may see this as a fair and reasonable compromise to the challenges being experienced today but I fear it will also develop into an unstable tourist economy with other unrecognized adverse effects.

First and foremost, the STR industry generates 3,600 jobs for local residents and either directly or indirectly accounts for nearly 20% all Lincoln County employment, approximately \$192M in local wages. In 2019, guests of the STR industry spent approximately \$105M on local travel and approximately \$27M at local restaurants. Also in 2019, STR owners spent approximately \$3.8M on home construction and renovation. Grossly, the STR industry generated \$11.7M or roughly 30% of the total revenue to local municipalities. The STR industry is essential to the survival of the local Lincoln County economy and even the reduction in occupancy will have a significant impact on the aforementioned county statistics and economy.

The majority of homes available as STRs have three bedrooms or less which would limit them to only six persons. Many of those that are four bedrooms or more are now being classified as only three bedrooms due to septic system requirements. This change would leave a very small population of homes capable of hosting more than eight guests with a rare instance of up to ten. Now, speaking on the history of my house alone, nearly 60% of my reservations exceed 8 guests per stay. Here, you see, is where the problems will develop.

The majority of all bookings would then be required to split between two households. You may think this is good for the STR Industry as demand increases, but what will in fact likely happen is most of these bookings that exceed eight persons will either find an alternative vacation or an alternative county to accommodate their guest group due to the doubling of cost. Hotels are not a solution for large groups. They want to spend time together, cook family meals and celebrate holidays all under the same roof together. Additionally, those that can afford to split amongst two households will pose an unrealized increase in late night traffic as they travel back and forth between homes after a long day of adventure together on what we already know to be dangerous roads after dusk; hopefully none of which will have indulged in their beverage of choice.

As tourism declines due to occupancy caps and increased costs to groups exceeding eight persons, many of the STR owners, including myself, will be forced to sell their homes without reasonable financial support to offset costs associated with homeownership. One may think the housing market will fall with a large influx of listed homes, and that may be the case for a short while, however, considering the entire west coast and Central Oregon Coast real estate market, the housing market in Lincoln County is likely to sustain or even climb. The data I have collected from local brokers and agents presents an increasing interest in residential real estate from both California and Washington transplants. Many of these sales and offers come with all cash and no contingencies. These new full time residents will not spend their money at the aquarium, the pier, the glass shops, the Crab Shack or other businesses sustained by the tourist community. It is great to see interest in our beautiful Oregon coast but a large increase in full time residents and equal reduction in travelers will ultimately replace a large portion of tourism. This fundamental change in the existing balance of the Central Oregon Coast economy will concrete the financial burdens Lincoln County will be forced to impose on its local tax payers. I fear Lincoln County is considering a change that will present tax increases and revenue losses the local community and business owners are not aware of.

The Oregon Coast will remain a beautiful and remarkable place to visit, only Lincoln County will lose a large portion of its opportunity to share it with the world. Families and friends travel to the Oregon Coast for adventure and life long memories. Let's not destroy the tourist community, let's not steal people's retirement plans and dreams, let's preserve our local businesses and leave the unincorporated guest capacities unchanged so we can all continue to thrive and persevere the modern times. The Oregon Coast is much like the Pacific Ocean it's known for, it's a balanced ecosystem, if you change it even so slightly, you could destroy it all. I strongly encourage you to take your time reviewing everyone's letters and perspectives because the decisions that will be made in the near future WILL decide the fate of the Central Oregon Coast, its tourism and its community.

Thank You,

The Goulet Family

Public Input

Row 66

Name	Steven Sager
Email	stevensager@aol.com
Form Date Field	01/17/21
Topic	Agenda Item
Comments	My name is Steven Sager and I own a home in Bayshore that is our second home as well as an STR. I am writing in opposition to the proposed changes to Lincoln County STR regulations. please see the attached document in opposition of STR changes -Thank you
Meeting Date	01/20/21
Subject	STR

January 17, 2021

Lincoln County Board of Commissioners,

My name is Steven Sager and I own a home in Bayshore that is our second home as well as an STR. I am writing in opposition to the proposed changes to Lincoln County STR regulations.

I am not an out- of- state millionaire investor, as many local STR opposers have generalized STR owners. I am a 9th generation native Oregonian, professional firefighter/ paramedic, and previous foster parent. My wife and I have grown up visiting the coast with our parents and grandparents (who were coastal residents) family, children and foster families, choosing to stay in STRs because of the home -like feel and size of our young family – we could never afford, or want, to split our family into multiple hotel rooms. We have always been in love with the local community and have wanted to see it flourish as we decided to make Lincoln County our future retirement destination.

Many disputants claim STRs have taken away opportunity for locals to buy homes. We bought a dilapidated home that had been on the market for a year – it was a fair price and had no interest from any buyers – including local citizens seeking a modest home at a below market value price. We have invested approximately \$45,000 making repairs and improvements using local vendors.

Many disputants claim STR owners are “big business investors” that are “just out for money”. We have not only enjoyed our home personally we have allowed firefighters, paramedics, teachers, emergency dispatchers and active military personnel to use our home for respite and mental decompression at nearly no cost – except taxes and housekeeping fees that go directly back into the local economy. We have also allowed emergency health care workers to use our home to provide local care during the pandemic. I have used my paramedic skills at local emergencies when no other responders were available. We use our home as an STR to defer costs of ownership until we can move there full-time in the next several years and make improvements. Our home has contributed over \$25,000 in 2020 to local wages. This is in addition to taxes, fees and management costs. The only reason our home has any correlation to being a ‘business’ is because the County requires it in order to leverage as much tax and fees as possible – including inventory tax.

We are in our second home community frequently and have not seen any of the egregious claims of partying, garbage, noise or blocked streets that are so frequently voiced. The only negative experiences we have had at our home centered around local residents harassing us: writing down our license plate numbers while legally parked in our driveway, telling us we aren’t welcome in the community pool, etc.

I believe the County is overstepping its legal authority by directing property rights changes to one isolated group. If changes are made addressing septic issues, number of people allowed, how vehicles can legally park and how to use your own home, these changes should apply to ALL county residences. The cap of two people per room is of particular concern. My home is 1600sq ft but would only be able to accommodate 4 guests. It is important to note that my home is taxed by the assessor as a 3 bedroom and had a 3 bedroom septic permit approved by the county but for some reason will only grant me two bedrooms on my STR permit.

As a child we visited California and saw beautiful beaches we were not allowed to use because they were private. Even at that early age I could not understand how people could willfully block others from enjoying such beautiful areas. My dad was always so proud to talk about how Oregon was different and we all had access to the beaches because of progressive leaders, including Tom McCall and others. It saddens me to see many residents, who are transplants from other states like California, now trying to keep people from the beautiful areas of Oregon, including Lincoln County. The reality, whether people want to admit it, is that the local economy of the coast hinges on tourism. Shutting down STRs will have financial impacts that will destroy livelihoods for most of the local residents. How unfortunate that a few vocal residents selfishly want to disregard the concept of inclusiveness and diversity by making the coast just for them and no one else. It is also interesting that people moved into these communities knowing that STRs existed but now the mob has ruled they don't want them anymore and are demanding their removal.

As someone who considers himself a future resident, I have an interest in making sure all aspects of the community remain safe, accessible, sustainable and fair. As an STR owner I am willing to do my part to make sure that happens. But I am not willing to shoulder this burden alone. If local residents are worried about how many people can be in a room, how to park, the operation of septic systems, etc., then these changes need to apply to them as well; otherwise, the county is just discriminating against an isolated contributor to the economy and livelihood of the community.

Respectfully,

Steven Sager

Public Input

Row 10

Name	Sue DeFranco
Email	sdefranco@comcast.net
Form Date Field	01/19/21
Topic	Agenda Item
Comments	<p>My husband and I bought our house in Lincoln City in July, 2018.. Our original reason for buying the house was for our family to go there for vacations. The house was already an STR, so my husband and I decided to try it and applied for the VRD license. We kept the same property management company the previous owners had used. When you apply for the VRD license, the County comes out to inspect the home to make sure it complies with their standards. If there is anything that needs to be repaired, the County will come back out to verify that the fix has been completed. I think the county did a great job and they were very thorough. In January 2019, my husband passed away. I am left with maintaining the house. Since I don't have my husbands income, the income from the rental helps me pay the bills and hire local companies to do any maintenance. Right now I'm looking into remodeling part of the house and that will all be done by local companies as well. There is not any street parking where my house is located. Two cars can park in the garage and two cars can park in the driveway. One car per bedroom (2 people per bedroom), so my place is listed as a four bedroom house. I have not had any problems or complaints about people being loud or parking in the street. Most of the people that rent my house are families from other parts of Oregon who just want to take their children to the beach for vacation. If you do not allow STR's, people will go to other cities to rent and you will significantly reduce the amount of income they bring to Lincoln City. I'm just one homeowner, but if I can't rent my house out, I won't be able to afford all the utilities I'm using now. I won't be able to afford hiring handyman, maintenance, hot tub repair/cleaners, window washers, pay the rental taxes, remodel, groceries, restaurants, etc. I won't need the property management company that rents out my house, cleans my house and handles all the paperwork. That would mean a lot of people would be out of jobs. I hope you are looking at other options to make it affordable and comfortable for everyone. Completely eliminating STR's is not the way to go! When we bought our house there was not a cap at Road's End, but there was an 8% cap for the rest of Lincoln City. Maybe there should be a cap for each city that's reasonable for the STR's and the residents. Make sure the STR's aren't all grouped in one area, have them be more spread out. Thank you, Sue - Lincoln City</p>
Meeting Date	01/20/21
Subject	STR

Public Input

Row 49

Name	Theresa E. McLeod
Email	theresaemcleod@gmail.com
Form Date Field	01/18/21
Topic	Agenda Item
Comments	<p>Please accept my support of short-term rentals as currently defined and governed in Lincoln County code. My family has owned a cottage since the 1970's. It is licensed as a rental and we follow all requirements for its operations. It is managed by a Yachats couple and not by an out of state company. Guests leave their comments. Ranging from enjoying walks on the beach to shopping, dining and supporting local businesses from Yachats to Newport fill the guest book pages. Restructuring access to the Oregon Coast by placing limitations on short-term rentals will negatively impact Lincoln County residents whose businesses are supported by visitors. It will also reduce affordable options for people to experience the Oregon Coast. Thank you for your service, Theresa</p>
Meeting Date	01/20/21
Subject	Short Term Rental Public Comment

Public Input

Row 41

Name	Tom Re
Email	tomreinc@aol.com
Form Date Field	01/18/21
Topic	Short Term Vacation Rentals
Comments	<p>Mayor Anderson, Lincoln City Council members: I will get to the point. I am absolutely tired of hearing about Short Term Vacation Rentals being a detriment to the community of Lincoln City. Together with another family, we have owned a vacation home that we also use as a short term rental that we purchased in 2004. We took a chance, pooled our resources to buy this house that was ALREADY a short term rental. In fact that is exactly how we found it - by renting it with other families so we could ALL AFFORDABLY BE TOGETHER. We fixed things, maintained things - then fixed and maintained continually since! Not to mention (but I will) all the fees and taxes that you impose that we have paid and continue to pay. It's on Anchor Ave. close to Sand Castle and Westshore motels. I bet you may be able to pick it out - it's very well cared for (very well cared for) - unlike (not all) but unlike many others on the street or in the neighborhood that are not Short Term Rentals. We have followed and abided by your very detailed laws (and ever changing) restrictions - ask Weston if any confirmation is needed. I find this whole thing very interesting. Who does not like and so adamantly against Short Term Rentals? Why? Helping families that own the property / helping people in the community such as Meredith Lodging (managers, handymen, housekeepers, landscapers etc / Emile Wand Construction / Jacob Phifer Finish Right Construction / Ace Hardware (both) Lincoln Plumbing / All Ways Glass / Robys / Quality Plus Hot Tub / Carpet Surgeon / Garage Door Sales / John Welch Blind Repair / Daniel - Bill's Smokehouse / Siletz Fishing guides we recommend Jeremy Gravon and Ryan Kutcha / Casey Cox - Cox Painting / George Morland Plumbing and not for leaks - for new sinks and faucets and tubs / Mike Cushman - Cushman Sheet Meta / Robben Heating and A/C. And these are the businesses that quickly come to mind - and all of these people and people working for them. What about restaurants (the People that own them and the People they employ.) Gas stations / supplies / maybe blowing a glass ball or two before a round of golf at the old Devils Lake / now Chinook Winds course. I am trying to figure out what is at all bad about that. Also struggling to understand how the motel people feel about this because I am 100% absolutely sure, (being short terms rentals themselves) that you would not discriminate and would impose the exact same restrictions, taxes and fees on them as well. Correct? Speaking of motels I noticed a very small amount of garbage recently (one time only and not sure if left by a guest or passerby) in the Sand Castle parking lot – did they also immediately get a letter from Lincoln City threatening violation of their business license? Just a thought - have you ever considered all the time, efforts, (and tax and fees payers money) used up in smoke by imposing yet more restrictions (and the detriments that will thus ensue) and instead using that time and effort and monies promoting ways to encourage family year around enjoyment? After all, are not the Oregon beaches</p>

for all to enjoy? Very Sincerely, Tom & Kathy Re 3205 SW Anchor
Lincoln City Or. 97367 503-816-2171

Meeting Date 01/20/21

Subject TOTALLY AGAINST LIMITS and RESTRICTIONS on Short Term
Rentals.

Public Input

Row 64

Name	Traci Burks
Email	2Beverlybeachnums@gmail.com
Form Date Field	01/17/21
Topic	Agenda Item
Comments	See attached STR reform input
Meeting Date	01/20/21
Subject	STR work shop input

January 17, 2020

Dear commissioners Hunt, Jacobsen and Hall,

We respectfully request that you preserve and restore unincorporated single family residential neighborhoods by:

1. Immediately capping STRs in the county at no greater than 4%. This is essential to preserve single family homes for not only existing county residents that may be wanting to move to unincorporated neighborhoods, but also potential new residents. Contrary to what STR proponents will say, many of these homes are affordable for middle income individuals and families.
2. Immediately cap individual neighborhoods at or below 4%. Many unincorporated neighborhoods currently have 10% or greater STRs. This is a loss of residential neighbors for those already residing in these neighborhoods. It's a loss of community and security. Many residential neighborhoods have narrow public roadways not maintained by the county but rather residents. These roads were never designed for the amount of traffic STRs generate, especially in smaller neighborhoods.
3. Reduce the number of STRs through attrition as homes are sold. Do not allow transfer of licenses. New licenses should only be allowed if neighborhoods are below 4% STRs. When issuing new licenses space 250 feet in all directions from existing STRs. No resident should be surrounded by STRs.
4. Reduce occupancy to 2 per bedroom total or less if ESER shows septic capacity is less. Maximum occupancy should be 24 hours a day. Tourists can use beaches and parks for their parties, not STRs in single family neighborhoods. How many 3 bedroom single family homes do you know that have 11 people living in them? This is unreasonable as current licensing allows.
5. Establish a stringent fine schedule for code violations for both licensed STRs and steeper fines for those operating without a license. Currently there is virtually no meaningful enforcement. Violators know they can easily disregard rules because there is no on site management. Many property managers are slow to none responsive when residents report violations. Property managers put the blame on the sheriff's office for not enforcing. Absent property owners often don't hear about the violations and therefore don't assume any responsibility.

While not all STRs may be code violators too many are, especially the bigger homes that allow 6 or more guests. Neighborhoods inundated by STRs feel like living in a commercial hotel/motel area during the heart of the tourist season. Realtors state the moratorium on new licenses is hurting their bottom dollar but, what about residents that are being hurt by uncontrolled numbers of STRs that make their neighborhoods only appeal to investors not future residents. Many unincorporated neighborhoods were not traditionally full of STRs until the last 5 years when the number has exploded. Residents who desire control of STRs have been called elitists by some STRs proponents. They are not elitists, they are people trying to protect the institution of what it means to live in a single family residential neighborhood. Residents have been told they just want a "Mayberry" neighborhood. Doesn't everyone want to live in a neighborhood where they feel secure and respected? People who purchased second or third homes in some of our neighborhoods during the moratorium are pleading for the licensing halt to be lifted. They state they need to make money to help pay their mortgage on these second/third homes. Why are they purchasing homes they can not afford without adding to the already existing problem that these STR bulging neighborhoods are dealing with. Living in a home is a necessity, owning an STR is not!

While we all recognize the economic benefits of tourism, we should also support the people living in these STR infected neighborhoods who work in many industries that are also essential to Lincoln County. My residential neighbors are the best asset of my neighborhood. They are fisherman, stay at home parents, educators, carpenters, engineers, plumbers, retired veterans, healthcare workers and many other industries that contribute to the county. These people need your support.

Sincerely,
Traci Burks
Beverly Beach



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

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

1 message

thompsonv@grassrootmessages.com <thompsonv@grassrootmessages.com>

Sun, Jan 17, 2021 at 9:07 PM

Reply-To: thompsonv@gmail.com

To: kpeter@co.lincoln.or.us

Dear Commissioners Hunt, Hall, and Jacobson: My husband and I grew up on the water and feel most a peace when near the ocean. In 2015 we purchased a small house in Gleneden Beach that had been successfully run as a STR. We work remotely (even pre-covid) and spend about 1 week a month at the beach house. We have lovingly upgraded the house on the inside and outside, employing local journeymen and contractors, as well as doing work ourselves. Honestly, we take better care of that house than we do our primary residence in Portland! We spend a lot of money at Blake's Nursery and Ace Hardware!! We employ Lincoln County residents who clean, do landscaping, and window washing. We advertise our favorite local businesses on our website, in our email correspondance with guests, and in our welcome package. I leave gift cards for Red Roof, Chocolate Frog, Side Door Cafe, and Thai Bay for our guests to use during their stay and hope that drives in more business for these places we love. We are good neighbors. Not only do we take exceptional care of our home and property, but we also belong to the Gleneden Beach Community Club, we participate in Nextdoor and the Facebook group, and most importantly, we have personal relationships with our neighbors on our street. At Christmas I delivered homemade treats to 4 homes on our street. We are in regular contact with our neighbors and they would certainly reach out if they ever had a problem with our guests! It is only being able to rent out the house to carefully screened guests that allows us to afford the beach house. I do not understand why STRs should be treated differently than hotels or Bed & Breakfasts. By restricting the number of short term rentals in the County, it is inevitable that jobs and revenue to the County will be severely impacted. What is Lincoln County's plan to replace these revenues? The trickle-down effect of eliminating or severely curtailing the availability of COVID-friendly short-term rental housing in this County is staggering. Particularly considering that STR owners spent \$3.8 Million in 2019 to improve County housing stock, most of which went directly to your constituents in the form of wages and local sales revenue, and to the County in the form of permit fees. Regards, Valerie Thompson [1735 Se 23rd Ave Portland, OR 97214 thompsonv@gmail.com](mailto:thompsonv@gmail.com)

Public Input

Row 80

Name	William Jolt
Email	Wmholt07@gmail.com
Form Date Field	01/15/21
Topic	Agenda Item short term rentals
Comments	<p>I would like to give my support for short term rentals. They add significantly to the local economy as follows. Assume I continue to own my vacation house which I also use as a STR. I may spend 1-2 weeks there and a few weekends when I would purchase items from the local merchants. I would employ no one for cleaning. I would visit local shops (post covid) seldom as I would have seen them many times. Contrast this with visitors using my house for 100-150 days. The simple amount of spending is more than just the extra days of use but also use by visitors who have not seen the local shops many times and will spend there. Also I will need to employ local people for cleaning and management which provides jobs my empty vacation house does not. Granted you get the property tax either way but you will only hurt the local businesses by limiting the use of local property to bring in visitors. Maybe some people would like to think that Lincoln county is not dependent on tourism but that is just not the case and limiting it will not make other sources of local employment pop up. From my perspective the only ones who really benefit by this are individuals who wish to purchase an expensive vacation home at what will be a depressed price. Those are not likely your local residents. And by the way as the price goes down on vacation property, as it will, your assessment rate will need to increase which will raise the property tax on your local residents while lowering it on those who choose to keep their lower valued vacation homes. Frankly I am at a loss to see how this idea of further restricting STRs helps the county or the local residents.</p>
Meeting Date	
Subject	Support for short term rentals

Public Input

Row 3

Name	ZANE KESEY
Email	keyz@key-z.com
Form Date Field	01/19/21
Topic	Agenda Item
Comments	<p>For now my family and I live at a house in Pleasant Hill, Oregon. I bought a house in Seal Rock in 2020 hoping to retire there, it is an oceanfront dream house on NW Coast Rd. I hope to be able to offset the basic costs a bit for a few years before moving there. I was hoping to apply for a STR license. I have since found out that plan is in dire jeopardy. I beg you to allow us to do a few rentals a month to help us out. I will obey and far surpass any rules that you have. Please help us...you are our only hope. I hate the thought of selling at a loss, but I would have to if nothing changes soon, or if it gets worse. Zane Kesey -ps, my father wrote about the Oregon Coast in his book Sometimes a Great Notion.</p>
Meeting Date	
Subject	Vacation Rental
