

Hello,

My name is Bob Johnston and I have been a resident of Newport, OR for 5 years (the 15 Neighborhoods people can now give up their internet stalking to find out where I live). I do not own a short term rental or homeshare and nor do I have plans to do so in the future. I participate in the STR debate simply because I do not want to see property rights unjustly curtailed, I believe the people of Lincoln County benefit from STR's and because I want to see people succeed... and real estate is the way most common folks financially get ahead.

I initially got into the STR debate because my elderly and not in the best of health neighbors who own a small duplex ran afoul of Newport's new STR ordinance and they needed help. They thought they were in compliance but actually weren't and when Newport began sending them notices they would be fined \$500 a day I decided to step in. My neighbors are not sophisticated but are very good people, they just want to be left alone to live out their years and are the type of people our government should be watching out for instead of the recently-arriving NIMBY types who don't seem to actually like others.

Newport initially stonewalled my efforts saying there was nothing they could do but after some back and forth I eventually guilted them into a face to face meeting. We determined together there was something that could actually be done and my friends are now in compliance. It's important that this happened because the income their rental generates is literally the difference having to decide between eating that week or keeping the lights on. This is their struggle and it keeps me up at night thinking that there are people out there are actively trying to hurt my friends.

I am in a very unique situation in my neighborhood. My neighborhood used to be a small set of cabins that were used as a roadside motel and were converted to a tract some time ago. Most of the cabins are small and not something a typical family would find attractive for day to day living but for short term rentals they are perfect. This is their best and highest use - my home being the only home in the neighborhood I would consider a residence where a family would want to live full time. This is why 55% of them are either an STR or homeshare which gives me, as someone who lives here year round, more experience than probably anyone else in Lincoln County with interacting with the folks who rent them. I can say with total honesty that if you can't get along with the people who rent these homes then that's a reflection upon yourself and not the tenants because these people are here simply to enjoy our beautiful coast. I'd say I talk to 50% of the people who rent in my neighborhood with some conversations stretching out for an hour or two. These are nice people, the exact type of people who we should be bending over backwards to visit Lincoln County. As I mentioned before, if you can't get along with these folks then the problem is you... and not them. And if you think about it, even if you never took the

time to meet any of these people, the only difference a full time resident would ever discern over a short term renter and a long term owner/renter is the make and model of the car in the driveway. I literally don't have a clue why people are getting upset over how long people stay in these homes.

Maybe my outlook is the problem... I enjoy people and I want to see them succeed and live their lives to the fullest. It's difficult for me to identify with the views of people who don't hold that same opinion and I'm okay with that because frankly I don't want to have anything in common with people who on the surface seem to be very small-minded and selfish... life's too short.

I have to admit the idea of closing down STR's surprises me. They supply jobs, they actually improve the looks of neighborhoods (every STR in my neighborhood has been updated since I moved here), they bring in outside dollars to an area that desperately needs them (particularly since COVID) and they bring in taxes to the county coffers that allow county government to spend money on projects that help the community. And we should all by now understand that the homes that are used for STR's would never be homes used by people with low incomes, they simply cost too much. And if the thought is that STR's drive up home prices then how come home prices, according to Zillow, have increased 8% since the ban on new STR's in Lincoln County was instituted a year ago? 8% with no new pressure from STR's is a lot. To me STR's are such a benefit I think if a commissioner had come up with the short term rental idea in the first place they'd have been given a key to the county but for reasons that escape me you're discussing a ban that would hurt everyone with the exception of some NIMBY types who can't get along with others. Is that really what you want to do? I do not understand the justification and would be pleased if you reconsidered.

Sincerely,

Bob Johnston  
Newport, OR.

# Public Input

Row 15

|                        |   |
|------------------------|---|
| <b>Name</b>            | Bob Johnston  |
| <b>Email</b>           | bobbyj0708@hotmail.com  |
| <b>Form Date Field</b> | 01/20/21  |
| <b>Topic</b>           | Agenda Item   |
| <b>Comments</b>        | Please see the attached Word document for my planned testimony for tonight's meeting. |
| <b>Meeting Date</b>    | 01/20/21  |
| <b>Subject</b>         | Short Term Rentals  |

# Public Input

Row 5

|                        |  |
|------------------------|--|
| <b>Name</b>            | Charlotte smith                            |
| <b>Email</b>           | grameechar@yahoo.com                       |
| <b>Form Date Field</b> | 01/21/21                                   |
| <b>Topic</b>           | STR  |
| <b>Comments</b>        | Interested in the outcome and the chatter. |
| <b>Meeting Date</b>    | 01/21/21                                   |
| <b>Subject</b>         | Shutter teen rental meeting                |

# Public Input

Row 12

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|                        |  |
|------------------------|--|
| <b>Name</b>            | Christian Lampman  |
| <b>Email</b>           | Naitsrk@gmail.com  |
| <b>Form Date Field</b> | 01/20/21   |
| <b>Topic</b>           | Agenda Item  |
| <b>Comments</b>        | Restricting short term rentals will hurt one of the leading economic drivers for coastal businesses. Removing the option or experience a private beach front home can give a family when there are few good options is not a good thing for tourism. In addition vacation homes that sit completely vacant can create a potential crime problem. Further local businesses receive no benefit from a vacant property. Tourism is one of the leading economic drivers generating over \$130,000,000 in revenue |
| <b>Meeting Date</b>    | 01/20/21   |
| <b>Subject</b>         | Short term rentals   |

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# Public Input

Row 11

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|                        |   |
|------------------------|---|
| <b>Name</b>            | Christian Lampman   |
| <b>Email</b>           | Naitsrk@gmail.com   |
| <b>Form Date Field</b> | 01/20/21  |
| <b>Topic</b>           | Agenda Item   |
| <b>Comments</b>        | In addition to previous comments the short term rental is a much safer way to lodge regarding COVID 19. Unlike hotels where visitors cross paths frequently the homes rented for tourism is more isolated, private and safer than any other option. |
| <b>Meeting Date</b>    | 01/20/21  |
| <b>Subject</b>         | Short term rentals  |

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# Public Input

Row 13

|                        |   |
|------------------------|---|
| <b>Name</b>            | Doug Magnuson   |
| <b>Email</b>           | dkmagnuson@gmail.com  |
| <b>Form Date Field</b> | 01/20/21  |
| <b>Topic</b>           | Agenda Item   |
| <b>Comments</b>        | <p>I had another thought on the proposed STR changes (especially the referendum that 15Neighborhoods is pushing). If the concern is housing for local workers (which is one point made, specifically in reference to Lincoln City), it seems that should be sorted out area by area. And let me point out that because our home is a home for our family, which we spend time in every year, we can't rent out long term, because we need the flexibility to come (e.g., this year, because of COVID, we will have spent more than 6 months here). So eliminating STR in our Sandpiper/Bayshore area will just punish us without helping anyone else. If the concern is outside businesses coming in and buying up lots of local properties, I am sympathetic to wanting to avoid that. Can't we address that specifically, in some way, without punishing local and individual owners? Could we, for example, limit an owner to licensing only 1 property as a STR? Again, we are committed to being in Lincoln County (Sandpiper) long term. We want to be good neighbors. We want to work with you all for solutions that address problems and that work for everyone. Thanks, Doug &amp; Patti Magnuson</p> |
| <b>Meeting Date</b>    | 01/20/21  |
| <b>Subject</b>         | Short Term Rentals - the STR ballot measure   |

# Public Input

Row 16

|                        |  |
|------------------------|--|
| <b>Name</b>            | Fran Recht   |
| <b>Email</b>           | franrecht@gmail.com  |
| <b>Form Date Field</b> | 01/20/21   |
| <b>Topic</b>           | Agenda Item  |
| <b>Comments</b>        | <p>I would like to weigh in on the need to phase out vacation rentals in residential neighborhoods in the County. When people buy into residential neighborhoods, especially low density ones, they expect to live next to neighbors, not a hotel-like or bed and breakfast like use. Talk about a taking of property values! The loss of peace and quiet and community is perhaps intangible to measure financially, but is just as real as the losses claimed by the people who are benefitting financially from renting out their properties. Those uses belong in commercial zones as they are commercial uses appropriate for the opportunities such zones provide. I really don't understand how these short term rentals became allowed since the use is similar (except worse since there is no-onsite manager) to B&amp;Bs which aren't allowed. But that being said, we are where we are, and to avoid the takings issue, I support phasing out such rentals over a 5 year period and that any non-compliant uses now, NOT be grandfathered in-- i.e. if they didn't pay room taxes or get a business license, or where there were more than 2 complaints filed. All legal uses should be counted from a look back date at least 6 months ago, so as to avoid the "rush" to get their names in under the wire for a use that is unwelcome and inappropriate in residential areas. Thank you for your attention. Fran Recht P.O. Box 1344 Depoe Bay, OR 97341</p> |
| <b>Meeting Date</b>    | 01/20/21   |
| <b>Subject</b>         | Vacation Rental workshop   |

# Public Input

Row 3

|                        |   |
|------------------------|---|
| <b>Name</b>            | Grace Liu   |
| <b>Email</b>           | graceliu1002@yahoo.com  |
| <b>Form Date Field</b> | 01/21/21  |
| <b>Topic</b>           | Non-Agenda Item   |
| <b>Comments</b>        | <p>Thank you for providing us an opportunity to share our thoughts. I bought a foreclosure property in 2019 at Waldport. It was on the market for over one year without any maintenance. After purchasing it, I turned it to a STR property. While working on this process, I hired a lot local workers to remodel it, and bought the furniture from the local stores, then hired the local vacation rental management company to manage it for me. After I went through all, I have recognised the STR really helps local business and generates job opportunities to people around. I lived in the house 45 days in 2019, and 105 days in 2020. When I was living in the coast neighbourhood, I met some neighbours, exchange the contact information, and opened the conversation about the STR topics. Their responses were that STR had not impacted their life at all. From my own observation, there are many houses are dark during the night time because nobody is in the house, only some STR properties have lights when it is occupied. No traffic during the day time, and people can walk and run on the street. I don't see any trash and traffic issues as someone described on the meeting. Based on my knowledge, if a house is not be occupied regularly, it will be damaged sooner, eventually no maintenance property would trash the property value of the neighbourhood. As we all know, there are not many job opportunities to keep all owners stay at the coast as full time residents, how to maintain a house in good condition, and keep every owner's property value, the STR is one of solution. Because in order to attract market, most STR properties maintain in a good appearance externally and internally.</p> |
| <b>Meeting Date</b>    | 01/20/21  |
| <b>Subject</b>         | STR owner's comments  |

# Public Input

Row 7

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|                        |  |
|------------------------|--|
| <b>Name</b>            | Heather Brann  |
| <b>Email</b>           | branns@earthlink.net   |
| <b>Form Date Field</b> | 01/21/21   |
| <b>Topic</b>           | Non-Agenda Item  |
| <b>Comments</b>        | Please see my written remarks, expanding on my comments from Last night. I'm also uploading the map from last year (I think many never saw it) and am working with Casey to get you the complaint files. |
| <b>Meeting Date</b>    | 01/21/21   |
| <b>Subject</b>         | Follow up letter from Last Nights STR workshop   |

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*Written Remarks following 1/20/2021 statement*

Dear Commissioners Hall, Hunt, and Jacobsen,

Cc: Wayne Belmont

***Why should the complaints from Mirocco Change Property Rights County-Wide?***

I bought in unincorporated Lincoln County, because that's where you buy if your dream home includes not being told what color to paint your house. Unincorporated communities in Oregon counties are known to have the least amount of land use restrictions, not the greatest number of restrictions. And as I indicated in my 12/13/20 letter, Lincoln County has demonstrably and continuously allowed short term rentals for decades, which are a legal, residential use of a home, protected by zoning law to continue. Yet here we are again with the latest batch of retirees trying to kick middle class Oregonians out of homes with superior recreational access and turn highly dispersed homes with few or no neighbors into a county-wide gated community.

For those of us STR owners on lots of approximately one acre or more, that makes no sense. If a neighbor has to trespass to have an opinion about my home, there won't be many neighbor disputes. I've been mystified by the 15 neighborhoods group, asking myself, "who in their right mind buys in an unincorporated section of the County, and then expects a gated community?"

***Please Look at the Complaints before deciding who is being victimized***

I wanted to prepare for this public meeting, hoping to listen to the other side, hoping to hear the valid complaints of the people from 15 neighborhoods, and looking for areas of agreement to work on consensus. With that goal in mind, I asked the sheriff for Complaints about STRs, founded or unfounded, since licensing began, with the support of VIA Oregon. And after looking at that data, and studying the maps, I was truly shocked.

I think my question was partially answered.

- (1) Of the complaints that I saw, I would estimate that **90-95% of them are in much more dense neighborhoods and planned developments, where the density "feels" more like an urban density**, regardless of the zoning.
- (2) Of the complaints that I saw, I would estimate that **90-95% of them are for communities that either have an HOA in place or have CC&Rs in place**. The vast majority complaints were from only 2 neighborhoods: Mirocco and Bella Beach. To a lesser degree, groups of related complaints have come in from Bayshore and Surfland.
- (3) About **3-5 people** make repeated and pervasive complaints **about 3-5 STRs**. That well under 1% of licensed STRs. Emergency? No. You don't have an STR problem, you have a people problem.

***Why do you want to interfere in the Private, Legal Disputes of an HOA?***

I suppose if someone buys with an HOA or CC&Rs, expectations about what can and what cannot be done are spelled out in the legal documents that govern those communities. So, a person has to ask, why aren't members of those communities simply suing each other? Why should these communities out-source their legal issues to County Counsel to solve for free? Won't any solution potentially disrupt the legal documents that each owner agreed to when purchasing in those communities, which presumably spell out what is or is not allowed? Why aren't they using existing legal process to vote on community changes, consistent with their own governing documents? **Why isn't the County simply telling these folks that they can take their private civil disputes to court, like anyone else in with a planned community dispute, HOA dispute or CC&Rs dispute?** Do you really want to waste the Sheriff's time by providing a free private security guard for these homeowners?

***Why apply the complaints of 3-4 Planned Developments to True Unincorporated areas that aren't even fairly called "neighborhoods?"***

The battles of "higher density neighborhoods" or ill-planned "planned communities" don't and shouldn't apply to me or to most STR owners County wide. Although North County is boxed to seem like a neighborhood, I assume that box applies to Neotsu, Otis, Cascade Head, anything adjacent to Highway 18. There are almost no complaints for this area. Looking at the map of STRs prepared last year, the vast majority of geographic "sectors" on that map have no complaints, a handful of complaints, or quickly resolved complaints.<sup>i</sup>

***The "Serious Septic Complaint" issue from Mirocco was a sham.***

Don't fix what isn't broken. Look at the complaint record. Even the "serious septic complaint" from Mirocco (which I heard about by rumor and hearsay) turned out to have nothing to do with the short-term rental, per the sanitarian who completed the dye test. You apparently changed all septic law for STRs over one false complaint!<sup>ii</sup>

I'm arranging with Kristi and Casey to provide these records, as I have previously begged the Commissioners to get this information directly from the Sheriff, and no one appears to have done so. I think you'll find that about 3-5 complainants are responsible for 90 percent of the complaints. Let's use facts, not hearsay.

***Many Complaints Aren't About the STRs.***

Referring to online reviews, Comedian Colin Jost once said,

"If you give something one star, that is **about you.**"

Review of the complaints against short term rentals demonstrates this principle. Those who are loudest on the issue have questionable conduct as shown in the sheriff's data. Don't take my word for it, look yourselves. I would ask the commission to look at the complaints, and ask what the ordinance should say when a neighbor calls in 3 or more frivolous or unfounded complaints? How often does a neighbor get to "cry wolf" before that complaining behavior

becomes stalking or harassment? What about sending the parties to mediation, instead of draining law enforcement resources about someone who leaves a light on, or someone who has a raccoon raid their garbage? We can and should be better than this.

***Why is the County Trying to Pretend they Aren't Changing Zoning Code?***

STRs are a legal residential use, and State law protects our grandfathered rights to continue that use and to sell an STR as an STR to a new owner or allow heirs to inherit and continue as an STR. Full stop.

Why are you doing zoning work without following zoning code, and state-wide land use requirements to change zoning code? I don't think you can avoid planning and zoning law by sticking land use ordinances in the wrong section of the code. Questions of how one can use a home, how many people can occupy the home, building code standards and septic are 100 percent zoning issues. Why is the County trying to be quick and sneaky about this? How can this be an "emergency" if it only applies to 4% of houses? If these concerns are legitimate, shouldn't the whole County adopt better septic requirements and occupancy restrictions? Or is this a sign that the "concerns" are mere pretext to harass?

As I have previously indicated, STR owners like me should not have to do a "fire drill" fighting for our protected rights every time a new batch of residents move in and don't understand Oregon law or how Oregon works. I'd encourage you to—at minimum—to give grandfathered properties and properties whose highest and best use is vacation rental a path to permanency with explicit reference in the zoning code, so we don't have to keep showing up to defend against those ignorant of Oregon law every 5 years.

Is the County consciously trying to avoid the mandate of state-wide land use to weigh recreational goals, economic impacts, and to respect grandfathered uses? I would truly like to understand, so please address these issues in your next public forum.

As always, I appreciate the time and careful consideration of commissioners on these issues.

--Heather Brann, Otis, OR

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<sup>i</sup> I am resubmitting the map, because I think it is an important part of the discussion and should be available to constituents who may not have seen it.

<sup>ii</sup> See the following documents:

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20190916-120244-0000720-sh.pdf (Complaint by Monica Kirk of septic failure is at 3771 Rocky Creek, which is NOT AN STR. 9/16/2019 When corrected, admitted her report was about the wrong address and intended 3763 Rocky Creek.)

20190918-082458-0000714-bc.pdf  
(Sanitarian inspects; cannot tell whether effluent is from 3771 or 3763 as is between the houses)

20190919-095427-0000712-bc.pdf  
(Sanitarian dyes the system from STR at 3763 Rocky Creek w/ their permission)

20190923-125224-0000710-mo.pdf  
(Monica Kirk indicates no dye is entering the effluent/it is not from the STR)

20190923-131115-0000709-bc.pdf  
(Sanitarian confirms: no effluent from the STR)

Questions were raised at the last workshop about the Maps presented showing certain features of Short Term Rentals (STRs) across the county. We reviewed the Maps again with our Geographic Information Systems (GIS) staff. The information as depicted was correct for the point in time when the mapping was prepared. The key question was the grouping of STRs in the boxes in the middle of the map with large red numerical depictions of various data sets (maximum occupancies, sewer v. septic systems). Those groupings were created using an algorithm that calculates geographic averages across Lincoln County to show the breadth of STRs across the county. They represent the county-wide distribution of STR's, but do not represent the exact location each STR in the county. Individual STRs are shown in individual insets. When we reviewed the individual insets, they were all consistent with the data available at the time the Maps were created. As would be expected, this is not a static database, but one that changes constantly as units are added or subtracted from the list of licensed residences.

Included in the materials for the February 13, 2020 workshop are the latest updated Maps countywide.

# Lincoln County Short Term Rentals as of 01/14/20

## Sewer vs Septic Systems

Properties on Septic Systems: 385  
 Properties on Public Sewer: 189  
 Properties Lacking Septic Data: 24  
 \* Properties without septic data not shown on map

**Rental Groups on Septic Systems**

- 1 Property
- Group of 10 Properties
- Group of 100 Properties

**Rental Groups on Sewer**

- 1 Property
- Group of 10 Properties
- Group of 100 Properties

**Individual Properties**

- Properties on Septic Systems
- Properties on Public Sewer

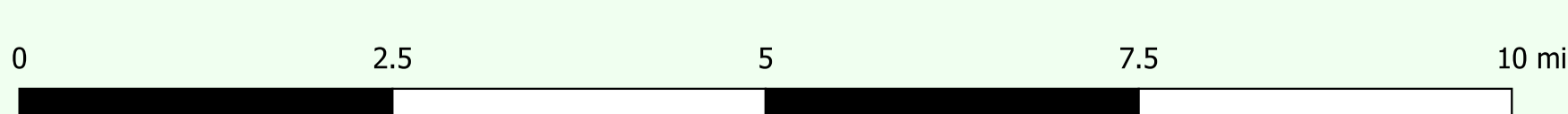
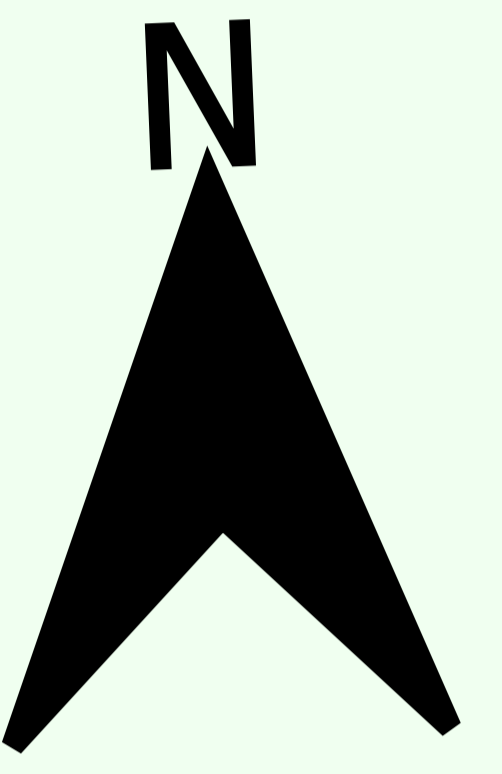
**Roads**

- State Highways
- County Road
- Other road or street

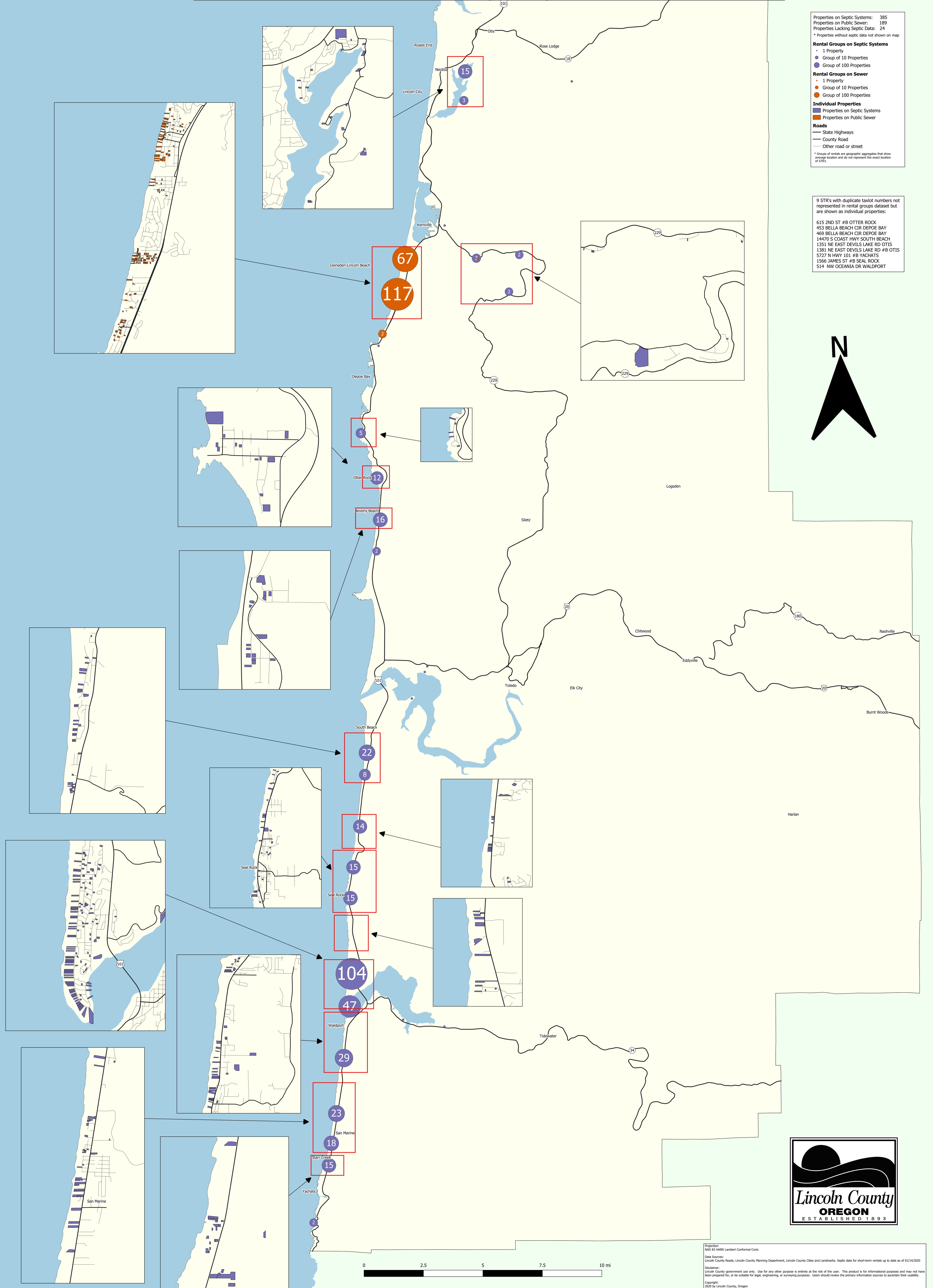
\* Groups of rentals are geographic aggregates that show average location and do not represent the exact location of STRs

9 STR's with duplicate taxlot numbers not represented in rental groups dataset but are shown as individual properties:

- 615 2ND ST #B OTTER ROCK
- 453 BELLA BEACH CIR DEPOE BAY
- 469 BELLA BEACH CIR DEPOE BAY
- 14470 S COAST HWY SOUTH BEACH
- 1351 NE EAST DEVILS LAKE RD #B OTTIS
- 1381 NE EAST DEVILS LAKE RD #B OTTIS
- 5727 N HWY 101 #B YACHATS
- 1566 JAMES ST #B SEAL ROCK
- 514 NW OCEANIA DR WALDPOR



Projection: NAD 83 Lambert Conformal Conic  
 Data Source: Lincoln County Roads, Lincoln County Planning Department, Lincoln County Cities and Landmarks. Septic data for short-term rentals up to date as of 01/14/2020  
 Disclaimer: Lincoln County government use only. Use for any other purpose is entirely at the risk of the user. This product is for informational purposes and may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users should review the primary information sources to ascertain their usability.  
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# Lincoln County Short Term Rentals as of 01/14/20

## Max Occupancy

Properties with Max Occupancies ≤ 10: 349  
 Properties with Max Occupancies > 10: 238  
 \* 11 individual properties are in the process of being licensed, and as such, do not have max occupancies and are not shown on map.

**Groups of Rentals**

- 1 Property
- Group of 10 Properties
- Group of 100 Properties

**Individual Properties**

- Properties With Max Occupancies ≤ 10
- Properties With Max Occupancies > 10

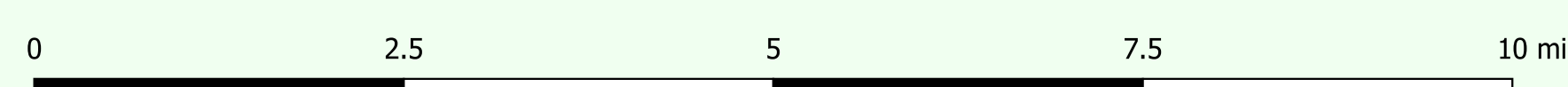
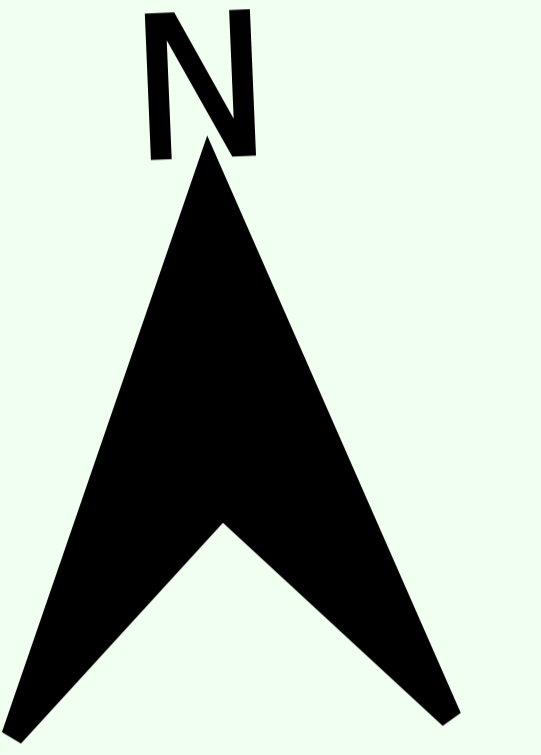
**Roads**

- State Highways
- County Road
- Other road or street

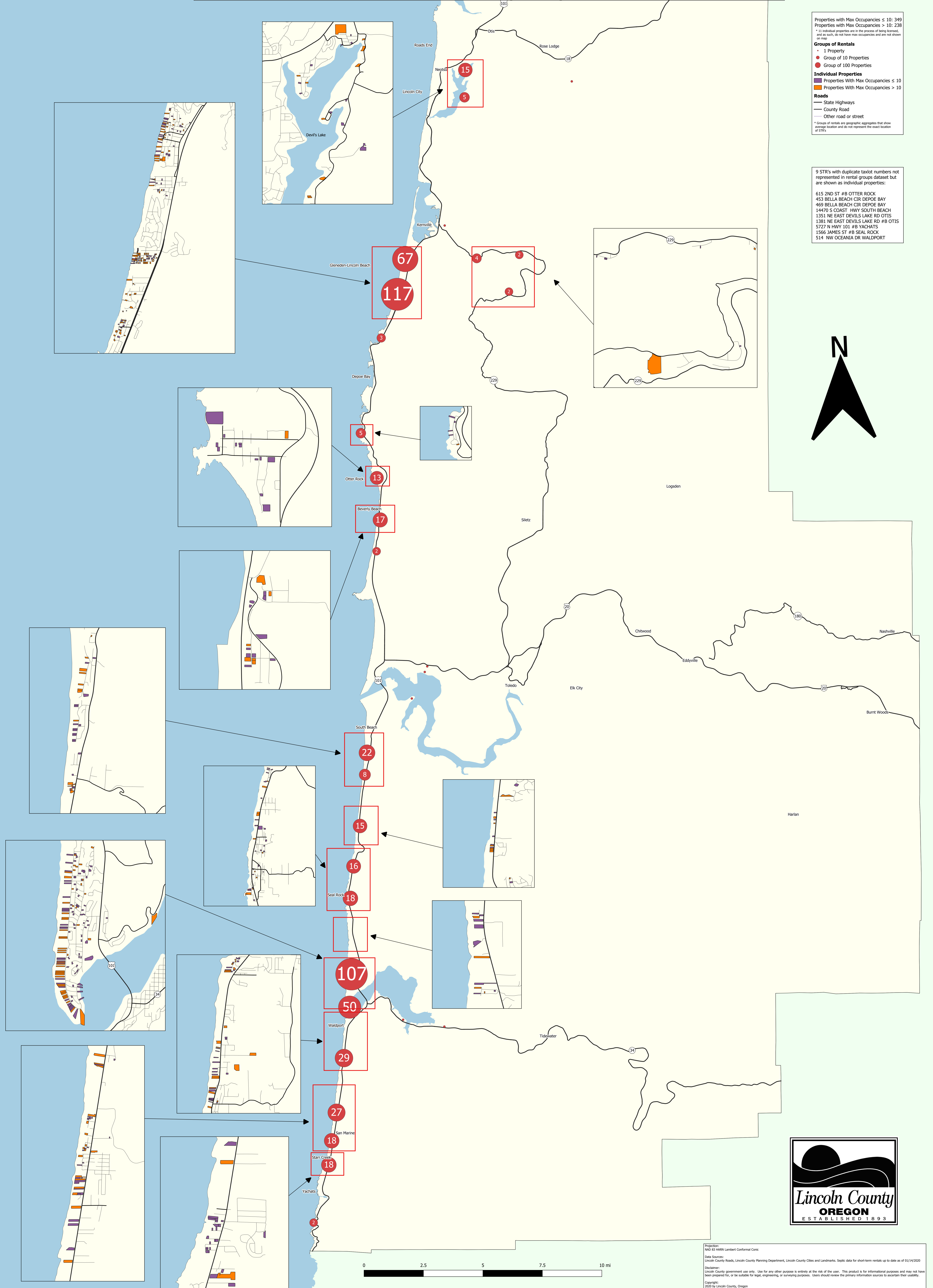
\* Groups of rentals are geographic aggregates that show average location and do not represent the exact location of STRs

9 STRs with duplicate taxlot numbers not represented in rental groups dataset but are shown as individual properties:

615 2ND ST #B OTTER ROCK  
 453 BELLA BEACH CIR DEPOE BAY  
 469 BELLA BEACH CIR DEPOE BAY  
 14470 S COAST HWY SOUTH BEACH  
 1351 NE EAST DEVILS LAKE RD OTIS  
 1381 NE EAST DEVILS LAKE RD #B OTIS  
 5727 N HWY 101 #B YACHATS  
 1566 JAMES ST #B SEAL ROCK  
 514 NW OCEANIA DR WALDPOR



Projection: NAD 83 14483 Lambert Conformal Conic  
 Data Source: Lincoln County Roads, Lincoln County Planning Department, Lincoln County Cities and Landmarks. Septic data for short-term rentals up to date as of 01/14/2020  
 Disclaimer: Lincoln County government use only. Use for any other purpose is entirely at the risk of the user. This product is for informational purposes and may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users should review the primary information sources to ascertain their liability.  
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# Public Input

Row 4

|                        |   |
|------------------------|---|
| <b>Name</b>            | Janice McElhannon   |
| <b>Email</b>           | rsbg.1993@gmail.com   |
| <b>Form Date Field</b> | 01/21/21  |
| <b>Topic</b>           | Agenda Item   |
| <b>Comments</b>        | <p>This is in response to last nights workshop. There were so many people on from the STR industry and it should be obvious that their concern is simply to protect their ability to make money, lots of it. Any person that claims they bought a home to one day retire in, but rent it out short term to pay for it makes little or no sense. You shouldn't, and likely can't buy a home unless you qualify financially to get a loan to purchase it. If they bought a home they can't afford to pay for, why should that be our problem? Also, if their intention is truly to one day retire in it, they most likely will end up on the other side, the side of the full time residents that have to deal with the constant problems of short term rentals, and they will have helped to create the problem. The argument the STR supporters kept making about septic is nonsense. We, the residents, do believe the septic are being terribly overused and should have to be inspected on a regular basis. They say it should apply to everyone. NO, full time residents are not running a business that caters to many people. We as full time residents maintain our septic, and we know and respect what should and should not go into them. Who knows what STRenters are putting into the septic? So many STR supporters claim that their homes are well kept and "pristine". Some likely are, but not all. We have a home 2 houses north of us that I have sent pictures of. I don't know how the inside is, but the outside is far from well kept or pristine. Also, this house allows dogs, and everyone that stays there has them. Usually several of them. As you can see from the pictures, this house has no place for dogs to do their business, therefore the renters inevitably walk their dogs to neighboring properties to poop. There is no side or back yard, either. We had several people stop at our yard, and we would tell them this is not a dog toilet and they didn't rent our yard or anyone else's. Some renters didn't like being told to please not use our yard for their dogs, and cursed us out. We have since graveled the front of our yard to stop them from using it. But the STR house allows dogs, should they not be required to properly accommodate allowing dogs? We purchased our home here just over 2 years ago, while living full time in Roseburg. We aren't wealthy people, but we managed to keep both homes without renting. Also, we have so far put over \$40K in improvements into our home, also using local businesses, contractors, etc. The county existed without STR's "providing" so much spending in the communities. It's hardly believable that everything will collapse without them, but that's their argument. The STR industry claims we are trampling on their "right" to have their businesses in our neighborhood homes. First of all, there NEVER should have been business licenses issued in R1-A zones. Here in Bayshore, we have a section that was carved out for commercial vacation use, and we believe that is where it should be contained. Also, what about our rights? The right to live in a peaceful, quiet and safe neighborhood where we know who our neighbors are. Our rights as full time</p> |

residents has been trampled by the STR industry. Please give very careful consideration to this issue, as it truly is a real problem. Please help us preserve and protect our neighborhoods. Thank you.

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**Meeting Date** 01/20/21

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**Subject** STR's

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# Public Input

Row 1

|                        |   |
|------------------------|---|
| <b>Name</b>            | Jim Goodling  |
| <b>Email</b>           | farmersjim@hotmail.com  |
| <b>Form Date Field</b> | 01/22/21  |
| <b>Topic</b>           | Agenda Item Non-Agenda Item   |
| <b>Comments</b>        | <p>If nothing else became abundantly clear after the 1/20/21 STR workshop it is that the moratorium must be immediately lifted. The damage caused by this charade of analysis paralysis is both far reaching and devastating. By a ten to one margin the STR community stepped-up to plead their cases that their property rights are more important than appeasing the temporal whims of a few short-sighted individuals. The side-stepping of land use laws 'by business licensing,' I'm afraid did not go unnoticed. Funny how the doctrine of sovereign immunity always rears its ugly head. Lift the moratorium. You already have an ordinance. Use the existing ordinance. Take your time and write and pass a new ordinance if needed. Then face those consequences as they be, but do not prolong this moratorium it is unfair, unjust and most certainly unlawful. When the original moratorium passed, the deciding vote was commissioner Jacobson. She characterized it as "a pause." Fourteen months does not a pause make. She as well expressed the need for the pause to see how the software rollout went and to assess the impact of the new compliance officer. Commissioner Jacobson also made it clear she did not wish to decrease the number of properties currently operating as STRs. Council Belmont assured her of that, at that time he assured her that the Sheriff's department could grant exceptions upon their discretion. So how did we get from there to here? Fast forward to the October commissioner's meeting when the Sheriff's department reported that the software rollout had gone well and in fact had found some hundred or so currently operating STR properties that for one reason or another were out of compliance. The sheriff also stated that upon discovery he sent out a cease and desist letter to those property owners. Sheriff Landers himself asked the commissioners to open up the moratorium to accommodate those owners and advised the commissioners that his staff was up to that task of processing those applications currently. Sorry, but one has to beg the question, why after Mr. Belmont's assurance to commissioner Jacobson, that the sheriff had the discretion, why then did the commission fail to act upon his discretion? Your time to act is now! For the sake of good governance drop the moratorium! Thanks for your consideration<br/>James Goodling</p> |
| <b>Meeting Date</b>    | 01/25/21  |
| <b>Subject</b>         | End STR Licensing Moratorium this meeting, time is now.   |

# Public Input

Row 14

|                        |  |
|------------------------|--|
| <b>Name</b>            | John Anthony Blackburn   |
| <b>Email</b>           | john@restoringvancouver.com  |
| <b>Form Date Field</b> | 01/20/21   |
| <b>Topic</b>           | Agenda Item  |
| <b>Comments</b>        | <p>Hello board members! My name is John Blackburn, I own a few properties in Bayshore. 2 of which are short term rentals, one that I built in anticipation of becoming a short term rental, however due to the moratorium I have been unable to apply. I grew up on the coast and intend to return to the coast as I approach my exit strategy from my current business(within 5 years), and am able to retire. I love the Central Oregon Coast I would like to express my concern with my current understanding of the items being considered for the STR Workshop. The duration of the suspension of the STR's approaching 16 months is extremely concerning and has proven to be a hardship on myself and my family. The property that I purchased was/is an extremely challenging property, formerly known as Mt.Bayshore. These properties were extremely problematic to the neighborhood when I purchased them as the weight of the overflowing sand was causing the water lines to rupture in the street in front of them. The sand accumulation was 6 inches to 1 foot on the street itself, and it was not abnormal to have people getting stuck on the street(requiring a tow truck to remove them. I saw this as an opportunity to help the neighborhood and to create beautiful homes to share the oceanfront with guests that otherwise were not likely to be able to afford to live there(I have even had my neighbor rent a house with family). The added costs to construct these properties have been difficult to absorb due to the elements and the lack of erosion control of the sand. These properties sat undeveloped for decades!! I knew the challenges heading into this, so I am not blaming anyone, however the combination of the challenges and the moratorium together are an extreme hardship. I would like to make the commissioned board aware that my guest have: -*always been respectful of the neighborhood *add to the local economy through shopping at the local shops, grocery stops, and attractions *add to the local tax dollars collected through transient lodging fees *I employ local contractors, cleaning services, service companies, and maintenance companies I absolutely support identifying the troubled rentals throughout the county and holding those owners/renters accountable, but also am hopeful that the STR structure can resume with more accountability to the troubled properties and repeat offenders. There should be a standard of peace maintained within the neighborhoods, but it is baffling that anyone could think that the discontinuance of the STR program would be a solution to the few problematic properties as there is so much good that has come from the program. How would the county replace the income that the STR's currently offer? Are the opposing parties prepared to incur the deficit that would be created by the loss of revenue? The economy would suffer as a result of not offering tourism. I grew up in Astoria and the "City Father's" prevented growth for decades, it was a difficult place to grow up in because of the lack of opportunity. Today Astoria is actually a destination that encourages tourism and has</p> |

wisely created a conducive environment for controlled growth...with that growth become better opportunities for the local communities.. This would be my hope for Lincoln County. Please remove the moratorium and hold the troubled properties accountable as they should be. Do not through the baby out with the bath water.  
Sincerely, John Blackburn

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**Meeting Date** 01/20/21

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**Subject** STR Workshop Considerations

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# Public Input

Row 10

|                        |   |
|------------------------|---|
| <b>Name</b>            | Julie Reading   |
| <b>Email</b>           | julie.reading@mail.com  |
| <b>Form Date Field</b> | 01/20/21  |
| <b>Topic</b>           | Agenda Item   |
| <b>Comments</b>        | <p>My name is Julie and I own an STR in Lincoln Beach that is 1900+ square feet and has three bedrooms. I am writing to strongly oppose the cap on the proposed new occupancy limitations. There are several primary reasons I would ask you to reconsider. First, the stated reason for it is to avoid parties. This will not resolve this issue. I currently have a 10 person limit. The only time I have close to 10 people is in the summer and other school holidays because that is family time and children are included in the total. It's often two sets of related nuclear families with four adults and up to six total children. Families with children reduce the parties, not increase them. They go to bed early. Second, I will likely lose significant income if I am reduced to 6. It will be extremely difficult for me to rent in the summer and holidays if I lose the family business. My house cleaner, hot tub cleaner, landscapers, and various maintenance people will also have their income significantly reduced. Local businesses will be further hurt. Third, an occupancy based on bedrooms is somewhat arbitrary and does not take into consideration the size and configuration of different houses. One of my bedrooms is extremely large and readily sleeps 4-5. I do not understand why I should be limited more than someone whose home configuration packed in more bedrooms in a smaller space. I believe the current limit is reasonable and allows for some flexibility based on house size. But a limit of 6 is extreme. Fourth, the limit does not take into consideration whether someone has neighbors that are close-by or are also short-term rentals or bed and breakfasts. Therefore, please consider: 1. Keeping the occupancy limit the same, or 2. At least recognizing a difference between children and adults for occupancy, or 3. Basing occupancy on square feet But please do not put me out of business with a 2 per bedroom limit.</p> |
| <b>Meeting Date</b>    | 02/03/21  |
| <b>Subject</b>         | Proposed occupancy limits for STRs  |

# Public Input

Row 18

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|                        |   |
|------------------------|---|
| <b>Name</b>            | Mona Linstromberg   |
| <b>Email</b>           | Lindym@peak.org   |
| <b>Form Date Field</b> | 01/20/21  |
| <b>Topic</b>           | Agenda Item   |
| <b>Comments</b>        | As I was reading through all the recent on-line comment, I was wondering if all these STR owners pay room tax, which I assume they would be required to pay. Many pointed out how they added to the coffers of the community but I don't remember seeing that mentioned. Maybe I missed something? Or are they? Thank you for your attention. Mona Linstromberg 831 E. Buck Creek Rd. Tidewater, OR 97390 |
| <b>Meeting Date</b>    | 01/20/21  |
| <b>Subject</b>         | Short term rental...room tax  |

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# Public Input

Row 9

|                        |  |
|------------------------|--|
| <b>Name</b>            | Concerned in Sandpiper   |
| <b>Email</b>           | Pwllc@hotmail.com  |
| <b>Form Date Field</b> | 01/20/21   |
| <b>Topic</b>           | Agenda Item  |
| <b>Comments</b>        | <p>January 20, 2021 Dear Honorable Commissioners: "...Across the county, there is growing concern that some Home Sharing Platforms, such as Airbnb, HomeAway and Flipkey, are enabling the proliferation of "illegal hotels". Investors are buying rental properties with no intention of living there but solely for the purpose of renting them out to short-term visitors, just like a hotel. This unregulated commercial activity often compromises consumer safety, impacts affordable housing supply across the county and endangers the character and security of residential neighborhoods. "Illegal Hotels" are Adversely Impacting the Fabric of Neighborhoods and Reducing Affordable Housing Stock throughout Oregon's Communities and Lincoln County. Commercial activity in homes meant for families is running amok across the county. Advancements in technology have launched a new industry which operates outside the intent and purpose of carefully crafted zoning and land use laws in local economies across Oregon and Lincoln County. In fact, we read that some professionals are buying up multi-use housing complexes for the sole purpose of daily rental income. The untamed and 'enforcement light' approach to short-term rental regulation is creating a free for all amongst ambitious entrepreneurs who are thriving on skirting rules and regulations in places which lack strong enforcement protocols. In summary, the use of homes in residential areas as de-facto hotels is inconsistent with the intent of residential zoning and Oregon's land use planning system. ..." I paraphrase a posting of the position statement of the Oregon Restaurant and Lodging Assoc., but this could just as easily be the position statement of many affected private property owners in neighborhoods throughout Lincoln County. The commissioners have made great strides attempting to satisfy all stakeholders surrounding the issue of STRs, but unfortunately the county is running behind the curve, while the booming real estate market exacerbates the problem with increasing pressure to expand the number of STRs. Private owners of residential property in areas zoned R1 or R1A are increasingly disturbed by the trend of higher and higher densities of STRs in these sensitive neighborhoods zoned for single family homes. Many neighbors of STRs are subjected nightly to the uncertainty of boisterous disruptions, parking violations, garbage and must proactively take time from their lives to file repeated complaints attempting to keep the peace. They are constantly on the defensive, while absentee owners pay a small price for infractions of their customers. Owners of STR properties which rent to repeat offenders do not pay a price sufficient to make violation of terms costly to ownership, nor do they pay the full cost of enforcement the county expends to monitor and control the livability issues. The habits and activity surrounding an STR mimics a Bed and Breakfast, or Motel and should be located and approved for operation in an area appropriately zoned for that purpose. Full time residents of single</p> |

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

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**Meeting Date** 01/20/21

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**Subject** STRs in Neighborhoods zoned Residential R-1

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# Public Input

Row 17

|                        |   |
|------------------------|---|
| <b>Name</b>            | Nate Beaudin  |
| <b>Email</b>           | natebeaudin@gmail.com   |
| <b>Form Date Field</b> | 01/20/21  |
| <b>Topic</b>           | Agenda Item   |
| <b>Comments</b>        | <p>Dear Commissioners, My name is Nate Beaudin. I've written previously to the Commissioners regarding the ongoing debates over Short Term Rentals in Lincoln County. Although I do realize my comments might be submitted too late for careful review prior to this evening's Zoom meeting, I still believe it is important that my position is made known. My wife and I own an oceanfront home in unincorporated Lincoln County in South Beach which we regularly rent as an STR and also enjoy spending time there as often as possible. I manage our home and 17 other STRs in Lincoln County. This job is my family's primary source of income. It includes overseeing bookings on each of the 18 total STRs (with the assistance of our booking company Evolve), hiring and coordinating cleanings after each stay, hiring and coordinating maintenance and repairs, responding to guest inquiries and concerns during their stay, responding to any neighbor comments or complaints (which are rare), and project management for major renovations of said STRs. Without this employment opportunity I would not be able to support my family. Additionally, our small STR operation provides work for dozens of Lincoln County residents. Some of the workers are employed full-time while others are part-time. Throughout the year we average 8-9 full-time cleaning staff (during peak seasons it takes up to 15 full/part-time cleaners and we only 6-7 during the slower season). In 2020 alone we completed a major \$150,000+ renovation project on one plus countless other smaller maintenance and upgrade projects with roughly \$250,000 spent on these projects. We have plans to update several more properties this year which will provide hundreds of thousands of dollars in trades work. My point is that our small operation is a major contributor to local trades employment, as is that of STR rentals all over the county. We are hearing a lot of noise from opposition to STRs in Lincoln County. The 15Neighborhoods network is claiming that STRs are exploitative and that "wealthy" out-of-area investors are pocketing large profits without regard to local concerns. This couldn't be further from the truth. STRs can be profitable when they are run well. Yet they are anything but exploitative. As summarized, my small management operation employs dozens of Lincoln County residents with full-time and part-time/contract work. Furthermore, we pay 10% of gross receipts to the County as lodging tax. Between the cleaning costs, maintenance expenses, management costs, booking fees, property taxes (another revenue source for the county), renovation expenses, property hazard insurance, mortgage payment, etc., profit margins are much smaller than one would think. Most STR owners typically make a modest profit, if any, from their rental activity that might allow them to cover the mortgage and some other expenses so that they can enjoy their home for personal use as much as possible. My wife and I rent our South Beach home so we can continue owning it and hopefully some day retire there. This is true for many others who</p> |

have worked hard to save to purchase a second home on the Oregon coast. It's a way of life that has precedent carrying back decades. Please do not enact policies that will limit or eliminate this right that we have as property owners! Furthermore, please do not enact policies that could leave myself and many others unemployed in the future. Regarding specific matters the County is considering at today's meeting, I'd like to state my stance. 1. Do not reduce occupancy limits as this is far overstepping the county's right to impose on the property rights of owners (legitimate health and safety concerns for properties on septic should be enacted at the zoning level for all residential dwellings regardless of occupancy status). 2. Re-open licensing and do not cap the number of licenses issued. Sincerely, Nate Beaudin South Beach home owner

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|---------------------|------------------------------|
| <b>Meeting Date</b> | 01/20/21                     |
| <b>Subject</b>      | STR policy in Lincoln County |

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# Public Input

Row 6

|                        |  |
|------------------------|--|
| <b>Name</b>            | Sally Story  |
| <b>Email</b>           | sallystory1943@gmail.com   |
| <b>Form Date Field</b> | 01/21/21   |
| <b>Topic</b>           | Non-Agenda Item  |
| <b>Comments</b>        | <p>I have a residential building lot under contract in Seal Rock on the ocean side of Pacific Coast Hwy. I looked at several building lots in the area and chose this lot over others due to the fact that the lot was not impacted by CC&amp;Rs in terms of STR use. My plan after construction is to rent it out as a vacation home then at a much later date use it as my retirement home. I understand people not wanting to be in a neighborhood full of STRs but what I don't understand is why did they choose to buy or build a home in a neighborhood without CC&amp;Rs? If you buy a lot or home in an area without those constraints why make that my problem or other STR owners problem? We did our homework and purchased homes in areas that allowed this type of use. My point if you want a home in a neighborhood that is STR free then buy a home in a neighborhood with CC&amp;Rs that prohibit or limit STR use. As I understand the current Lincoln County STR regulations the 3 guest per bedroom rule makes sense, current septic system requirements make sense, etc. I see no need to change the current regulations. What makes more sense to me is better enforcement of the current rules and fine increases for violations. Limiting STR use permits for property owners who are not violating any zoning laws creates an unfair advantage in the marketplace that favors current permit holders and the hotel owners. Why would it be ok for my neighbor at the top of the hill who has a STR permit to operate and when I request a permit different rules apply? It's not. Depending on what direction Lincoln County goes with this issue will impact my decision in terms of purchasing the building lot I have under contract and building a home. That of course will directly impact the local builder, property management company, tax revenues ..... etc.</p> |
| <b>Meeting Date</b>    |  |
| <b>Subject</b>         | Buyer Beware.  |

# Public Input

Row 8

|                        |  |
|------------------------|--|
| <b>Name</b>            | Scott Pillar   |
| <b>Email</b>           | scott@greycoast.com  |
| <b>Form Date Field</b> | 01/21/21   |
| <b>Topic</b>           | Agenda Item  |
| <b>Comments</b>        | <p>First off, kudos to a well run and informative meeting on 1/20/21! There was a lot of information exchanged and as a former elected official myself, the meeting itself was very well done. My only critique was that my connection dropped near the beginning of public comment and when I attempted to log back on, I was given the (zoom generated) message that there were too many people on the call and try again later, to which I was unsuccessful. Having this opportunity to say my peace is a good alternative. I am a STR owner. I have a small two bedroom cottage in a quiet neighborhood in Gleneden which i use for personal use half time and rental use half time. My occupancy is set below current Lincoln County standards (my max is 5) and I do not allow parties. I know my neighbors on a first name basis and I check in with them regularly on how my guests are doing. I have been licensed for over 3 years and have not received a complaint to date from my neighbors. I have, however, received four complaints (from guests) about my neighbors. Interesting, I know. The complaints include using my garbage can as a overflow relief from theirs (I have since given permission to one neighbor to do that), illegal fireworks, one loud party, and incessantly barking dogs. All pretty common stuff in a neighborhood and part of living on a street, with small lots, in almost any community. My point is that the "problem" the commissioners are trying to "fix" with more stringent regulations of the STR market will not work. You cannot limit the number of people in my neighbor's house when they want to have a BBQ with friends.. As a neighbor I can only ask them nicely to keep the noise down after 10pm and to not shoot illegal fireworks off over my place, or call enforcement, or animal control etc. Thank you for the consideration. Scott Pillar</p> |
| <b>Meeting Date</b>    | 01/20/21   |
| <b>Subject</b>         | Comments on STR workshop   |

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 20

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|                        |   |
|------------------------|---|
| <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  |

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# Public Input

Row 2

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|                        |   |
|------------------------|---|
| <b>Name</b>            | Will Myers  |
| <b>Email</b>           | Myerswill@hotmail.com   |
| <b>Form Date Field</b> | 01/22/21  |
| <b>Topic</b>           | Agenda Item   |
| <b>Comments</b>        | <p>I purchased a home in South Beach Oceanfront in July of 2020 that is not currently a short-term rental and I purchased it with the intention of using it as a short-term rental and as my own vacation home. I made the investment with the intention of being able to have supplemental income from a short-term vacation rental. I was unaware that the county was considering limiting new vacation rental permits. Had I known that that would have affected by purchase. The county pauseed new vacation rental applications because of covid-19 and are now Considering several changes which does not seem right to me. To have a pause on new applications and making changes at the same time doesn't seem fair 2 people who might be purchasing with the intention of having a vacation rental. If there is going to be a limit on vacation rentals there should be somewhere for people who have had that intention to have a vacation rental to be a list for them to be on so that they have the chance to apply before rule changes come into affect. That's in addition to all the other reasons why limiting vacation rentals on the coast makes no sense economically. Thank you Will Myers</p> |
| <b>Meeting Date</b>    | 01/20/21  |
| <b>Subject</b>         | Limiting licensing for short term rentals   |

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