

# Public Input

Row 12

**Name** Aaron

**Email** alinfoot@meredithlodging.com

**Form Date Field** 01/19/21

**Topic** Agenda Item

**Comments** Dear Commissioners, I understand you are holding several workshops to consider changing the regulations applicable to short term rentals (“STRs”) in Lincoln County. I work for a local family-owned and operated property management company, Meredith Lodging. We currently employ over 200 individuals, primarily along the Oregon Coast. Our employees fill a variety of positions, including housecleaning, maintenance, marketing, and owner relations. All our employees earn at least a living wage and have the opportunity to advance into higher paying positions. In fact, I started with my company as a Reservationist and over the years was able to work my way up to joining the executive team as Vice President, and most recently as Chief Operations Officer. If you like to read more about our business, below is an article recently published in VRM Intel\*. Undoubtedly, lowering STR occupancy rates and/or placing a cap on the number of STRs operating in Lincoln County will have a negative impact on our operations. As a business, we would like to continue to grow and expand and add more jobs to the depressed local region. If STR occupancy further limited, or caps on STRs are put into effect, we will not be able to expand and may even have to reduce our workforce. Living wage jobs – and especially those with opportunities for advancement, are harder to come by on the Oregon Coast. One of my proudest professional accomplishments has been to offer our staff of local, hard-working people the opportunity to grow, succeed and advance at Meredith Lodging, and the chance to build a life for themselves and their families on the Oregon Coast. As you may know, Lincoln County currently ties several other Oregon counties as having the highest unemployment rate in Oregon\*\*. Now more than ever, the 200+ jobs my company has responsibility for maintaining are crucial for our employees – many of whom are Lincoln County residents – and for our local economy. In addition to our employees and the employees of other property management companies, STR guests drive tourist dollars to numerous Coastal businesses – gas stations, restaurants, coffee shops, gift shops, aquariums, pizza parlors, ice cream counters, taffy shops, and so forth. In turn, these businesses are often locally-owned and employ local residents. These local businesses are the heart and soul of our communities, and a big draw for tourism dollars. So many of these businesses have been struggling through the pandemic and will continue to rely on the income generated by guests staying in Lincoln County STRs for their survival. In addition to providing jobs, STRs provide transient tax and other tax revenues which fund local government undertakings. From 2019 – 2020, taxes generated by stay-at-Meredith Lodging vacation rentals resulted in an estimated \$2million in TLT tax revenue for Lincoln County. In conclusion, I appreciate the challenging job you have in front of you. That is, to balance the competing interests in our County’s tourist-driven economy, the interests of local residents, local workers and business owners, and visitors to our region. As I see it, the regulation you previously enacted strikes the proper balance and our local economy has adapted – in fact, to a point of codependency – to the region’s STRs. There is no need to revisit occupancy limits or set caps on STRs and doing so could have dire consequences for the people who live and work in Lincoln County. If there is any further information, I can provide you with, please let me know. Thank you for considering my comments. Sincerely, Aaron Linfoot COO of Meredith Lodging \* <https://vrmintel.com/the-enduring-principles-that-have-guided-meredith-lodging-through-the-global-pandemic-raging-forest-fires-and-personal-family-challenges/> \*\*<https://www.qualityinfo.org/documents/10182/73818/Labor+Force+and+Unemployment+by+Area+version=1.87>

**Meeting Date** 01/20/21

**Subject** Lincoln County Board of Commissioners

# Public Input

Row 20

<b>Name</b>	Ardys Schimmel
<b>Email</b>	amae18@sbcglobal.net
<b>Form Date Field</b>	01/19/21
<b>Topic</b>	Agenda Item
<b>Comments</b>	<p>When Lincoln County began STR licensing 12/16, the numbers allowed in each home was higher than either Lincoln City or Newport. As a result, realtors brought and rapidly sold homes in unincorporated Lincoln County. There were no regulations concerning density. This has resulted in areas such as 2 blocks of Neptune in Gleneden Beach with 9 STR's in 600 feet - 9 of 16 homes or 56% of the homes These are at the end of Stevens St in Gleneden Beach - 5 in the 300 feet north and 4 in the 300 feet south. Attending public meetings prior to 2016 licensing, enforcement of rules was promised. After a year of grace to get licensed, I began reporting infractions of licensing rules - referred to as "complaints", giving negativity to the person reporting. Finding sheriff dispatch personnel with no knowledge of what or why I was reporting infractions, forwarding me on to personnel with no authority to act, well you see it became a dead end. I stopped reporting infractions about 1-2 years into licensing with one exception, illegal I fireworks. Never, not once was there a record of infractions, no tickets were given, no strikes. The sheriff's recent suggestion that a resident can resolve an issue with the renter(s) is of growing concern. Recently seeing vacationers legally open carry their guns while walking the neighborhoods, it seems a great risk in todays America to approach anyone you don't's know. And it seems extremely inappropriate to suggest a Lincoln County Resident's responsibility is to police infractions being done by STR renters. The most significant impact is revolving strangers in the neighborhood. Yes, as once heard, it's not the STRs (house) that are the problem, it's the people. However, rid the STR's in residential single family zones and problems can be resolved neighborly. It's become obvious to be exceedingly cautious when approaching the soon to leave renter concerning bad behavior. This entire process would best be redone with focus on STR infractions vs residents "complaints". Create a specific department that can give strikes and infractions and costly fines vs sheriff's department that is limited to citations per state laws or "legally - must be present to see in person" by a law enforcement officer. Make department somewhat similar to restaurant inspections where unannounced visits and immediate shut downs can happen. Raise licensing fees, fine infractions, level huge fines to illegal/unlicensed STR owners (some areas up to \$10,000.00) to increase staff numbers necessary for overwhelming enforcement needs. Best of all, allow STRs only in commercial / industrial zones and out of county unincorporated residential zones Stop licensing new owners of a previously licensed STR. Stop the exceedingly inflated cost of homes, making availability as well as affordability a needed focus.</p> <p>Ardys Schimmel Gleneden Beach</p>
<b>Meeting Date</b>	01/20/21

**Subject**

**STRs**

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# Public Input

Row 11

<b>Name</b>	Beth Elliker
<b>Email</b>	beth.elliker@gmail.com
<b>Form Date Field</b>	01/19/21
<b>Topic</b>	Short Term Rentals
<b>Comments</b>	<p>I live in a small community, where now 14% of our housing is short term rentals (STRs). It is a community of many small lots and narrow lanes. It used to be a quiet residential community. It is no longer. I used to think it was ok for a few STRs to be distributed around the neighborhood. I no longer feel that way and support the petition to phase out the STRs in residential zoned neighborhoods. The least the commissioners could do in relation to STR regulations is to do as much as the county already did in Chapter One of the County Code related to zoning in residential areas. The limits on "home occupation" and "bed and breakfast inns" that address disruptions to normal residential life are far stricter than what has ever been addressed in Chapter Four for occupancy of STRs. If STRs are going to be allowed in any residential neighborhoods, there must be limits -CAPS- on the number of units. There must be consistent and real enforcement of the rules. The occupancy should be reduced. Even a bed and breakfast is limited to "a total of six travelers or transients at any one time" and an STR can have 16? It is your constituents who live in these neighborhoods.</p>
<b>Meeting Date</b>	01/20/21
<b>Subject</b>	Short Term Rentals

# Public Input

Row 5

<b>Name</b>	Bob & Barb Sulek, South Beach, Pacific Shores
<b>Email</b>	bsulek@comcast.net
<b>Form Date Field</b>	01/19/21
<b>Topic</b>	Agenda Item
<b>Comments</b>	<p>Home Occupations verses Short Term Rentals During the pandemic, many people are now working from their homes. Some are working virtually and others are now doing actual physical work at home. Those doing physical work from the home have been defined by the County as a "Home Occupation" which requires a Conditional Use Permit. The County Standards for Home Occupations are as follows: "Home occupations permitted in residential zones shall be limited to the following types, subject to all applicable standards: 1) Professional office or clinic. 2) Personal service establishment such as barber, beautician, tailor, cobbler, gunsmith, etc. 3) Home appliance or electronic service or repair. 4) Artist or craft studio. 5) Small scale manufacture or assembly. 6) Other uses similar in character, scale and performance to the above." Home Occupations require approval through the conditional use process. So what is the process to obtain a Conditional Use Permit? "To apply, submit a completed application, the appropriate filing fee, and a plot plan of the property, which shows all property lines, and the location of all existing and proposed structures. The application must be signed by the property owner or authorized in writing by the owner. The applicant should also submit a written description of the proposed use, which details the characteristics of the use (e.g. size and use of any structures, number of employees, amount of traffic generated, etc.) If the request is determined by staff to be routine, the application will be handled administratively and typically takes 30 days to process. During this time, staff will review the proposal and document their findings in a staff report. The applicant and property owners within 250 feet of the subject property will be notified of the staff decision and will be given 15 days in which to appeal. If not appealed during this 15-day period, the staff decision is final. A staff decision, which is appealed, is forwarded to the Planning Commission for consideration at a public hearing. If the conditional use has more than routine significance, the request will be reviewed by the Planning Commission in a public hearing. It generally takes six weeks to get on the agenda of the Planning Commission. Its decision is also subject to an appeal period of 15 days. A conditional use permit generally is valid for two years, unless substantial construction pursuant thereto, as defined in the County land use code, has taken place." The County has defined the process clearly, including the provision for affected neighbors to participate and a \$925 fee. So what is the process for an Owner to obtain a Short Term Vacation Rental (STR) Business license in a residential neighborhood? Submit an application, pay \$350, have a home inspection by the County and you are ready to rent. No checking of septic systems, no input from neighbors, no concerns about traffic, no consideration that there is now a licensed rental on both sides of a full time residence and no requirement for the Owner to even use the license. This type of Business certainly has more impact on a</p>

neighborhood than an Artist or craft studio, and all without any input from the affected neighbors. How is it that a Lincoln County residents must go through this process to earn a living – yet an STR owner (not a resident?) does not? If the Board of Commissioners will not/cannot define STRs as the Businesses they are, then at least change the licensing approval process to mirror the conditional use permit. And if this doesn't work, visit [15neighborhoods.com](http://15neighborhoods.com), sign the petition and phase STR's out of residential neighborhoods.

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**Meeting Date** 01/20/21

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**Subject** Home Occupations vs STR's

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# Public Input

Row 29

<b>Name</b>	BRIAN HEIBERG
<b>Email</b>	RECYCWASTE@CS.COM
<b>Form Date Field</b>	01/19/21
<b>Topic</b>	Agenda Item short Term Rental STR
<b>Comments</b>	<p>I am in support of having Short Term Rentals (STR). These lodging options are a great asset to the local business and county tax base. This is not the time to restrict business or peoples ability to recover from this pandemic that has and is ravaging our local economy. I purchased an ocean front lot in the Mirco area sixteen years ago in hopes of building my dream home in the future. I was finally able to make this happen this past year. The only way I will be able to sustain this dream come true is to be able rent my home for the next couple years before I can retire. This issue has and is tearing our community apart. I have personally been a short term renter here in Marco for over the past 20 years with no issues. I have an STR next door to my new home and see the renters come and go with no issues. These people and families are able to stay in a home where a hotel room would not work well for them. Occupied homes are better for neighborhoods, the economy, and law enforcement. The County's "temporary moratorium" on new STR's that has now been extended to 16 months. It is inconceivable that the County would impose restrictions such as these on any other licensed activities. I have an empty home that I cannot rent out when I'm not able to be there. This is not just a "grandfathered in issue" I have moved forward in good faith with my dream home and now because of the counties actions, or lack there of, I am at risk of losing my dream. STR's are a valuable asset in our county. They strengthen our economy and business that is so desperately needed especially now. I urge you to support this valuable industry and allow those of us that have invested in the community to apply for and receive licenses to operate our STR's in a professional and business like manner.</p> <p>Sincerely, Brian Heiberg</p>
<b>Meeting Date</b>	01/20/21
<b>Subject</b>	SHORT TERM RENTAL, STR



Kristi Peter &lt;kpeter@co.lincoln.or.us&gt;

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

1 message

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**constructivepro@grassrootsmessages.com** <constructivepro@grassrootsmessages.com> Wed, Jan 20, 2021 at 8:39 AM

Reply-To: constructivepro@gmail.com

To: kpeter@co.lincoln.or.us

Dear Commissioners Hunt, Hall, and Jacobson: Dear Commissioners, My wife and I own and operate several STR's in Lincoln County and Newport. We have worked long days for many years and invested everything we have to build up our operation to the point where we can almost make a living. As some of my colleagues have pointed out, the tourist industry and specifically STRs are a major driving force of Lincoln County's economy and tax revenue. You likely also know that the companies managing vacation rentals for owners typically take between 25-35% of the revenue. 11-12% goes to the state and county as taxes. Then the listing companies like AirBnB take 10-15%. So the small guy owner, who is trying to make an honest living and support the local community, is taking in typically around 45% of the amount paid by guests. From there, we pay property taxes, maintenance costs, utilities, furnishing costs, insurance, licensing fees and whatever other incidentals arise. As you can clearly see, the current regulations already stifle an owner's ability to make an honest living. Any further restrictions or regulations, such as reduced occupancy or eliminating / reducing licensing, will further suffocate these owners and cause them long term financial damages. 15 Neighborhoods opposes STRs because those particular individual do not operate STRs. STR owners are not protesting those people's livelihoods or other industries that significantly benefit the local economy. I'm sure many of the 15 Neighborhoods people work from home in residential neighborhoods. I realize this opposition group is becoming orchestrated and well funded. We found that many of the main leaders of this group have only owned their Lincoln County homes for a couple of years. So would appear these people are moving in any trying to turn the Oregon Coast into California. STR's have been running strong for a number of years, but notice the long standing locals were never ran opposition. This opposition is led by financially sound outsiders who have infiltrated our area and caused our real estate pricing to become unaffordable for locals. I was born at the Oregon Coast. Over the course of 4 decades, I have never until recently seen so many affluent outsiders buying up our real estate and forcing our local blue collar workers further and further down the food chain. 15 neighborhoods and the outsiders are taking over the affordable areas as well as competing with STR properties in the more affluent areas. STR properties are generally higher end and in close proximity to the beach, so they absolutely do not compete with affordable housing. The 15 Neighborhoods folks are acting like they own the beach. The Pacific Ocean is just as amazing as any national park and should be readily available for any American to visit. That is the basis of Lincoln County's economy. 15 Neighborhoods opposes STR's because they have their retirement funds and they could care less about the majority of Lincoln County residents who do benefit from our tourist industry. The council was elected to protect the well being of all Lincoln County constituents. The council has an obligation to uphold the laws of Oregon, the laws of the US and also to uphold the individual liberties outlined in the constitution. One of those liberties is the right to pursue happiness through capital enterprise. I urge you to take a stand and not cave to this loud screaming group of outsiders who have organized under the illusory name 15 Neighborhoods. The STR side is becoming very well organized and we will fight this to the very end. We will engage attorneys if necessary and campaign against those who support the stifling ideas of the 15 Neighborhoods folks. We certainly trust and expect the council will use common sense in protecting the rights of business owners, STR owners, the tourist industry and the local economy. Thank you, Caleb Beaudin, born at the Oregon Coast 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, Caleb Beaudin [21700 SW Ribera Lane, West Linn Oregon constructivepro@gmail.com](mailto:21700_SW_Ribera_Lane_West_Linn_Oregon_constructivepro@gmail.com)

January 17, 2021

Sent via smartsheet email

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

Office of Lincoln County Legal Counsel  
Wayne Belmont, County Counsel

RE: Short Term Rentals: January 20, 2021 Lincoln County Board of Commissioners Public Hearing

We request this letter be reviewed by the Commissioners and County Counsel and entered into the record for the January 20, 2021 Lincoln County Board of Commissioners Public Hearing.

We grew up in Oregon, love visiting the Oregon Coast, and have a STR property in unincorporated Lincoln County, ~3 miles south of Waldport, OR. We support the local economy as taxpayers, by hiring local residents and contractors (general, electrical, plumbing, painting, flooring, landscaping, housekeeping services, etc.) to renovate and maintain our home. Our guests (tourism) spend big \$\$\$ at local shops, restaurants, grocery stores, fishing charters & docks, gas stations, and every local business, every day. STR's and tourism continue to fuel the County and State – (reference VIA Oregon fact sheet).

The Lincoln County Board of Commissioners still has the opportunity to take a reasonable approach, engaging in fair public input and not causing the county to potentially incur additional litigation and claims due to violating individual property owner's rights. County Counsel Wayne Belmont recently stated in reference to the 15Neighborhoods petition that "it is my legal opinion that . . . this Ordinance will lead to litigation and County exposure to monetary claims ..." The Board of Commissioners and County Counsel are potentially being swayed by the vocal few and potentially overreacting to facts that have not been presented in evidence, exposing the Commissioners and the County to litigation and monetary claims by violating property owner rights.

The shortsightedness on STR licensing and operating issues are too numerous to list, but here are several:

- **Economic Impact:** Limited acknowledgement /understanding of STR's true economic impact to the County. The County has received STR economic benefit in 2019 of **\$339,000,000**. The Board of Commissioners must be transparent with their constituents and inform them that without STR's economic impact **each** of the Counties 31,945 housing units will owe an "additional STR Makeup Tax" of \$10,622.00 per housing unit **annually** to maintain the County services in status quo. Additionally, 3,600 STR direct jobs held by County constituents will be permanently lost.
- **STR Caps on Licensing:** The county's "temporary pause" of 90 days on issuing new licenses has now been extended to 16 months. It is absolutely inconceivable that the County would impose the same restrictions on any other licensed businesses or activities. There is no need for Caps, no other County has done this as caps are an Urban and Suburban phenomenon.
- **STR's occupancy:** Current Occupancy is 3 per sleeping area + 2. Three guests per bedroom tracks current zoning code for B&B Inns. There is no reasonable basis to have different occupancy for STR's than what is applied to other forms of Lodging in Lincoln County. Additionally, any occupancy limit should also apply to all long-term residences and second home owners. We also recommend keeping existing homes at grandfathered occupancy limits and that the County follow State law on grandfathered uses.
- **Grandfathered & vested rights must be protected:** The County continues to propose to arbitrarily restrict STR property owner's use rights. There is an established and long-standing legal precedence regarding

grandfathered and vested rights. State law protects grandfathered uses and transfer of grandfathered uses, including the right to transfer the license to another.

- **Occupancy & Septic:** If the County has legitimate health and safety concerns about occupancy and septic, this belongs in the zoning code and should **apply to ALL residences, county wide**. For consistency if no septic permit is on file for any County housing unit, an ESER must be completed and any recommended repairs completed in 60 days. Alternatively, these septic standards should take effect 1 year from enactment, to allow owners to bring systems into compliance.
- **False Complaints:** Enact penalties on individuals making 'false' complaints

As our County Commissioners you have the opportunity to take the higher ground. **The solution already exists** – release the “temporary pause” cap, review and issue licenses, monitor, and when necessary, enforce the current regulations. This will benefit the County economically, create jobs, and improve neighborhoods - so we all can thrive.

Respectfully,

Cassandra & Gary Pietrok

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

# Public Input

Row 14

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<b>Name</b>	Catharine Meeks Godsey
<b>Email</b>	rsluka64@gmail.com
<b>Form Date Field</b>	01/19/21
<b>Topic</b>	Agenda Item
<b>Comments</b>	<p>If adopted the 2 person rule would effectively shut us down to families and would actually invite more of a 'party' situation. There is already a capacity threshold we have to maintain and it works. We have just 1 STR and families love our house. This is how our home has mainly been rented out: Grandma and Grandpa in one room (1 queen bed) and mom, dad and kiddos in the 2nd room (bunkbed and a double), each room had a toddler folding cot as well. We are licensed for 8. Adopting a 2 person per bedroom would as I said, effectively shut us down. When adopting such rules as this one, it is our believe that each STR homeowner should have been notified by registered letter that such a large change could be adopted at the Counties whim. Under no circumstances should this change happen. Thank you, Catharine Meeks Godsey</p>
<b>Meeting Date</b>	01/20/21
<b>Subject</b>	STR Capacity

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from a qualified professional who evaluates the condition of the system and its capacity be required of every property not on a public sewer system. We will need to work out the timing for existing licensed STRs but we are not recommending that we wait until license renewal. The importance of this additional requirement is twofold: (1) to insure systems are operating properly; that any deficiencies are cured; and the property is not rented until repairs are made; and (2) to establish a ceiling capacity on the number of persons who can occupy the property, no matter what is authorized under the code.

**New Capacity Limits for Individual STRs (Per Bedroom Limits):** Staff is prepared to recommend that maximum capacity (with some grandfathered exceptions) of 2 persons per bedroom be implemented. We would also recommend that this capacity limit at the STR be applicable at all times (not just overnight). This single change, in our view, will do more to lessen the possible issues with parking, noise and garbage (less people = less impact) than any other action you take. This would also effectively preclude a common issue where an STR is used for a party, wedding, or other event venue, during the day/evening far exceeding the capacity at those times. This would also make enforcement much easier as it is a simple head count at any one time.

**“Three Strikes” and Compliance Enforcement:** Staff has previously noted that compliance and enforcement mechanisms in Oregon cities and counties varies widely. We also recognize that many of the STRs in our County are effectively managed and are owned and operated by people who are nothing but good neighbors in their neighborhoods. Others present either periodic or

# Public Input

Row 7

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<b>Name</b>	Chad Truemper
<b>Email</b>	chadtruemper@gmail.com
<b>Form Date Field</b>	01/19/21
<b>Topic</b>	Agenda Item
<b>Comments</b>	I have included my comments in the attached PDF for consideration at the 1/20/21 STR Workshop. Thanks!
<b>Meeting Date</b>	01/20/21
<b>Subject</b>	STR Workshop - STR owner perspective

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Lincoln County Board of Commissioners:  
RE: STR Workshop – Part One 1/20/21

My wife and I bought our second home in 2014 in unincorporated Lincoln county. We are part-time residents and rent our property out as an STR via a local management company. Our goal is to one day retire in Lincoln County. While I am supportive of thoughtful, common sense regulations I am opposed to any additional restrictions on capacity.

In regards to the specific discussion points outlined by Commissioner Wayne Belmont for the January 20, 2021 STR workshop, I have included those below:

### **Septic Systems:**

I believe it is the responsibility of every homeowners to ensure that their septic system is properly maintained and promptly repaired if any issues are found. I don't agree that this should exclusively target STRs. If an mandatory periodic inspection/evaluation is to be required. That needs to be levied across all septic systems in Lincoln County.

I struggle to understand how individual capacity at an STR has anything to do with their septic system. That system is solely the property and responsibility of the homeowner. It is not a public service that could be argued is being disproportionately utilized by one home over another. Any potential increase in septic use will just mean the owner will have to pump it out more often, at their cost.

I would also argue that STR usage of a septic system is often less than that of a full-time resident. I don't know any STR that rents out 365 days per year. How is a 4-bedroom home rented as an STR vs. a 4-bedroom home rented by a 12-month renter worse? Or a full-time resident for that matter. Most STR place self-imposed limits on guest capacity because realistically having an overcrowded house isn't great for a guest experience, which leads to poor guest reviews, and also excessive wear and tear on a property.

A long-term rental doesn't have to adhere to any restrictions on individual capacity. That's left to the landlord to decide. Meaning there is a very real possibility that a 4-bedroom home could have substantially more people occupying a property than an STR. With rents increasing everywhere (not just in Lincoln County) roommate situations, extended family, or multiple families living together are scenarios that will continue to be common. These individuals will occupy a home 365 days of the year.

Correlating septic systems to STR capacity isn't addressing the real issue. But is instead intended to unjustly restrict capacity. Are long-term renters told how many guest they can have over to watch a football game. Are full-time residents required to submit a headcount to their neighbors for approval before hosting their holiday gatherings? Common sense solutions require that we address the problems at their root. Not try to find creative ways to further restrict property rights.

### **New Capacity Limits for Individual STR (per bedroom limit)**

The occupancy capacity was previously adjusted downward just this past year. There is no need to adjust it any further without any new data to support that change. I can understand the need to impose some upper limits on guest capacity at an STR. However, setting a limit of two people per bedroom as a blanket rule to remedy a few problem instances by unfairly restricting the responsible STR owners isn't the way.

How are larger families every able to vacation together? Is a family with multiple children no longer welcome to vacation in Lincoln County?

How will this be enforced? Compliance officers will not have legal authority to enter a property and conduct a headcount. Responsible management companies will likely honor capacities, but self-managed STR won't have to comply.

**“Three Strikes” and Compliance Enforcement:**

I think we can all agree that accountability is important. There should be an easily accessible tool to post, track, and resolve any legitimate complaint. It sounds like that tool has been recently rolled out. I think we need to give it some time to collect data, evaluate that data, and to determine if there is a systemic problem or if these are isolated issues.

I do worry about the STRs that are located next to potentially vindictive neighbors that may try to weaponize the system for retribution for their grievances. We need to ensure there is due process and everyone involved is treated equitably. No anonymous complaints and proper tracking to identify recurring unfounded abuse.

We must be vigilant to not allow a small group of very vocal residents to bully the commissioners into thinking they represent the majority. We also cannot allow the actions of a few to punish the many that have been doing the right thing and being good stewards in our communities.

The time for isolating a group of people, pointing the finger at them, and saying they are the ones to blame for all your problem needs to stop. There are issues in Lincoln County that need to be addressed. They are complex issues that require careful thought, deliberation and will not be solved with a conflated winner-takes-all approach. Demonizing a group of people for making investments in their community is wrong. To label us all as money grubbing, outsiders that are not welcome in Lincoln County is wrong. We are a part of this community too. Many of us have plans to one day live here full-time in this beautiful area. That's why we bought here in the first place. I hope that we can all work together to ratify common sense solutions. That's what's in the best interest of all our communities.

Sincerely,  
Chad Truemper

# Public Input

Row 22

<b>Name</b>	Freddy Saxton
<b>Email</b>	freddy@advantagerealestate.com
<b>Form Date Field</b>	01/19/21
<b>Topic</b>	Agenda Item
<b>Comments</b>	<p>Short term rental properties have suffered unwarranted scrutiny in our coastal communities as of late for a variety of unfounded reasons including everything from their alleged role in the current housing shortage to the fear of excess noise and revelry creating nuisances within our quiet residential neighborhoods. The "not in my back yard" (or NIMBY) stance adopted by short term rental opponents is a harmful line of thought as it implies that we should have the right to control not only how our neighbors are able to use their personal property but in this case it even aims to dictate who can or can't come and reside in their private homes. A little oversight can be a good thing, but the level being proposed (and in many cases being implemented) is disastrous. The natural balance of residential vs. short term rental homes in our county has been healthy without any caps or overzealous regulations. Roughly 4% of our housing stock in Lincoln County is used as vacation rental property, obviously indicating that 96 out of 100 homes are not used that way. Like it or not, we live in a tourism dependent economy and our room tax revenues are an integral component of our already meager county budget. Take away the room tax and you not only lose that revenue, but the associated benefits to local businesses that come from those guests spending money out in our community. It isn't reasonable to assume that families who would otherwise visit our communities and stay in a vacation home will opt for hotel accommodations instead. They will often seek out other coastal communities which are more welcoming to tourists. As a real estate professional I encounter clients on a constant basis who dream of retiring here on the central coast one day. In order to fulfill that dream, they often shop for vacation homes which they can come and use from time to time and rent their home out while they aren't in town. They would otherwise be unable to afford their primary residence back home along with another home, but the short term rental income offsets their expenses enough to make that feasible. Since the moratorium was implemented I have lost several clients and Lincoln County has lost several great future residents and taxpayers because of the moratorium which has been imposed and the associated uncertainty as to what the future holds. These people don't give up their dream of retiring on the coast, they just give up their dream of retiring on the central coast and opt for more welcoming communities like Pacific City, Seaside, or Florence to name a few. The extended long term moratorium which has been imposed equates to an unwarranted outright ban, which continues to negatively impact our housing market and it has also impacted current and aspiring property owners. I would urge the Commissioners to adopt a more sensible and equitable approach without further restricting homeowner rights in Lincoln County. Freddy Saxton Advantage Real Estate President, Lincoln County Board of Realtors</p>

**Meeting Date** 01/20/21

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**Subject** Short term rental policy

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# Public Input

Row 13

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<b>Name</b>	gary weske
<b>Email</b>	g.weske@weske.com
<b>Form Date Field</b>	01/19/21
<b>Topic</b>	Agenda Item
<b>Comments</b>	<p>We believe that Short Term Rentals (STR's) have a place in the economy and positive energy of areas like Lincoln County that depend on and welcome visitors to the Coast. Problems that arise from the operation of STR's can be addressed through existing regulations and loss of licenses for repeat violations (i.e. three-strikes) Phasing out STR's will turn parts of Lincoln County into a ghost town of homes that are unoccupied much of time. This whole process has a cascading affect which robs the County of much of it's vitality and significant revenue. Please review the attached letter for additional points to consider. Thank you,</p>
<b>Meeting Date</b>	01/20/21
<b>Subject</b>	Short Term Rentals

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January 20, 2021  
RE: Short Term Rentals

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

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

Like other STR owners we've talked to we are responsible stewards of the property. We care about what goes on at our property and in the larger community. Our home needed some TLC when we purchased it and since then we've invested significant sweat, time and money to make it an attractive and welcomed addition to the neighborhood. We always employ local services and tradespeople and having people there when we aren't in residence supports the vitality and economy of Lincoln County.

We partner with an excellent Property Management team to keep the property safe and clean, help our guests understand the rules, and be on call for emergencies. We have good cooperative relationships with our neighbors and there has never been a complaint about the use of our house, which was a vacation rental for many years before we purchased it.

We are proud of what the investments we have made in our home say about us and the amazing experience of visiting the Oregon coast. It would be a shame to see all that chipped away by walking back the licensing rules, or worse denying our heirs the full benefit from the property. We would simply have to give up this wonderful family asset if it loses its STR status. We purchased it specifically because that is what made it possible.

The question is what happens to the vitality of Lincoln County if STR's are phased out? Jobs vanish causing residents to commute long distances for work. Traffic on 101 is still there, but Lincoln becomes the "drive through" county as visitors to the coast go on to other locations for services and accommodations. The potential for a healthy mix of permanent residences and responsible STR Owners working together to support Lincoln County as a great place to live AND visit goes away and is replaced by hard feelings and feuds. We've been there.

What we hope will come out of this process is a not win/lose situation. Of course residents have an absolute right to quiet enjoyment of their homes, but the County's hospitality businesses should be able to open their doors to people who want take a few days off and enjoy what Lincoln County has to offer. The County should be a welcoming, traveler-friendly experience. Not closed off.

We should also be mindful that in many cases when you try to ban something it just goes underground. Without regulation and oversight people may decide to STR their home off the books and with no oversight by law enforcement.

There are STR's all over. We're guessing that some of the folks who oppose STR's in Lincoln County have in fact stayed at one once or twice. We're continuing to educate ourselves on their successes and failures and one of the common standout issues in the local and national STR debate is enforcement of laws, regulations and ordinances already in place.

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

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

Possible steps that could be undertaken include:

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

We have no doubt that some residents in the County have legitimate complaints about STRs. But many of the examples we've heard tend to be anecdotal individual cases that may or may not indicate a negative trend to the County beyond enforcing individual violations. We shouldn't be making policy that affects the entire county's future without facts that give us the whole picture.

That said, individual neighborhood groups always have the option to develop their own CC&R's addressing STRs and avoid the need for a county-wide initiative.

This is a complex issue and the middle of the pandemic isn't a good time to make policy that will affect peoples' security. This time could be used to get additional data on complaints from the Sheriff's office and allow direct communication between opposing groups. Our hope is that the resulting policy will respect the laws and rights of all concerned and open the door to productive collaborations between residents and the STR community.

Marcia and Gary Weske  
4845 Highway 101 N

Handwritten signatures of Marcia Weske and Gary Weske. The signature for Marcia Weske is on the left, followed by a plus sign and two sets of double slashes. To the right is a long, horizontal signature for Gary Weske.



...some of our guests

# Public Input

Row 25

<b>Name</b>	GREGORY L STEMPSON
<b>Email</b>	gregstempson@hotmail.com
<b>Form Date Field</b>	01/19/21
<b>Topic</b>	Agenda Item
<b>Comments</b>	<p>This letter serves as our comment for the potential ballot initiative to ban short term rentals and comments on potential Ordinance #487, #490, and #509 for Lincoln County. We are current part-time residents and vacation rental owners in the commercial part of Nye Beach. Our vacation rental generated nearly \$6,000 in city occupancy tax last year on top of an additional \$6,000 in county and city taxes. We hope you will listen to our concerns regarding what we consider government overreach and over regulation of a business that adds to the necessary business mix in Newport and Lincoln County. First off, we believe it is important you recognize that short term rentals provide the following positive economic prosperity for Lincoln County: • Support 3,600 jobs for Residents • Provide \$192 Million in local wages • Account for 20% of the employment within the County Lincoln County Short-Term Rental Visitors: • Spend \$105 Million on local travel • Spend \$27 Million at local restaurants • Generate \$3.8 Million spent on construction and renovation • Add \$11.2 Million to our local government budgets</p> <p>1. Three Strikes and compliance reinforcement. This sounds good but we have not seen the City of Newport be able to enforce businesses to maintain sound ordinances or landscaping. Why should STRs be singled out? If you are going to do three strikes it should be for all business types.</p> <p>2. CAP on STRs: We have no problem on capping the number but those who have been successful STRs, should be grandfathered in and should not lose their license. We have had our vacation rental for the last five years and have followed all rules, regulations and implemented solutions before new requirements. We feel most of your new ordinance requirements are logical but feel it is important that STRs are not eliminated and are critical to the economic vitality of the community. Especially, with COVID-19 vacation rentals keep people in a home and have the ability to order in and do curbside delivery of food helping keep our restaurants in business. The homes that are vacation rentals are typically not the type of homes that will be part of the affordable housing. If the community wants more affordable housing there needs to be new developments created to meet these housing needs. In addition, there should be different rules for STRs that are in commercial areas. We purchased our home in a commercial area with the intention of creating a STR. We should not be under the same rules as an STR residential area.</p> <p>Sincerely, Greg Stempson 540 NW Alpine Street Newport, Oregon  Greg Stempson 425-457-2837 Data points taken from- Travel Impacts Analysis provided by Dean Runyan Associates for Newport Oregon, with Travel Impacts Extrapolated to Lincoln County</p>
<b>Meeting Date</b>	01/20/21
<b>Subject</b>	Potential Ballot Initiative to ban short t term rentals and Ordinance

#487, #490, and #509

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Kristi Peter &lt;kpeter@co.lincoln.or.us&gt;

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

1 message

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**hamit.garipoglu@grassrootsmessages.com** <hamit.garipoglu@grassrootsmessages.com> Tue, Jan 19, 2021 at 1:36 PM

Reply-To: hamit.garipoglu@gmail.com

To: kpeter@co.lincoln.or.us

Dear Commissioners Hunt, Hall, and Jacobson: We own an Short Term Rental unit at Waters Edge Condominiums and any kind of restrictions will impact our ability to be able to pay the property taxes and any other expenses such as monthly maintenance fees. It is not very clear if these restrictions will help reduce the spread of the Covid 19 however will make people who are already struggling to make the ends meet to go into further debt. These restrictions will create a ghost-town of vacant homes: Currently, available US census data shows us that around one-third of Lincoln County homes are not occupied full time: Housing Units: 31,945 (7/1/19) Households: 21,298 Interpretation: 10,647 unoccupied units of housing or 33.3% of housing units are unoccupied long-term (STRs and second homeowners). We urge you to 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. 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, Hamit Garipoglu [5201 SW Hwy 101, Lincoln City, OR 97367, USA hamit.garipoglu@gmail.com](mailto:5201_SW_Hwy_101_Lincoln_City_OR_97367_USA_hamit.garipoglu@gmail.com)

# Public Input

Row 26

<b>Name</b>	Harry Demarest
<b>Email</b>	hd@hd3.us
<b>Form Date Field</b>	01/19/21
<b>Topic</b>	Agenda Item Non-Agenda Item
<b>Comments</b>	<p>Restrictions based on septic size are unreasonable, do not address current problems. My daughter and I share ownership of a vacation property near Waldport. We bought the property about ten years ago, primarily for a family getaway, but also anticipating that we could cover some of the costs through short term rental income. We have always complied with all the licensing and taxation requirements. I understand that there is a problem with some unlicensed or licensed rental properties regarding noise, parking, etc. I have not observed it in our neighborhood (Except for street parking and illegal fireworks on July 3 and 4) The problem seems to be with illegal and unlicensed rentals and possibly big parties by owners. Complaints suggest enforcement does not happen. Increasing burdens on licensed law-abiding owners who rent out their properties some of the time will not cause these illegal practices to stop. The current and proposed rules limiting number of occupants based on septic tank size are unreasonable. Former rules considered sleeping areas, including lofts. Our beach house is vacant more than half the time and the average number of residents is small. I asked the septic inspection/ pumping service we use if we should install a larger septic tank to accommodate a full house. They said that was silly, just pump more often if necessary. Our last two annual inspections showed no need to pump the septic. My daughter's large family can currently stay at our beach house with each person in their own bed (no sofa beds) Proposed rules would prevent families identical to hers from renting the property. Current rules would prevent grandparents from staying there, even though there are plenty of beds and sleeping areas.</p>
<b>Meeting Date</b>	01/20/21
<b>Subject</b>	Short Term Rental Restrictions based on septic size are unreasonable.

# Public Input

Row 30

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<b>Name</b>	James Fletcher
<b>Email</b>	fletch46@charter.net
<b>Form Date Field</b>	01/19/21
<b>Topic</b>	Agenda Item
<b>Comments</b>	<p>Our property is managed by Meredith Lodging. Together, we strive to maintain a clean, well-kept property. We want to be both good neighbors and good citizens. One short-term-rental included a vacationer who was a nurse. She happened to be in the backyard while witnessing the gentleman next door to our property in his backyard in extreme distress as he was having a heart attack. Her assistance and quick actions saved his life. These renters are responsible people, as you and I are, enjoying Lincoln City and are a vital part of our economy.</p>
<b>Meeting Date</b>	01/20/21
<b>Subject</b>	STR May Have Saved Neighbor's Life

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# Public Input

Row 4

<b>Name</b>	James Goodling
<b>Email</b>	farmersjim@hotmail.com
<b>Form Date Field</b>	01/19/21
<b>Topic</b>	Agenda Item
<b>Comments</b>	<p>Dear County Commissioners: I am drafting this letter to advise you to either end the moratorium on STR licenses in unincorporated Lincoln County or accept the fact that you are taking away property rights and going against established law. I understand that this year has brought many difficulties and that the STR issue is controversial. However, this does not alleviate you from taking reasonable measures in regards to the ongoing taking of property rights. It is paramount to your job. Funding an amphitheater in a pandemic, not so much. From an outside perspective, it appears that specific direction from the commissioners to finalize new licensure requirements for STRs is lacking as well as its consistent and regular consideration in the agendas. In order to rectify the current loggerhead I would suggest the following: 1. Request that Counsel Belmont judiciously report on his findings of the items requested by Commissioners Hall and Hunt several months ago. Since they were the items you wanted addressed before the lifting of the moratorium, but yet have not been requested during any subsequent meetings. In addition, he should be asked why he feels the proposed STR measure (for the May/Nov ballot) is legally challenging but that the continuation of the moratorium is not, even though it serves the same purpose. 2. Entertain a motion to simply lift the moratorium until a legal measure is decided by an adoption of a new ordinance or the voting populace. 3. Clarify three strikes rules to include actual prosecution of noise, occupancy or garbage prosecution by police. Unconfirmed neighbor complaints are unreliable and the 3-strikes rule must come from actual police confirmation. We are not a land of insinuation. We are a land of laws. This ongoing moratorium is injuring Lincoln County residents who rely on STR's as employment and is counter-productive to all tourism related efforts. It is time to lift the moratorium and use current existing law until the commissioners can construct a new ordinance to replace the current one. Anything else after this exaggerated delay, is the taking away of property rights.</p>
<b>Meeting Date</b>	01/20/21
<b>Subject</b>	STR Public Input

# Public Input

Row 27

<b>Name</b>	james j van lieu
<b>Email</b>	vanjjandmk6@msn.com
<b>Form Date Field</b>	01/19/21
<b>Topic</b>	Non-Agenda Item STR discussions
<b>Comments</b>	<p>It is somewhat of a mystery as why the Lincoln County is again trying to decrease, limit, or control the number of vacation nights that can be used during the year. The last time that the VRD's was brought up caused a great deal of issues that I do not think was necessary. Sounded like it started out as a complaint about noise/parking issues and then got really out of control . Number of occupants seemed to be the main issue. I believe that if you are attempting to limit the number of nights that can be rented that does not allow the owner to make a profit then the owner would probably sell and go some where else where a profit could be made. A large amount of money is generated from vacation rentals not just for the residence but through other spending. A great deal of income comes from the vacation rental monies. Lincoln County is dependent for survival upon that income. The main stay of Lincoln County is from vacation money. Thank you for taking my comment. Please send this to the meeting comments section . Thanks again. Property owner in Lincoln City James J Van Liew</p>
<b>Meeting Date</b>	01/20/21
<b>Subject</b>	STR Limit on nights

# Public Input

Row 32

<b>Name</b>	James Woodley
<b>Email</b>	james@woodleyusa.com
<b>Form Date Field</b>	01/19/21
<b>Topic</b>	Agenda Item
<b>Comments</b>	<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>
<b>Meeting Date</b>	01/20/21
<b>Subject</b>	STR proposed ordinance changes

# Public Input

Row 8

<b>Name</b>	Jeni Truemper
<b>Email</b>	jenitruemper@gmail.com
<b>Form Date Field</b>	01/19/21
<b>Topic</b>	Agenda Item
<b>Comments</b>	<p>I am an owner of a STR, and a part-time resident of Lincoln County. We fell in love with the Oregon Coast on a family reunion vacation back in 2010 and have wanted to move to the coast ever since. We purchased our second home in the Bayshore neighborhood in 2014. We wanted a home where we could raise our young daughters – a place that would be ours, but also a place that we could share with other families. The home we purchased was already operating as an STR. Regardless, we did our due diligence – researched flood insurance costs, sand remedial permitting, and made sure that our new neighborhood's HOA allowed for STRs. Our end goal is to retire and live at our home full-time, but we are not there quite yet. I am opposed to any additional regulations on STRs. The bullheaded arguments to ban STRs or further restrict occupancy is unjust. I would like to point out the following: 1.) We purchased our STR in 2014, and the family we purchased our home from also rented the home out as a STR prior to that. STRs are not new to our neighborhood and have been operating for longer than some of the opposition voices have even lived in Lincoln County. Perhaps these people should have done their due diligence before purchasing their home – we did ours. 2.) As an owner of an STR, we are not outsiders. We are part-time residents of Lincoln County. We spend significant time at our home and rent it as an STR when we are away. We are part of this community and deserve to have our voices heard. 3.) We use a local property management company to manage our home. We chose a local company because we want to help support the local economy, by supporting jobs and revenues for small businesses. 4.) The housing crisis in Lincoln County – Our home is located on the beach, on a premium lot. The location is very special, but we also must deal with sand maintenance issues, ever rising costs for our flood insurance policy, and the increased maintenance costs of living on the coast. Our home is not viable for a long-term renter because of these added costs, and the high monthly rents we would need to charge to cover our costs as a landlord. 5.) Outside investors are raking in profits – We purchased our home in 2014 and have yet to turn a profit. With extremely expensive flood insurance premiums, mortgage payments, high maintenance costs that go along with living on the coast, utilities, and updates we have made to our home, we roll every dime we make back into our property. 6.) Zoning – Operating an STR is not a commercial activity. Our home was built for a family to live in, and that is what it is used for. The length of time that a family lives at the property is not dictated by zoning laws. 7.) Occupancy based on septic systems – The septic system is maintained by every homeowner. If there are more people at a home, the worst-case scenario is that we must pump out our septic system more often. This has no impact on the neighborhood or city resources shared by everyone. If occupancy for a home is determined by the septic system, then this needs to be</p>

applied to all residents – whether they are full-time owners, full-time renters, secondary homes, or STRs. 8.) Environmental concerns around septic systems leaking – This could be a real concern if a septic system is leaking into the environment, but this is not an issue that would only affect STRs; it would have the potential of affecting every home that uses a septic system. If you put in a requirement for septic systems to be audited and certified every year, that policy needs to be across the board for all homes. A septic system for a home with a full-time resident has just as much potential of failing as a home with a long-term renter, or a secondary home, or an STR. With the lack of sustainability in the logging and fishing industries that have long supported local economies, we all need to shift focus to fully embrace the fledgling tourism economy.

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**Meeting Date** 01/20/21

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**Subject** Short Term Rentals in Lincoln County

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Kristi Peter &lt;kpeter@co.lincoln.or.us&gt;

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

1 message

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**Jerflake@grassrootsmessages.com** <Jerflake@grassrootsmessages.com>

Tue, Jan 19, 2021 at 5:16 PM

Reply-To: Jerflake@gmail.com

To: kpeter@co.lincoln.or.us

Dear Commissioners Hunt, Hall, and Jacobson: I'm currently the owner of a single STR home, in the Miroco neighborhood, located in unincorporated, Depoe Bay. Although I've owned my home for nearly 20 years, I've just recently (1 year ago) started renting it. The idea was to use the home to generate income at the point of my retirement. Well, I retired, fixed it up, and now use the income for travel expenses. This has always been part of my retirement plan. It seems my right to use property as I see fit, as long as all is handled legally, which it is. Also, neighbors (including one of the folks heading effort to ban STRs) tell me they have only experienced decent, friendly renters of my house. I've had more issues with renter haters in my neighborhood treating my renters badly. 😊 In addition to this being my right, as a property owner, here are some additional thoughts regarding some of the recent STR restrictions being proposed... Like most things, there is a bit of a supply and demand with regards to STR restrictions that needs to be considered. If you limit the number of available rentals, you will drive the rental rates up. This will impact the STR market/issue in a couple of ways. First, with higher prices, you will be limiting who can afford to rent an STR. This doesn't seem fair to those less fortunate renters. Everyone has the right to enjoy the Oregon Coast!! Secondly, the higher STR prices will push more renters to pack an STR with more renters, splitting cost between individuals. And this seems counter productive to those trying to restrict STRs. This will just promote over-use of septic, and occupancy. In addition, how is it you could treat septic restrictions different between STRs and long term residences? It could also be that long term residences could be over-occupying their homes and septic systems. So any restrictions on one would need to apply to both, right?? 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, Jerome Flake [1053 Golden Pheasant Dr, Redmond, OR 97756 Jerflake@gmail.com](mailto:Jerflake@gmail.com)

# Public Input

Row 31

<b>Name</b>	Jerry Gilmour
<b>Email</b>	Elderloans@outlook.com
<b>Form Date Field</b>	01/19/21
<b>Topic</b>	Agenda Item
<b>Comments</b>	<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>
<b>Meeting Date</b>	01/20/21
<b>Subject</b>	Short Term Rentals

# Public Input

Row 6

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<b>Name</b>	Jill Stone
<b>Email</b>	stonepatterson@sbcglobal.net
<b>Form Date Field</b>	01/19/21
<b>Topic</b>	Agenda Item
<b>Comments</b>	arian. Inspections must include an on-site inspection of th
<b>Meeting Date</b>	01/20/21
<b>Subject</b>	Short Term Rentals

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To: Lincoln County Board of County Commissions

From: Members of the Bayshore STR Task Force

Date: January 20, 2020

Prepared by: Jill Stone, Bayshore HOA member with the help of HOA TASK FORCE and other HOA Homeowners

Bayshore Beach Club was developed to “foster and maintain acquaintanceship and friendship amount the members of the Bayshore Beach Club, through social, sporting, and recreation events.” The influx of STRs is contrary to this purpose, which is a major reason why residents bought homes in Bayshore. Like many homeowners, we read the HOA documents prior to purchase, knowing that we were buying a home in a community of like-minded people. Unfortunately, the proliferation of STRs in Bayshore is quickly undermining this purpose. Our residential neighborhood does not have the money, security, or ability to tackle the degradation imposed on our neighborhood. We turn to you for help.

The Task Force started its work less than two months ago to attempt solutions to mitigate the harm caused by the transient rentals. Below are some Recommendations and Questions that the Task Force has developed over the last six weeks of working on this issue.

***STR rental density must be capped by subdivision.***

The large number of STRs in a subdivision has a direct impact on the neighborhood degradation. More and more cities are starting to put limits on short term rentals. As those limits continue to grow, Bayshore will be more impacted by those trying to make money off our HOA. The County must establish a density cap. Experts debate what the number should be but all agree that 4% is too high. The number that seems consistent with the county’s Comprehensive Plan is 1%. As of last May 2020, the number of STR commercial licenses in Lincoln County numbered approximately 518; that represents 4% of the housing stock in Lincoln County. Bayshore appears to make up at least 20% of that number. We know that Bayshore had 106 licenses, but as of today, I do not have a final number. One of the Task Force members has located a little over 150 home by reviewing various rental sites. Another has located 186. Either way, Bayshore must get a handle on that number.

At the minimum, I ask that density numbers be capped by platted subdivisions. Further, the number must also be capped by how many single-family homes are already built in a subdivision. Ideally, communities should decide for themselves if Short Term Rentals are consistent with its neighborhood development.

In addition, the density limits should also go hand in hand with the number of residences per block or street. Bayshore should ask for statutory authority to address some of these issues consistent with the cap placed on STRs in the county. For example, people who move into a block with neighbors suddenly find themselves living in a home with STR’s on either side of their home. The sense of safety and community people feel is lost for those home owners; that is not what they bought into when they bought a home in Bayshore. Before a license is granted, care must be taken that STRs are not located on either side of a home, and they should not be immediately adjacent to any other STR.

This is a long-about way of saying that density should never exceed 4% per residential subdivision. If this results in a loss of licenses by people who already have one, so be it. This limit is similar to business that hold liquor licenses. The county can make up revenue by charging more per license. In no circumstance should a license be transferable upon sale of the home to a new owner.

***The number of people permitted per housing unit must be based on septic size, but never more than five people per single family dwelling. An STR must have a complete ESER septic inspection reviewed by the County Sanitarian. No STR can accept transient until all corrections have been Made to the septic system, and those corrections have been approved by the County Sanitarian. Inspections must include an on-site inspection of the Drainage Field. STR-owners should bear the cost of all inspections. A fee should be assessed so that additional County personnel can be hired to complete the review, recommendation, and certification process.***

Bayshore is built on shifting sands and unstable land. Septic systems must be inspected to make sure that the extra burdens placed on them can be sustained by the current system. This is a significant health and safety issue. The septic evaluation should be done by the County Sanitarian at least once every two years, if not annually. We can recommend that sufficient fees be attached to that inspection so that the County can hire the staff to review the septic reports. If a septic requires repair or replacement, no STR can operate until those repairs or a replacement is completed and certified by the proper county official 1

#### ***A workable Complaint System must be established in Lincoln County***

The county created a convoluted and unworkable system for residents to complain about Short Term Renters. The complaint system requires a person to contact the owner or management company prior to making a complaint with the Sheriff's office. People tried to give the currently constituted complaint system a chance to work; by the time a person gets a response, the vacationer might have moved on or is not around. The management companies have not been responsive to homeowners. They are usually not local, on vacation, or not available. The Sheriff's office does not have the staff to respond to a car speeding through a neighborhood, dogs defecating in your yard, garbage overflowing on the street, parked cars blocking access, noise from late-night parties, or people peering into your windows.

Unfortunately, a community like Bayshore does not have the current funds to protect the association from the community's degradation caused by litter and dog waste, the loss of safety by increased traffic and parked cars, the over-use of septic system, peeping Toms, etc. The community was not developed to house transients, and the HOA dues structure was not designed to incorporate transients

Unlike resort communities that have built-in security mechanisms and safety requirements, every STR is its own fiefdom. The county sheriff does not have the staff to patrol our areas. If I walk my dog, must I now be equipped to take pictures of people speeding down our streets or failing to pick up dog waste, or overflowing garbage cans? Must I ask rowdy people during quiet time where they live so I can file a complaint? Placing the burden on homeowners to find out what home someone is staying in, asking for name and numbers, can be a recipe for confrontation and fraught with peril.

Minimally, I recommend that before a license is granted, an HOA or neighbor of a home be notified of septic system ESER evaluations, occupancy limits, homeowner name and contact number (not management company), and other critical information. At least the HOA will have some idea if a person is in compliance with occupancy standards.

#### QUESTIONS FOR COUNTY OFFICIALS?

1. How many licensed STRs are in Bayshore?
2. How does the county locate unlicensed STRs?
3. How many STRs are owned by Lincoln County residents?
4. How often are septic systems currently inspected?
5. Can the County create a lottery system for STR license similar to what many jurisdictions do with liquor licenses?
6. Can a community like Bayshore have a permanent police presence in the neighborhood?
7. How can Lincoln County ensure that each STR follows minimum sanitation practices for each STR, such as cleaning between each transient renter flea or taking bed bug precautions? Hotels and motels have regulations that must be followed. Are there similar rules for STRs? And who enforces compliance?

We are currently gathering questions and comments from many Bayshore residents. At the next Workshop, I will summarize some of the input received from Bayshore residents.

# Public Input

Row 16

<b>Name</b>	Jocelyn Bently
<b>Email</b>	jozishops@gmail.com
<b>Form Date Field</b>	01/19/21
<b>Topic</b>	Agenda Item
<b>Comments</b>	<p>Unfortunately due to family obligations I'm unable to attend this meeting. However, I hope to be able to find a written transcript or a recording for review. I am an owner of a short term rental in Lincoln County. We've owned our home for almost four years now, and it was a fulfillment of a dream to be able to purchase a home that we would be able to use part time for our family vacations, and eventually be able to settle in permanently at the coast for our retirement years. Like many STR owners, we depend on the income from this house to maintain its expenses until we are able to make it 100% "ours." Unfortunately like so many in our country right now, our home situation has changed. Due to an assault and the resulting trauma, I have lost my job and our (necessary) second income. We now depend on the house and its rentals not only to maintain itself, but also to supplement our primary residential income. Recently we've seen a change in the attitude towards STR in our neighborhood, which because we have been forced to stay at home, we don't fully understand. We purchased in our neighborhood because we have always loved that community as a beautiful mix of permanent residents and vacationers, who have always seemed to get along with each other very well. Now we are hearing stories from full time residents as well as rental owners that people are up in arms against each other, and rumors that there are active plans in place to remove or further limit short term rentals in the county. If this is true, it would be devastating for us. We would lose our home on the coast and have difficulty maintaining our primary home as well, where we must continue to live because of our remaining job and child's school. If our current rental terms (which are minimal occupancy and no long-term stays) were to change, we would lose a significant amount of income, and again, it would be devastating for us. We personally have not been experiencing some of the difficulties that we have been hearing described, so our frame of reference, admittedly, is small. But based on our own personal experience, we are hoping that rather than change regulations we can instead come to a better understanding of how to amicably enforce the regulations already in place, so that we can continue to experience and contribute fiscally to our beloved Lincoln County. Thank you for your time! Regards, Jocelyn Bently 503-703-6052</p>
<b>Meeting Date</b>	01/20/21
<b>Subject</b>	STR regulations

# Public Input

Row 17

<b>Name</b>	Julia Rickus
<b>Email</b>	judie.rickus@gmail.com
<b>Form Date Field</b>	01/19/21
<b>Topic</b>	Agenda Item
<b>Comments</b>	<p>Dear Commissioners, I know that the owners of Short Term rentals in the county are well organized to protect their source of income, and that you will hear many of them tell you why it is important to allow as unregulated a situation for them as possible, so that they may run their business with as little interference as possible. Many will tell you that they should be allowed to use their property as they see fit, many will tell you that without the ability to rent short term, they would be unable to keep their second home. Many will tell you that they are willing to work with the county to keep their rental under control. I would like to tell you what it is like to live next to or in the neighborhood of, these short term rentals. I have lived in Newport for 15 years. We have two short term rentals in our neighborhood, one has been here most of that time. I can tell you immediately that I would NEVER buy a house in a short term rental neighborhood again. Even on their best days, it is a problem in the neighborhood. You will hear issues of parking, parties, trash, noise, etc. All these things happen on a regular basis. The bigger issue is that it is seldom that anyone does anything about these issues, because what happens is the renters go, and then things quiet down, and there is no control, no matter how many Community service officers (who usually don't work weekends) you have on the books. No one gets asked to leave, the renters or owners are not disturbed, nor do they pick up the trash that blows through the neighborhood, etc. The "rules" are flouted on a regular basis. Even the most thorough of owners cannot completely control the behavior or the number of renters. I want you to realize that all the rules in the world do not solve the problem of foisting off the responsibility of being good citizens on the neighbors, who have no viable recourse. I understand the economic impact of STRs on owners. However, I believe you should understand the economic and real impact on the neighborhood. I feel like the neighbors end up subsidizing the owners....I believe STRs have a significant negative impact on the resale values in a neighborhood....both from the idea that they exist, and because they are often not well taken care of....the properties show less pride of ownership, etc. I resent being put in an uncomfortable, and often economically detrimental position so that my neighbor can run a business (and make no mistake, it IS a business) in my residential neighborhood, or can then afford a second home. I don't see either of those things as my responsibility....neither would I ask any neighbor to take on that kind of burden for me. I would also like to share with you how exhausting it is to complain about the problems with a STR. I am not a policeman. I don't want to call all the time about parking....but at the same time I live on a small residential street, and I worry about fire truck access, should we need it. I don't want to be responsible for yelling at trespassers that the cliff by the ocean is unsafe, and standing on the edge is not only trespassing on private property, but</p>

dangerous as well. I don't want to be the neighborhood tour guide and concierge when I am walking in my neighborhood...but I hate to be rude. I REALLY don't want to pick up blowing trash. People who actually reside in a neighborhood know about all these things, renters either do not, or don't care. I will share with you that the rules that the City of Newport enacted recently have made something of a difference. The rule of 2 per bedroom, plus two, and the requirements on the number of cars based on the amount of off street parking have helped to tone down some of the issues caused by too many people in too small a space. It still happens, but not as frequently, and no...no one does anything about it. I hope this gives you some perspective about living with STRs. As I said, I would never buy another house near a STR.

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**Meeting Date** 01/20/21

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**Subject** STR

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# Public Input

Row 18

<b>Name</b>	Karen Trussell
<b>Email</b>	kdtrussell1@gmail.com
<b>Form Date Field</b>	01/19/21
<b>Topic</b>	Agenda Item
<b>Comments</b>	<p>City Councilors, I, Karen Trussell, am the owner of a short-term rental (STR) in Newport. I bought my place in 2009 and used it as my vacation home until I licensed it in September 2018 as a STR. My neighbors aren't complaining about STRs. I have a vested interest in the decisions you make for Lincoln County because Newport will look to surrounding cities and the county when amending their rules. Because a group of citizens complain about a minuscule number of vacation rental problems (primarily about STRs with large numbers of occupants and inadequate parking), cities and counties are looking to eliminate STRs. I ask where is the correlation between the scope of the problem and the solution? Please don't let a group of citizens dictate policy which will result in the elimination of all STRs! Please don't use shotgun management. Please work to resolve the problems with the owners of the vacation rentals in question. Please be reminded, we invested in our properties to bring them up to a standard worthy of attracting guests. We spend money in the community on the upkeep of our properties. We employ residents in many capacities in our businesses. And, our properties are reviewed by our guests; requiring us to maintain our high standards. Our properties and businesses add value to our communities. Please be reminded of the income we bring in to the cities/counties through both transient taxes and tourist dollars and the number of individual and business we employ in the upkeep of our properties. Finally, regarding the argument that we're getting rich, below are my financials for 2020. Keeping our rental licenses, allows us to offset the costs of maintaining our homes and puts a few dollars in our pocket. We're by no means getting rich off of our rentals. Karen's Vacation Rental 2020 Total Rented DAYS OCCUPIED 188 170 INCOME \$25,296 Proportional Cleaning and Maintenance \$4,050 \$3,662 Beach House Depreciation \$3,816 \$3,451 Insurance \$287 \$260 Other Expenses \$538 \$486 Property Tax \$2,861 \$2,587 Repairs \$690 \$624 Supplies \$1,271 \$1,149 Utilities \$2,817 \$2,547 EXPENSES \$12,512 \$11,314 PROFIT \$13,982 When considering amending STR regulations and/or eliminating STRs, I beg you to use sound, logical reasoning when making these decisions. Thank you, Karen Trussell</p>
<b>Meeting Date</b>	01/20/21
<b>Subject</b>	Short Term Rental Licensing

# Public Input

Row 19

<b>Name</b>	Kathryn and Gordon Knutson
<b>Email</b>	kknutsonwa@gmail.com
<b>Form Date Field</b>	01/19/21
<b>Topic</b>	Non-Agenda Item
<b>Comments</b>	<p>January 19, 2021 Dear Lincoln County Commissioners: The proposed ban on Short term rentals by 15Neighborhoods appears to be a move to pressure local cities, counties, and HOAs to control how a property owner uses their private home. The currently proposed STR regulations being considered at your upcoming public hearing violates our constitutional rights to freedom of assembly, association, and privacy. The ban on STRs proposed by 15Neighborhoods is unconstitutionally retroactive because we had reasonable, settled expectations of our right to operate our STR when we purchased it in 2019. Therefore It may be unconstitutional to impair a previously vested right or impose new obligations not previously required. My husband and I bought our vacation home in Bayshore in 2019. We debated whether or not to rent it out as a short term rental property. We know how the ocean environment can wreck havoc on older houses. In the end we decided to hire a property manager and rent it out as a STR for part of the year knowing it would be kept in pristine condition by Meredith Lodging. All of the rental proceeds have gone right back into the house for upgrades and repairs contracted through local businesses and companies. Respectfully, Kathryn and Gordon Knutson Sand &amp; Sky 14 NW Oceania Drive Waldport, OR 97394 (By the way I was employed at the Newport Public Library as the assistant director from 1987-1990. We both loved the area and community and wanted to come back someday. So here we are now, not expecting to be in an unhappy fight to protect our property rights.)</p>
<b>Meeting Date</b>	01/20/21
<b>Subject</b>	Our vested property rights



Kristi Peter &lt;kpeter@co.lincoln.or.us&gt;

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

1 message

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**Laura.a.warren@grassrootsmessages.com** <Laura.a.warren@grassrootsmessages.com> Tue, Jan 19, 2021 at 5:05 PM

Reply-To: Laura.a.warren@gmail.com

To: kpeter@co.lincoln.or.us

Dear Commissioners Hunt, Hall, and Jacobson: My name is Laura Warren. My husband John and I own a vacation rental home at [1237 101 Highway South](#), Yachats, OR. We have owned it since 9-11-1998. I will be brief as I want submit this before the end of the day. We firmly agree that Existing STRs should be exempt from this requirement. They have already addressed septic requirements during the licensing process. 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, Laura Warren [24662 La Cresta Drive, Dana Point, CA, USA](#)  
[Laura.a.warren@gmail.com](mailto:Laura.a.warren@gmail.com)



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

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## Str Workshop on June 20

1 message

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**mark merl** <cookm112@yahoo.com>  
To: boc@co.lincoln.or.us

Wed, Jan 20, 2021 at 8:29 AM

Why is the county allowing a commercial operation in single family homes in neighborhoods zoned r1 residential??

[Sent from Yahoo Mail for iPhone](#)



Kristi Peter &lt;kpeter@co.lincoln.or.us&gt;

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## Comment for tomorrow's STR Workshop

1 message

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**Michele Riley** <purseonality4@gmail.com>  
To: kpeter@co.lincoln.or.us

Tue, Jan 19, 2021 at 2:06 PM

Hi Kristi,

Thank you for taking time to add this. I could not get this all on the smartsheet. So, please delete my smartsheet shortened version and put this in its entirety, in its place.

Thank you so much,  
Michele Riley

I am tired of playing whack-a-mole every time someone from the for profit STR industry comes out with some new angle to call out 15neighborhoods. "Just say no to 15neighborhoods," "Ways to fight back against tattletale neighbors," "They are elitists and snobs," etc, etc.

So, here it is, the definitive answer to all these critics and would be critics: we did not start this, you did. Before the first STR appeared in our neighborhood after that 2016 Ordinance licensing STRs, this was a neighborhood of long term rental homes, full-time owner occupied homes and vacation homes. It was a neighborhood and it functioned as such. Neighbors walked together, knew each other, cared about each other and helped each other. It was all of us together, all of us, no us and them and money and all the evil money creates between groups making it the haves and the have nots. It was just us, all of us together, friends.

Along came 2016, when STRs came out of the shadows and into every nook and cranny of Lincoln County. As our loose coalition of neighbors began to develop strategies to combat the spread of STRs through our neighborhood and our County, things began to change. First, there were no rules as to where STRs would be sited, they could be and were allowed everywhere. Next door to each other, isolating single homes in between them, whole streets of nothing but STRs, there were no rules. So Lincoln County just kept getting more and more of these and less and less long term rental homes. Less and less families lived in our neighborhood. Affordability went by the wayside in favor of getting that all important forever STR license. A non-conforming use that continues in perpetuity! That is how people in Lincoln County and from all over the state of Oregon and all across the Country (and Canada too) paid attention to the wild west free-for-all property grab--in Lincoln County! And who suffers? Why the people who live here in their homes, the full time residents. But especially those who cannot find a home to rent or live in.

What I desperately want the STR side to understand is that we did not change our County, you did. You made your home into an ATM and you cash out every night your property is rented. And you are so scared that this time, maybe this is the time that the Lincoln County Board of Commissioners is going to take away your cash machine. The past four years were not enough for you and many of you say you have rented your home longer than the past four years when there were no laws governing that process. And, even that was not enough for you.

STR owners see our signs in our neighborhoods and they cry foul, they see our articles in local newspapers or online media and get upset with us over what they see as elitist and snobbish NIMBY behavior. But this is not some chemical plant wanting to put up shop next door. This is someone making money off of a neighborhood due to its location. And unlike a chemical plant that would have to jump through many legal hoops and challenges in court before an OK would be given, an STR owner has only to own a home, apartment or townhouse and just pay \$350 and voila, instant motel!

I repeatedly ask the County how many STR licenses have been denied or revoked and I believe the number is still between zero and zero. We, the people who live here in our homes have not changed the playing field, you have.

We have not pitted neighbor against neighbor or neighborhood against neighborhood, you have. We have not made us the police in our communities, you have. We were happy in our neighborhoods and wanted them to stay as they were pre-2016, it was you STR owners who changed everything not us.

So when you see signs, letters, newspaper articles it is us who are fighting back against you. We did not throw the first punch or fire the first shot, it was you trying to make money off of a home. We choose to live in ours not make it a motel. Most of you do not see what happens in the neighborhood where you rent out your property nightly. You have no idea what the people even look like who stay at your home, no idea what they do while here, no idea of the pets they bring with them or the alcohol or the fireworks or the noise they create for all of us residents to deal with. And for many of you to say "I never had a problem," how would you know? You are not here. You just say that because it is easy to blame the victim instead of examining the source, the cause. Neighbors are not the cause of this issue, neighbors did not create the problems, you did. Before STRs came to town, there was peace. People lived here full time or they came for their vacations part of the year. Those were the options, full time renters or owners and part timers who stayed here part of the year, but they owned the home.

This gig economy has changed so many things and not for the better. Now it seems groups of people get together to own things, group ownership of cars is now a thing, group ownership of homes is now a thing and here in Lincoln County there are many LLC's that own STRs and not just one STR either but groups of them. This is a business. A business that continues to destroy neighborhoods not only here in Lincoln County, but across the United States and around the globe. It has made enemies of former friends. It has pitted neighbor against neighbor and all for what? M-O-N-E-Y!

If there was not money to be made in these endeavors, if this truly was some altruistic, philanthropic cause that some STR owners claim, we would not be in this position because there would be no profits here. No claims of taking away something when it comes down to money. That is all this is about for STR owners, management companies and proponents: money. Oh they can say jobs and we are helping the economy all they want but they know that is a drop in the bucket compared to the profits they are taking with them. Because guess what? If they were not making money, and a lot of it, who would do this? What reason would there be to make a home a motel if it was not generating a lot of revenue for the owners? None. And why would you make all of your neighbors angry at you if you were not getting some reward for your selfishness? You wouldn't, it would make no sense to do so.

As usual this comes down to profits pure and simple. Their profits and our sacrifice. We who live here in the midst of all of these STRs sacrifice sleep, peace, safety, time, effort, energy to combat the threats posed from these motels and their unruly, rude and sometimes intoxicated guests. And before you say "that never happens," I remind you all again, you do not know. You do not live here. You live elsewhere. And, when STR owners and management companies say "we are letting poor downtrodden people see the ocean who could never afford to do so without us," I say wait a minute-- you are not giving them a stay at your home for free and do not act like you are. And there are beautiful hotels and motels that provide vacation service for those who are unable to buy a home and live here. Again, if you were not making money from this you would get out of the business.

Money. Privilege. No laws. No parameters. No boundaries. They call us the problem? We are trying to preserve our way of life and our County. They are only preserving their profits. Lincoln County, you need to do something now before you cannot do anything in the very near future. If your goal is for most of the housing stock in Lincoln County to become STRs, then you are doing a very good job for the billion dollar STR industry. If however, that is not your goal then Lincoln County BOC, let's put some limits on this thing before this problem gets any worse or escalates into violence.

Concerned? Please go to [15neighborhoods.com](http://15neighborhoods.com) and read and sign our petition to see how you can help protect and preserve our unincorporated Lincoln County neighborhoods.

Thank you,

Michele Riley, unincorporated Lincoln County

# Public Input

Row 28

<b>Name</b>	Mona Linstromberg
<b>Email</b>	lindym@peak.org
<b>Form Date Field</b>	01/19/21
<b>Topic</b>	Agenda Item
<b>Comments</b>	<p>I have spent time reviewing public comment and information on the County's website, going back to the beginning when I was mostly involved with Newport's efforts in coming to grips with the burgeoning short term rental phenomena in areas zoned residential (as opposed to areas zoned tourist/commercial). I am also thinking back to testimony I have witnessed over time, both at Newport and County meetings and in homes (before the pandemic) where neighbors met and shared their stories. Being incredibly attached to my own home in an unincorporated area of Lincoln County (the Five Rivers area) and to my family's home in Newport (just north of Jump-off Joe), it is gut-wrenching to watch and listen to people, similarly attached and committed to ensuring their homes and neighborhoods are protected from an industry running amok, an industry already afforded protection under existing land use law in areas zoned tourist/commercial. So much has already been said and, at some point, HB 2001 and Accessory Dwelling Units (ADU)/owner occupancy will be a point for discussion, but now I am extrapolating from what I am witnessing in Newport to what I hope not to see in unincorporated Lincoln County. People advocating for their homes and their neighborhoods are being called out in a very public fashion by those who have a vested business interest in short term rentals. Please keep in mind, short term rentals have an appropriate place in our landscape, just not in areas zoned residential. The 15neighborhoods petition signature campaign is not in conflict with the work the County and all of us are doing. Enforcement is key and it is not working well in Newport as bad actors (who have already been cited and fined) hire attorneys who try and strong-arm jurisdictions with threats of lawsuits and who besmirch those who are advocates doing their civic duty. Lincoln County can do better. Thank you for your attention, Mona Linstromberg 831 E. Buck Creek Rd. Tidewater, OR 97390</p>
<b>Meeting Date</b>	01/20/21
<b>Subject</b>	Lincoln County Short Term Rental (STR) Workshop (1 st ) January 20, 2021

# Public Input

Row 24

<b>Name</b>	Mona Linstromberg
<b>Email</b>	Lindym@peak.org
<b>Form Date Field</b>	01/19/21
<b>Topic</b>	Agenda Item
<b>Comments</b>	<p>Lincoln County Short Term Rental (STR) Workshop (1st) January 20, 2021 Comment: I have spent time reviewing public comment and information on the County's website, going back to the beginning when I was mostly involved with Newport's efforts in coming to grips with the burgeoning short term rental phenomena in areas zoned residential (as opposed to areas zoned tourist/commercial). I am also thinking back to testimony I have witnessed over time, both at Newport and County meetings and in homes (before the pandemic) where neighbors met and shared their stories. Being incredibly attached to my own home in an unincorporated area of Lincoln County (the Five Rivers area) and to my family's home in Newport (just north of Jump-off Joe), it is gut-wrenching to watch and listen to people, similarly attached and committed to ensuring their homes and neighborhoods are protected from an industry running amok, an industry already afforded protection under existing land use law in areas zoned tourist/commercial. So much has already been said and, at some point, HB 2001 and Accessory Dwelling Units (ADU)/owner occupancy will be a point for discussion, but now I am extrapolating from what I am witnessing in Newport to what I hope not to see in unincorporated Lincoln County. People advocating for their homes and their neighborhoods are being called out in a very public fashion by those who have a vested business interest in short term rentals. Please keep in mind, short term rentals have an appropriate place in our landscape, just not in areas zoned residential. The 15neighborhoods petition signature campaign is not in conflict with the work the County and all of us are doing. Enforcement is key and it is not working well in Newport as bad actors (who have already been cited and fined) hire attorneys who try and strong-arm jurisdictions with threats of lawsuits and who besmirch those who are advocates doing their civic duty. Lincoln County can do better. Thank you for your attention, Mona Linstromberg 831 E. Buck Creek Rd. Tidewater, OR 97390</p>
<b>Meeting Date</b>	01/20/21
<b>Subject</b>	Lincoln County Short Term Rental Workshop #1

# Public Input

Row 9

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<b>Name</b>	Monica Kirk
<b>Email</b>	monicakirk@mac.com
<b>Form Date Field</b>	01/19/21
<b>Topic</b>	Agenda Item Non-Agenda Item
<b>Comments</b>	My Comment is too long. It is attached with the 2 documents. The flyer is Document 1. Document is Marked. Thank you. Monica Kirk
<b>Meeting Date</b>	01/20/21
<b>Subject</b>	Short Term Rental Workshop #1

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# DOES YOUR LIVELIHOOD DEPEND ON LINCOLN COUNTY TOURISM?

A vocal minority in Lincoln County is rushing to pass a ballot measure to **ban Short-Term Rentals**.

Short-Term Rentals create **3,600 jobs** and provide **\$192 Million** in local wages, accounting for **20% employment** within Lincoln County.<sup>1</sup>

These visitors spend **\$105 Million** on local travel,<sup>1</sup> **\$27 Million** at local restaurants,<sup>1</sup> **\$3.8 million** on construction and renovation,<sup>3</sup> and add **\$11.2 Million** to our local government budgets.<sup>2,4</sup>

County Counsel Wayne Belmont's view on efforts to ban STRs: **“It is my legal opinion that... this Ordinance will lead to litigation and County exposure to monetary claims”<sup>5</sup>**

LET'S PASS BETTER REGULATIONS, NOT AN STR BAN  
CONTACT LINCOLN COUNTY COMMISSIONERS ASAP  
USING OUR LETTER WRITING TOOL AT  
[WWW.VIAOREGON.COM/TAKE-ACTION](http://WWW.VIAOREGON.COM/TAKE-ACTION)

## INTERESTING FACT ABOUT LINCOLN COUNTY



Lincoln County has been hosting visitors in private lodging since the 1800s.

VIA  
OREGON

For more information, join VIA Oregon, a local coalition fighting to keep short-term rentals in Lincoln County and the state of Oregon

[www.VIAOregon.com](http://www.VIAOregon.com) [@VIAOregon](https://www.facebook.com/VIAOregon)

[VIAOregonCoalition@gmail.com](mailto:VIAOregonCoalition@gmail.com)

1: Travel Impacts Analysis provided by Dean Runyan Associates for Newport Oregon, with Travel Impacts Extrapolated to Lincoln County

2: Data for the number of rentals per municipality, ADR, average occupancy, and average days occupied provided by AirDNA

3: Aggregate value of all Construction Permits issued by Lincoln County in 2019

4: Lodging Tax Municipal Code for the cities of Yachats, Newport, Waldport, Seal Rock, Lincoln City, Depoe Bay, Gleneden Beach, Otis, Otter Rock, South Beach, and Toledo

5: November 16, 2020 Memorandum to Lincoln County Board of Commissioners regarding 15 Neighborhoods' proposed ballot initiative

## ATTACHMENT 2

Monica Kirk, full-time resident  
Unincorporated Lincoln County  
February 11, 2020

### Short-term Rentals is an Extractive Industry

“Vacasa lists more than 25,000 vacation rentals, from Manzanita to Myrtle Beach, taking a commission from the vacation homeowners on rentals booked through its site.”

“Vacasa employs more than 400 at its headquarters in Portland’s Pearl District and more than 6,000 worldwide, most of them maintenance and cleaning personnel in its destination communities. Roberts said the company’s biggest hurdle in the immediate future will be maintaining operations as it continues rapidly adding employees and property listings.”

“That’s a challenge,” Roberts said. “That’s a challenge for any successful, high-growth business.” <https://www.oregonlive.com/silicon-forest/2020/02/vacasa-founder-eric-breon-resigns-as-ceo-of-portland-vacation-rental-giant.html>

Short-term vacation rentals (STRs) fuel an Extractive Industry dominated locally by Meredith (22%) and Vacasa (18%) of STRs. Why extractive? Because it takes public resources and generates wealth that does not stay in the community.

Vacasa does not own the STRs. Vacasa doesn’t own any of the amenities that drew us to the residential neighborhoods of Oregon’s Central Coast. Vacasa has no responsibility to preserve our residential neighborhoods. Just like in other Extractive Industries such as Oil & Gas or Mining, Vacasa takes the property of others and generates wealth that does not lead to sustainable and inclusive growth in the communities where the extractive activity takes place.

The goal of an Extractive Industry is to maximize short-term value, not long-term investment. This Extractive Industry erodes our sense of community. Like a parasite, Vacasa will ultimately injure or kill its host, namely, our neighborhoods. Unlike a symbiont, there is no mutually beneficial relationship between Vacasa and the neighborhoods in which it operates.

Lacking resources and overwhelmed with an unanticipated surge in STRs, the County relies on neighbors to enforce the law. Neighbors who just want to “live and let live” become known as snitches by Owner/Investors and sticklers by government regulators. Vacasa promotes an “us against them” mentality that changes relationships.

Who benefits from STRs? Not the residential neighborhoods where the money is made. Vacasa charges a 35% management fee, some no doubt remaining in the County. Sixty-five percent of the fee, however, is paid to Owner/Investors. Because fewer than 4% of these Owners live in Lincoln County, this money is not re-invested where the adverse impact is so intensely felt.

Investor/Owners pay a Transient Room Tax, but by state law, 70% of that must be invested in tourist attractions and facilities, not the well-being of our residential neighborhoods. The hospitality industry balloons by providing poorly paid temporary jobs with no career potential, no pensions, no 401(k) plan with or without an employer match, and health insurance. In our community, high school kids work to support their families. That's not right.

Vacasa and its stable of Investor/Owners buy furnishings and supplies, but so would residents if they were able to afford to live here and had a family wage job. Tourists spend money on food and entertainment, but so do residents. If resident families had sustainable employment and stable housing, we would be able to live in Lincoln County near where we work, paying our way 365 days a year, not just during the Season.

Vacasa doesn't contribute to Emergency Preparedness, doesn't provide emergency supplies to its renters, subsidize our emergency medical and fire services, or contribute anything to infrastructure. The residents who derive fundamentally NO benefit from hosting this Industry pays to host! Vacasa, like all Extractive Industries, takes our community resources without a thought beyond the bottom line.

By flipping affordable housing from its intended residential use to a licensed business use, Vacasa forces families to move further from employment or out of the area to find employment. Our schools risk closure because they lose government funding when the census is too low. Closing schools has a domino effect on a community. Google "Arizona Re-Thinking Short-Term Rental Laws After Sedona Uproar" for an example.

Our residential neighborhoods, our homes, our families are mere resources to this Industry. Like the Oregon Mining Company near Baker, the STR Industry takes what it wants and will leave when the resource is depleted.

# Public Input

Row 2

<b>Name</b>	Monica Kirk
<b>Email</b>	monicakirk@mac.com
<b>Form Date Field</b>	01/19/21
<b>Topic</b>	Non-Agenda Item
<b>Comments</b>	<p>Statement of 15neighborhoods January 19, 2021 For almost two years, residents and constituents of a variety of neighborhoods in unincorporated Lincoln County have been providing documents to the Board of Commissioners and County Counsel Belmont. We have participated in the January and February 2020 Workshops. We met as residents from different neighborhoods in your Chambers. As individual we testified and submitted comments when STRs were on the Board's Agenda. We meet new people at the two Workshops in 2020. We meet others when were were attending a routine meeting, but hadn't heard anything for a while and submitted more comments and testified again and again. I, personally, thank the Board for introducing me to so many people of good will who want nothing more than to preserve our residential neighborhoods. I have made lifelong friends with people from throughout Lincoln County. Since coming together as a Grassroots Coalition called 15neighborhoods, we have made an effort to educate and inform residents of Lincoln County. We have relied on Letters to the Editor and our website <a href="http://www.15neighborhoods.com">www.15neighborhoods.com</a>. Materials submitted and statements made by the 15neighborhoods Steering Committee are fact-checked for accuracy (no made up numbers or statistics). Many more exhibits have been posted by individuals supporting our position from a variety of viewpoints. We have suggested that our members not waste your time today rehashing material that has been already submitted via e-mails, letters, and/or supporting documents. We are not against Short Term Rentals. We have all used STRs and see them as a vital part of the Lincoln County community. Few do not oppose STRs in the Tourist Commercial Zones. This is where they belong and the Oregon Supreme Court in Cope v Cannon Beach unanimously agreed in 1993. The County has not enforced their zoning laws or our Comprehensive Plan (Goal 10) or the ordinances governing them. This has been going on for too long; we are at a stalemate between those making money on our neighborhoods and those wishing to regain their community of private residential homes. Based upon the experience of the past four +years, it is doubtful these two can coexist. We ask all participating in the workshop to read the supporting documents made by those attendees who want to stabilize our quality of life in Lincoln County. Then ask your Commissioners and Legal Counsel Belmont to do their elected or appointed jobs. If they continue to kick the can down the road, exercise your Lincoln County voting rights and sign a petition to resolve the issue on the May ballot phasing Short Term Vacation Rentals out of residentially zoned areas in unincorporated Lincoln County. Respectfully submitted, Monica Kirk, for the Steering Committee 15neighborhoods PO Box 390 Depoe Bay 97341</p>
<b>Meeting Date</b>	01/20/21

<b>Subject</b>	Short Term Rental Workshop #1
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# Public Input

Row 23

<b>Name</b>	Nikki Hamilton
<b>Email</b>	hamiltoniyachats@yahoo.com
<b>Form Date Field</b>	01/19/21
<b>Topic</b>	Agenda Item
<b>Comments</b>	<p>Dear Lincoln County Commissioners, Former Governor of Oregon Tom McCall once said "this is my community and it's my job to make it better." There is little doubt that today you will each be flooded with letters and comments from both sides of the STR debate. I have owned a small Vacation Rental Property Management company in Yachats for the past 15 years. We currently manage 15 STR's in the surrounding area. I will not be telling you how many people our company employs, or other important and relevant statistics related to STR's that have a direct effect on our community. Mostly because I know that you will be getting that data from other sources that have a better grasp on those numbers than I. What I would like to talk about is how (repeatedly) many of us in the STR industry have come to the table at City and County Council meetings looking to lend ideas and try to find areas of compromise and common ground surrounding the STR issues. We have made ourselves available and open to making changes that support healthy neighborhoods and community. The Group "15 Neighborhoods" let's us know that no matter what we are willing to do, it won't be enough until they have us all completely eliminated. No hope for progress let alone any kind of unity. Every time I have left a Council meeting I have left feeling demoralized and for sure demonized. It's very disheartening as I have lived here my entire life, got married here, and raised my children here - it's my beloved community too. Disagreements over septic tanks, dog poop, and counting cars... We are better than this! I am all in favor of reasonable regulations, and I am also in favor of having a deterrent for neighbors that harass our guests and abuse the complaint process. In a world that feels so divided right now, I implore you to not make decisions that will further divide us. Please continue to look for, and support ways that each side can come together on. I didn't subscribe to all of Tom McCall's ideas, but I'll end with another great quote ""May we forever prove (by our action) that people can join together for mutual benefit and greater good." After all it's ALL of our job to make the community better.</p> <p>Respectfully submitted, Nikki Hamilton Owner, Sea-Nik Vacation Rentals Yachats, OR 541-547-3036</p>
<b>Meeting Date</b>	01/20/21
<b>Subject</b>	Cap on STR's

# Public Input

Row 10

<b>Name</b>	Peter Briggs
<b>Email</b>	merryleg@hotmail.com
<b>Form Date Field</b>	01/19/21
<b>Topic</b>	Agenda Item
<b>Comments</b>	I am uploading a letter regarding support of short term rentals. Thank you for the opportunity to provide comment.
<b>Meeting Date</b>	01/20/21
<b>Subject</b>	Support for STRs

To: Lincoln County Board of Commissioners  
Re: Support for Short Term Rentals

2020-01-19

Thank you for receiving comments related to the current Short Term Rental (STR) considerations. My wife and I own a house within unincorporated Lincoln County, and maintain the house as an STR that we use for our own temporary residence for periods of time. Our permanent residence is outside of the county.

Prior to my comments, I would like to state that I feel it is a discomfoting (if not ethically challenged) breach to provide to the public record the names and locations of people who might be opposed to one's position. For reasonable privacy (and peace of mind), I would strongly recommend you redact this from your records if you can. While this information is available in property records, there is a level of intimidation knowing that someone has gone to the effort to dig this up and share it. In our world, this is actually frightening (also known as doxing) and can have negative unintended consequences. The point of this information (non-resident owners) could easily be summarized without naming names. It is intimidating to provide comment in such an atmosphere. That's not fair.

You have a lot to read, so the summary of this letter is that we believe that Short Term Rentals provide a benefit to the community... BUT... we do need rules and enforcement in order to protect ALL of us (residents and rentals) from the actions of a few that spoil it for the rest of us. Whether these 'few' are renters or the management companies that shirk their responsibilities. We do feel that the current rules and regulations were thoughtfully developed, and that they shouldn't be modified significantly. Enforcement seems to be the issue. As we are not familiar with the level of complaints or issues that have been experienced, we place faith in those that report them, and that if enforcement (and punishment) isn't working... those processes need to be revised, enabled, and funded. This enforcement needs to also apply to false or specious complaints.

Another important theme is how neighborhoods might be changing. Unfortunately, there is no easy solution to this, and STRs should not be a scapegoat for what is fundamentally a shift in the coastal housing market, major changes in the economy, and cultural changes in general. I would hope that whether neighbor or visitor, the atmosphere can still be friendly and kind.

We, and many of those who have written letters, strive to be good neighbors. As a group, we manage properties on our own, or with the help of a reputable management company. Our managers impose expectations and requirements on guests, and enforce them. Whenever we are made aware of a concern at any level, we proactively work with our management company to ensure it is dealt with quickly and effectively. We have only had one known complaint that made its way to the Sheriff, and follow-up was unclear as to whether it was actually related to our property or not.

We purchased our house in 2013, to have a place to vacation and maybe someday retire to. My wife's parents have owned a house just a short distance from ours since 1998. Purchasing near them has allowed us to be with her parents a few times a year, and between our houses, host our family for get-togethers when we are there. For us, the ability to do this is a great privilege-for which we are very thankful.

The Oregon coast is a beautiful place, and we think our neighborhood is a wonderful oasis in which to spend time. As part of our financial planning to purchase this house, we made our decision in part based on the income we could receive renting it. There was (and is) significant value in the house having an established rental track record and being able to have a future owner with the immediate option for them to rent it similarly.

We treat our house as our home and, in the spirit of Tom McCall, invite renters to enjoy our home, its amazing views and beach access, and share in the happiness it brings us. We promote local restaurants and businesses to our renters, and work actively to maintain our house in tip-top shape. Since purchasing it, we have employed local contractors to re-roof, re-floor, replace mechanical systems, and generally help us in its maintenance. We love our quiet little neighborhood and try very hard to be a good neighbor. We place great emphasis on having a management company that will ensure our guests act within the rules. We strive to educate our renters on their responsibilities to be a good neighbor and the rules and regulations by which they must comply. We would be absolutely appalled if we knew renters acted outside of the rules or in such a way that neighbors and residents were disturbed.

We have been following the conversations regarding STRs, and the various voices have legitimate concerns. However, a number of the concerns seem to be issues that can be resolved through neighbor mediation and enforcement of existing rules. With respect to the proposed areas of STR Code the County is currently

considering amending, we reiterate a few of the items below that we know may be consistent within the letters you are receiving:

1. Occupancy-

Current occupancy rules of 3 per sleeping are consistent with current zoning code for bed and breakfasts. Our understanding is that occupancy changes are being reviewed in response to health and safety concerns regarding septic capacity. If this is the case, the occupancy rules should apply to all residences county-wide and be incorporated into zoning code. It makes no sense to limit occupancy in short-term rentals, most of which are unoccupied much more often than long-term residences.

2. Caps on Licenses-

What is the reason for capping licenses in unincorporated parts of the County? We understand the County has an affordable housing problem, but our home (and many STRs) is oceanfront and would never be considered affordable housing. As noted previously, we purchased our home with the knowledge that we could obtain a license and rent our property as an STR and in the future if we decided to sell, transfer that license to a new owner if desired. Capping licenses would directly impact our ability to continue owning our home, as well as our ability to sell it. Oregon law protects grandfathered uses and transfers of grandfathered uses in unincorporated counties; the County could be opening itself up to litigation if it institutes a cap on licenses in unincorporated parts of the County.

3. Code Enforcement-

We strongly support a neighborhood mediation program to resolve common complaints with STRs. We prefer to see law enforcement have the ability to focus on real threats, rather than complaints about neighborhood nuisances. While we understand that many complaints are legitimate, there are also frivolous complaints that in all likelihood have more to do with NIMBYism than actual problems.

4. Septic Systems-

Existing licensed STRs should be exempt from the requirement to do an ESER or be shut down; we've already addressed septic requirements in our licensing.

Again, thank you for the opportunity to contribute comment. We greatly appreciate your consideration of all sides of this discussion, and we are happy to be participating in what we believe will be a fair and well-considered process.

Peter Briggs



Kristi Peter &lt;kpeter@co.lincoln.or.us&gt;

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

1 message

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**pruzicka17@grassrootsmessages.com** <pruzicka17@grassrootsmessages.com>

Tue, Jan 19, 2021 at 3:15 PM

Reply-To: pruzicka17@gmail.com

To: kpeter@co.lincoln.or.us

Dear Commissioners Hunt, Hall, and Jacobson: I have owned my house in Lincoln County for almost 3 years. When I purchased this property (my future retirement location), I invested a significant amount of my savings to completely remodel, refurnish, and landscape the exterior - using all local businesses (General Contractor from Waldport, furniture and kitchen appliances from Newport, and local labor for landscaping and upkeep). In a welcome book in the foyer, I recommend local "must visit" retail and restaurants to my renters - which have all been respectful families and couples looking for an escape to the coast. I was immediately drawn to this part of the coast as it wasn't over-developed with hotels, condos, and other typical coastal eye-sores. I've also experienced the empty beach areas of Santa Cruz, CA - where most of the houses are owned by vacant owners living on the other side of the mountain in San Jose. Successfully developing a robust vacation rental network allows you to stimulate your local economy without massive hotel complexes, or the alternative, ghost town neighborhoods where the houses are used only a few weeks a year. However, I have been extremely shocked with the anti-vacation rental groundswell that has been developing in the area since I purchased my house. I really don't understand the true purpose behind what you are attempting to do: 1) If the purpose of this is to somehow control property values - then what is the next step after vacation rentals are banned? Reviewing future potential home purchases and restricting purchases to individuals with salary levels below a certain threshold? Attempting to artificially holding property values down? Where does this control stop? Or 2) If the purpose is to appease a small group of individuals that have expressed limited instances of disturbances from renters - then why not actually treat these issues directly instead of attempting to legislate across all vacation rental properties? What happens if people staying at a hotel disturb people in the area, would you take the same actions against hotels? - would you impose caps on renters per room to 2? 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 Ruzicka [239 N. Batavia Ave., Batavia, IL 60510 pruzicka17@gmail.com](mailto:pruzicka17@gmail.com)



Kristi Peter &lt;kpeter@co.lincoln.or.us&gt;

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

1 message

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**randy@grassrootsmessages.com** <randy@grassrootsmessages.com>

Tue, Jan 19, 2021 at 3:26 PM

Reply-To: randy@randyevans.realtor

To: kpeter@co.lincoln.or.us

Dear Commissioners Hunt, Hall, and Jacobson: Lincoln City has been and will always be a vacation destination to many from all over. I personally know this from being a NW native and from the guests that come and enjoy my home-I personally purchased and set up my home to share with travelers after spending several stays in other short term accommodations that lacked the personal feel. LC and the local business's cannot survive financially alone with only Hotels and Motels in order to accommodate the amount of visitors. Many of my clients purchase for the reason of being able to share their home with others. LC does not have the demographics or income to support local jobs. 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, Randy Evans [6449 Southwest Harbor Avenue, Lincoln City, OR, USA](mailto:randy@randyevans.realtor) randy@randyevans.realtor

# Public Input

Row 15

<b>Name</b>	Richard Schuurman
<b>Email</b>	rschuurman@mac.com
<b>Form Date Field</b>	01/19/21
<b>Topic</b>	Agenda Item
<b>Comments</b>	<p>Dear Commissioners, Please accept this correspondence as the public comment of both my wife and I as it relates to the short-term rental (STR) issues that are currently being debated. My wife and I bought our property in Bayshore a little over two years ago. Although it was a lovely home, it needed many thousands of dollars of repairs to make it livable for a long term basis. To date, we have invested approximately 50 thousand dollars towards that end. The money was a significant investment for us, particularly given the fact that I would be soon retiring, which I have since done. My wife will be retiring in several short years. The financial hardship was worth it, however, as the plan was to retire there, with the ability to afford it given the very clear understanding we had that we could rent it out as a short term rental. It would be a tremendous financial burden to us if those rules changed "in the middle of the game." It appears there is now a clamoring to change the rules governing short-term rentals. From what I am reading and hearing, I must say it is leaving me confused, upset and scared for our future. It is our strongest desire to be good neighbors. That is why we contracted with Meredith Lodging to manage our property and actively monitor all activity at our home. After all, we are hoping to be living in Bayshore full time in the not distant future. But with my understanding of potential rule changes, our future plans are in jeopardy. Do the changes need to be as draconian as have been proposed? We have played by all the rules and in fact believe we have made a significant contribution to the improvements of the neighborhood. All my wife and I are asking for is fairness. It seems to me fairness would suggest that any changes that occur allow for previous arrangements to be grandfathered in. I'm not a lawyer, but I have to believe the state must speak to this type of issue. I also believe that fairness would suggest that any legal changes for STR would apply to all types of rentals. I think specifically of proposed changes that would limit occupancy to 2 per bedroom. Is it not true that three guests per bedroom is the current zoning code for Bed and Breakfast places? Does this limit apply to hotels? Again, all I am asking for is fairness. Please allow me to comment on the "three strikes and you're out" proposal, which to me is perhaps the most troubling of all the proposed changes. I have no doubt if this rule were enacted, it would be great motivation for some to in fact look for problems and likely go out of their way to create them. And who becomes the judge of what's "frivolous" or not? To me, this is opening a Pandora's Box of legal issues. Members of homeowner associations already have a difficult enough job. If this proposed change occurred, I believe the unintended consequences would be considerable. Please know that my wife and I truly do want to be good citizens and neighbors. If problems arise, as I'm sure they do, there are already regulations in place to address them. The proposed changes seem extreme and far surpass what's needed to address legitimate concerns. In closing, please be fair, which to me</p>

starts with not changing the rules in the middle of the game, having made a considerable investment in Waldport and playing by all the rules. Sincerely, Richard Schuurman and Heidi Wright 1005 NW Pacific Way Waldport, OR 97394 rschuurman@mac.com. 541-891-6830 heidiwright025@gmail.com. 541-850-8574

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**Meeting Date** 01/20/21

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**Subject** Input on Short Term Rental Licensing

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# Public Input

Row 3

<b>Name</b>	Shelly Woodke
<b>Email</b>	shelly@shellywoodke.com
<b>Form Date Field</b>	01/19/21
<b>Topic</b>	Agenda Item
<b>Comments</b>	<p>Hello, I am a full time resident in the Bayshore Home Owners Association. We chose Bayshore because of the H.O.A. By Laws, Codes, Covenants and Restrictions. (CC&amp;R's) When we were getting ready to sell our home, which we loved dearly and raised our family in. We thought about renting and the options on the type of renting available. Settlers Bay Home Owners Association just like Bayshore Home Owners Association offer Residential Zoned areas, Commercial Zoned areas for long and short term rentals, businesses, including Recreational areas. We sold our home to another family. Reading over the Oregon Lincoln County paperwork for Short Term Rentals. There is no mention of H.O.A.'s. Which are in the Oregon Statutes and recognized when selling or buying a home, Recorded with the Title Companies. The sale of the home may not proceed, unless all parties agree to sign or not to sign the Acknowledgement Letter of the H.O.A. The Bayshore and other Oregon Neighborhood or Home Owner Associations may have been overlooked with this process. copied from the Las Vegas Short Term Rental License Packet: The first step in the process starts with the approval from Planning. To begin the process, call Planning at (702) 229-6301. Short-term rentals are allowed in most residential neighborhoods of Las Vegas, subject to a number of restrictions. They are prohibited in the following master planned areas (lists neighborhoods). A short-term rental license does not provide authority to violate any common-interest community's covenants, conditions and restrictions (CC&amp;Rs). We may be unincorporated, but, we have zones in Lincoln County. It is Vital that the American Dream of Home Ownership is preserved in Residential Zoning codes; which also created our towns with commercial zoning, mixed zoning, etc. Without a plan or zoning where would we be. A liquor store next to a school? no. I trust our County Counsel Mr. Wayne Belmont and the County Commissioners will preserve for the longevity for Lincoln County to shine a Safe and Healthy destination for all to enjoy.</p> <p>~Respectfully consider a cap on STR licenses of 1% to 4% (max) per individual subdivision. ~Respectfully consider "density" ~STRs to be located in a commercial zone area near restaurants, liquor stores, police, etc. ~Septic system based occupancy (septic tank and leach field) ~Parking based within the driveway; no street parking. Needed for emergency vehicles ~Transient tenants are year round, heavy on weekends when we want to relax, not allowed. Local families and their children to adult children are finding it harder and harder to be a First Time Home Buyer or to find a Rental in the price range if one works in a restaurant, housekeeping, maintenance, tourist based company that is seasonal and seasonal hours. Bayshore offers Alesia Resort, restaurant, bar, extra parking for boat trailers, RV's and additional vehicles with beautiful views. Keeps traffic to that area, no speeding, running stop signs. Thank you for your consideration. Shelly Woodke Bayshore H.O.A. member and full time resident.</p>

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**Meeting Date** 01/20/21

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**Subject** Short Term Rental (Licensing) -2021 Workshop

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# Public Input

Row 21

<b>Name</b>	Stephanie Saylor
<b>Email</b>	stephanie@saylorlegal.com
<b>Form Date Field</b>	01/19/21
<b>Topic</b>	Agenda Item
<b>Comments</b>	<p>I have a short-term rental (that I also use personally) in Nye Beach. I would be unable to keep ownership of this home if I were unable to rent it out between my stays. With the rental income, I can pay the taxes and keep up the extensive maintenance of oceanfront property. Since purchasing this house about 15 years ago (which was about as close to tear-down condition as you can get without demolishing it), we have completely shingled the outside, put on a new roof, replaced garage doors, new furnace -- extensive work. We have become acquainted with our friendly neighbors and we all watch out for one another. We respect the local customs and stay within the design aesthetic of our neighborhood and welcome their input on paint trim color, etc. All work was done by local community businesses (local contractors, electricians, fireplace sweeps etc) and all furniture &amp; appliances were purchased at Roby's and other local merchants. Each visit I frequent the restaurants and gift shops. I purchase 80% of my birthday gifts for friends and relatives while on the Oregon coast. You have fabulous artisans! Please don't force me to sell my adorable ocean cottage. I plan on retiring there, but will be unable to do so if I lose the current income. I feel the hotel tax I pay and the local purchases of visiting vacationers to the coast lift all of the incomes of Lincoln County (public and private). Thank you, Stephanie Saylor Nye Beach Short Term Rental Homeowner</p>
<b>Meeting Date</b>	01/20/21
<b>Subject</b>	STR Lincoln County

To: Lincoln County Board of Commissioners

Re: Support for Short Term Rentals

Thank you in advance for considering our position on the current occupancy rules of 3 per bedroom plus 2 in unincorporated Lincoln County.

My wife and I spent our honeymoon in Newport 36 years ago on the ocean in the West Side Motel (which is where Georgio's Restaurant currently sits). We fell in love with the Oregon coast then and have returned annually for family vacations. We rented vacation homes for a number of years until we finally found ourselves in a position to buy an oceanfront home. We loved the Central Oregon Coast enough to invest in an oceanfront 4 bedroom, 3 bath home that currently has a license to sleep 14. We have Sweethomes Vacation Rentals do all the property management services and have NEVER had any complaints since we offered it on the market as an STR in July 2017.

My wife & I regularly host all 4 of our adult married children and 5 grandchildren when they come to visit us on the Oregon coast. We understand it is being proposed to reduce the occupancy number to 2 persons per bedroom. This change would prevent us from legally hosting our own family in our own vacation home. We couldn't imagine not being able to create the amazing memories that we make each time they are here.

We have many other large families like ours that return to the Oregon coast year after year to create their own special memories in our vacation home. Please do not take away our sleeps 14 occupancy.

Tracey Dean

# Public Input

Row 1

<b>Name</b>	Tracey Dean
<b>Email</b>	traceydean@charter.net
<b>Form Date Field</b>	01/20/21
<b>Topic</b>	Agenda Item
<b>Comments</b>	I have written a letter to voice my concerns about the proposed occupancy caps regarding short term rentals. Please see attached.
<b>Meeting Date</b>	01/20/21
<b>Subject</b>	Support for Short Term Rentals