

Public Input

Row 2

Name	Heidi Robin Gilbert
Email	heidirholmes@yahoo.com
Form Date Field	02/10/21
Topic	Non-Agenda Item
Comments	<p>Good afternoon Kaety, Doug and Claire, I wanted to share with you my thoughts on the STR situation. I have been pretty vocal on my views since purchasing a home in Gleneden Beach last year. We are hoping to have the County reopen licensing in hopes we can share our home with others. This push out has only raised my concerns on where Lincoln County un-incorporated is going. We bought this home not only to enjoy but to have a place for me to plunk down for business too. I have been planning and was intending on expanding my company to the Central Coast. I was pressing forward on spending thousands of dollars to marketing my company and expanding my business in your area. Well, I am not moving forward currently, and I have put the brakes on expanding my business in your area due to the efforts of anti STR groups. If they succeed in shutting everything down all STR's in 5 years, limiting licensing and so on, I have zero interest in bringing my company your way. I am not going to build a company there when you have local residents who have no interest in growing your towns and seeing these cities grow and expand. Since we have purchased our home, we have had nothing but the feeling of being very unwelcome. Neighbors being rude and being outed in a letter to all that my husband and I should not be considered constituents because we don't live there full time. This is not an area that I can afford to spend money in, if the locals want to turn your towns into ghost towns. I am #1 in the State of Oregon and Currently #15 in the Nation for selling window coverings. You need me down there as so many homes are in need blinds as you have very limited options. Why should I, a young businesswoman, come to your area when everything right now is saying "stay out" from the locals who do not want progress. 15 neighborhoods are turning your towns into hostile areas and that is a true shame. The misinformation campaign they are shelling out to the public is so inaccurate and full of false claims. If you have any interest in moving forward and seeing your towns grow and prosper, see the big picture here. I am not the only person who is questioning bringing work to the community. STR's are important to my business as homes need shades. I will take my business elsewhere, to support those towns that want growth and expansion. Look 5 years, look 10 years ahead... What do you see the County looking like? When these locals are calling for police, fire and ambulance to help them, there won't be anyone to help because the funding that pays for those services simply won't be there. Heidi Gilbert Heidi The Window Lady www.heidithewindowlady.com</p>
Meeting Date	02/15/21
Subject	STR's



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

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

1 message

jbradia@grassrootsmessages.com <jbradia@grassrootsmessages.com>

Sat, Feb 13, 2021 at 5:18 PM

Reply-To: jbradia@yahoo.com

To: kpeter@co.lincoln.or.us

Dear Commissioners Hunt, Hall, and Jacobson: I have lived in Lincoln County since 1987. As you can imagine I have seen a few changes in our beautiful county over the years. My former husband and I built a motel in Yachats and I remember thinking back, from October through the end of May if I counted five cars driving up 101 on a week day it was a traffic jam! Now it can take five to ten minutes to make a left hand turn from the east side of the highway! I have also owned long term rentals. In the last ten to twelve years it has become harder and harder to find responsible renters! It is so difficult in fact the home I raised my children in has been vacant for more than two years because of the damage done by my last renters! They ran up a bill to the tune of \$15,000.00. I'm a widow now and I don't have a spare \$15,000.00! I started doing Airbnb in my home to help with paying bills after I was widowed. I pay state taxes and city of Waldport transient room taxes. As well as income tax and property taxes. My neighbors know I have Airbnb visitors stay and none of them have complained. I'm still paying property taxes on my long term rental without the income. Now there are those who have moved to Lincoln County, recently, who know what is best for us and they are saying I can't rent my property because it may be a potential nuisance! What about the potential income I may bring to the county in the name of taxes and fees? Which translates into services for everyone! 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, June O'Connor [250 NE Willow St, Waldport, OR, USA](mailto:jbradia@yahoo.com)
jbradia@yahoo.com

Public Input

Row 1

Name	Kristine Lee
Email	krismlee1971@gmail.com
Form Date Field	02/16/21
Topic	Non-Agenda Item
Comments	Hi - Please find attached my letter that relates to the vacation rental issue and specifically to Mark Cook's (Bayshore HOA president) letter. His view does not represent all HOA members. Thank you!
Meeting Date	
Subject	Vacation rentals

Kristine Lee
PO Box 279 secondary address: Waldport, OR
Florence, MT 59833

February 16, 2021

Lincoln County Board of Commissioners
225 West Olive Street, Room 110
Newport, Oregon 97365

Dear County Commissioners:

First of all, I would like to thank you for the workshop on short-term rentals (STRs) that allowed many voices and opinions to be heard. It was well managed and respectful. All have valid opinions and perspectives. I am looking forward to the next one.

I was recently made aware of this letter from the Bayshore HOA President, Mark Cook. As a homeowner in Bayshore, it upsets me greatly that he portrays his personal opinion as representing all Bayshore homeowners. It absolutely does not. I have been a homeowner for about 15 years in Bayshore, having inherited my home from my parents that built it in the early 80s. I am offended and angry at the attitude of our HOA President who believes that because I do not live there full time that I am not part of the community or “contribute to the welfare of the community”. I would like to point out that I and my family have been part of the Bayshore community (and HOA) for decades longer than Mr. Cook. As he points out in his letter, Bayshore is a diverse community of people; with this diversity comes a broad array of opinions, which our Board President chooses not to represent.

With regard to STRs, Lincoln County is experiencing real estate and vacation rental issues that are widespread to the west (and likely all across the US). Housing costs continue to rise exponentially and many people have decided to rent extra bedrooms, that guest house in the backyard, or their vacation home to others for financial support or as an effort to toward their own retirement plans. Whatever the reason, this is the new “normal”. As logging and other natural resource based industries have declined on the coast (and other areas), the economy has shifted and tourism has become a big business. I have lived in western Montana for thirty years – it is a similar issue here as well. As a property owner, I believe I have the right (within zoning laws) to decide to rent my property, whether it is for a weekend or a year. By the way, I am not currently renting my Bayshore home. Frankly, I would prefer to have vacation rentals that are managed rather than a long term rental, where the property may not be maintained, there is no restriction on number of people and cars, and there is a phone number with a vacation rental I can call if noise becomes an issue. A vacation rental will be vacated by irresponsible people either immediately or at least by the end of a weekend or week. A long-term rental will not. I do not intend to disparage long-term renters – I am just using this as an example. I have been a renter (as most of us have during our lives) and have lived next to renters that partied and caused upheaval. I used to joke to my then 6 year old daughter that a herd of elephants lived in the apartment above us.

Please continue to listen to all of the community; those that have jobs associated with tourism and local businesses, those that enjoy meeting people that visit the coast, those that have rentals, and those with concerns about the growing industry. All of our opinions matter and all of us are “contributing” members of the Lincoln County community.


Thank you again for the work you do for the county and its citizens and taxpayers.

Kristine Lee

Cc: Mark Cook, Bayshore HOA BOD

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2/6/2021 Co.lincoln.or.us Mail - STR - Fwd: Str individual meeting

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

STR - Fwd: Str individual meeting
1 message

Casey Miller <clmiller@co.lincoln.or.us> Fri, Feb 5, 2021 at 9:08 AM
To: BOC <BOC@co.lincoln.or.us>

----- Forwarded message -----
From: mark merl <cookm112@yahoo.com>
Date: Thu, Jan 28, 2021 at 11:39 AM
Subject: Str individual meeting
To: Casey Miller <clmiller@co.lincoln.or.us>, Kaety Jacobson <kjacobson@co.lincoln.or.us>

Dear county commissioners:

I was very disappointed that you will not meet with me in my capacity as the HOA board president of Bayshore Homeowners Association, a residential community currently zoned R1a That represents 1000+ owners. Bayshore is composed of a diverse group of people... From young families, working members of the community, to retirees, all of whom are negatively impacted by the rapid proliferation of short term rentals.

The Bay shore community is facing an existential threat due to this proliferation throughout the Bayshore community. This is a dire threat, and one that is almost impossible to convey in the current workshop format. The loss of community and all it implies is at the heart of this threat. Transients who stay in short term rentals do not come to Bayshore to have a quiet week on the coast, they are here on vacation. They do not contribute to the welfare of the community, nor do the owners. The sheer volume of STR's is making life increasingly unsettling for Bayshore members. We really need to talk.

A three -minute "say your peace" accomplishes very little. To better inform your decision as you proceed, we need specific proposals to better address your concerns. The broad outline provided by your general counsel did not provide enough information for us to give you appropriate feedback. Without A dialogue with you, the people who will ultimately decide the future of our community, we will be left at the mercy of paid lobbying in industry groups, such as VI a Oregon.

Please reconsider your decision not to meet me personally or with the various HOA boards. As you are aware HOA's have their own set of rules (C&R's, bylaws, articles of incorporation, P&P's ect.)

I look forward to your response

Sincerely, Mark Cook President Bayshore Beach Club Inc.

Sent from Yahoo Mail for iPhone

Public Input

Row 3

Name	Quincy M Powers
Email	powersranch@outlook.com
Form Date Field	02/08/21
Topic	Agenda Item
Comments	<p>Dear Commissioners, It has come to my attention that there are certain groups within the county that want ban short term rental opportunities in Lincoln County. This is a very bad idea being promulgated by some NIMBY folks with no concept of basic economics. Banning, or extremely restricting STR's, would have an extremely negative impact on the economy of Lincoln County. Ever since our environmental activists have decimated our timber industry over the last 30 years, tourism has become the basis for our local economy. Restaurants, bars, services, groceries; basically our whole economy is based on tourism. Don't kill the goose laying the golden eggs. Passing this inane ordinance is unconstitutional and will open up the county to class action suits. I've been paying my property taxes on time, every year for the last twenty years, and if you pass this ordinance, I'll be forced to sell this property at fire sale prices, further reducing your property tax revenues. Please bring some sanity back to our politics and vote no on ruining our local economy. Think about all the families with children in the county that rely on tourism, and whose lives would be ruined if this were to pass. Regards, Quincy Powers Sandpiper Retreat Waldport, OR</p>
Meeting Date	
Subject	STR's In Lincoln County

Public Input

Row 4

Name	Shelly Woodke
Email	shelly@shellywoodke.com
Form Date Field	02/07/21
Topic	Agenda Item
Comments	<p>Dear Lincoln County Commissioners, These are not your mom and pops renting out a room anymore. Search and Click Lincoln County Local Hotels, Motels, and Property Management Companies (STR), they ALL advertise their business, their property, their pet friendly rooms/homes, and their wedding, corporate meetings and amenities - same format: Pictures, Rooms, Views, Price, Reservation Dates, Ratings, etc). One Difference: Property Management Companies advertise – they advertise Our neighborhoods, Our neighborhood amenities, and pet friendly homes, and to plan weddings and events in our neighborhoods. Who asked for permission to take these pictures of our neighborhood amenities'? Question is, how is this possible, to advertise on the internet, our “neighborhoods” as vacation destinations, as if homeowners do not live there? We are not mentioned! Just as in law enforcement – there is a delay. The process is slow, to write new law; but the internet is wild and fast. We don't have time, so let us be thoughtful, gentle and kind to create a safe and healthy Lincoln County! What we all hear from the Short Term Rental Business (investment) Owners and Property Management Companies; they provide a service to tourism, income in the form of tax, jobs at living minimum wage and tourists-vacationers spend money in Lincoln County. Where are the improvements? Expectation: And when these STR business owners write down where they live, neighborhood amenities. The Property management Owners and Companies write on their website, neighborhood amenities, to the tourist/vacationer - they are “expecting the service” “they paid for”. Expectation of Reality is: That Retiree that live here “now”, Families with children, Individuals, and Working families, pay a hefty price with “their enjoyment of peace and quiet at home” with unexpected personal expense, dismay, trespassing, peeping into private home windows, stealing, breaking into homes, expense of building fences, repairing property, installing gates, trash overflows, animals' poo, sea life waste from crabbing or fishing, over parking, noise, congested roads, parties, guns, drunkenness, arguing and Homeowners are to handle this?? Even the sheriff provides a Civil Attorney info, what about the Ordinance? This new Gold Rush on Short Term Rental Business (License) needs to be included in the Lincoln County's Land Planning and Zoning to protect, preserve, and work towards future goals for all of us. For a place that will always be for the very STR owners that speak of their STR investment(s) for their children and children's children. WE Know this, because we live here, to protect, preserve the beauty. When Profit over People, Profit over Communities, Profit over Families emerged, the Lincoln County Voting Residents, that attended county meetings and speaking for years. 15neighborhoods.com petition, is the actual, Voter - Homeowner – Retiree – Working Families – Individuals' voice, a starting point petition, gathering signatures to put on the ballot, to create a cap,</p>

create a commercial zone for STRs, density, while creating a healthy and safe Lincoln County for everyone. Once it becomes in effect, we all will see a traffic pattern change as well as many other positive changes, for the betterment of neighborhoods, communities and for the Short Term Rental Business License Ownership. Planned Commercial STR Business Zone: Appropriately Sized Trash / Recycle Containers, STR parking, but additional guest parking would be planned into the zone area, emergency vehicles, many possibilities and benefits. When STRs are in planned commercial zones - neighborhood homes will be on the market again as Residential Zoned Affordable and Available Housing. Thank you for taking the time to read my letter. Shelly Woodke Bayshore Homeowner

Meeting Date 01/20/21

Subject Short Term Rentals



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

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

1 message

mtntim1963@grassrootsmessages.com <mtntim1963@grassrootsmessages.com>

Sun, Feb 14, 2021 at 6:12 PM

Reply-To: mtntim1963@yahoo.com

To: kpeter@co.lincoln.or.us

Dear Commissioners Hunt, Hall, and Jacobson: I just want to say - we all know visitors and tourism has become the life blood of Lincoln County - timber industry is but almost nonexistent and I support tourism as the economic driver for the county. I also know there are pluses and minus for all, but the pluses outweighs the minuses. I am frustrated by the new home owners in my community whom are putting up signs against vacation rentals. In fact I expected many of them stayed in rental units when they decided what a great place to live. I live in Bayshore and the whole area was design as second homes or rentals. I knew that when I moved here and I except the fact the neighborhood I live in is less than 50% year around residents. I sure wish those who moved here most recently want realize what they moved to before coming and now want to change things with out any regard for the community. Just for themselves. I know with decent regulation and better understanding there can be the neighborhoods and then there can be the places with rentals and visitors from the world. I be happy to define rentals and I do appreciate places for neighborhoods too but to stop short term rentals is wrong. I also wish the Oregon Coast look at proper development and help create the infrastructure to support the tourism industry, protect visitors and our communities as equal. The coast has generated its own negative vibe for the last couple of years - from discouraging people from watching the total eclipse of the sun "because of the nightmare traffic" to COVID. We need to change our image or change the nicknames of our coastal communities such as the friendliest — to the Meanest community on the Coast . Sincerely Timothy J Fisher [1105 NW Bayshore Drive Waldport, OR](mailto:1105_NW_Bayshore_Drive_Waldport_OR) 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, Timothy Fisher [1105 Northwest Bayshore Drive, Waldport, OR, USA mtntim1963@yahoo.com](mailto:1105_Northwest_Bayshore_Drive_Waldport_OR_USA_mtntim1963@yahoo.com)

Public Input

Row 1

Name	Paul Rodby
Email	Paulinkathyrodby@bendcable.com
Form Date Field	02/16/21
Topic	Bayshore STR
Comments	<p>As owners of a STR in the Bayshore community we are against the county, state, and even more importantly our own HOA trying to control the way we manage our home and our business. The home that we own is used for STRs and also is our own vacation home where we've raised our kids and have many years of great memories and experiences. We have followed all of the state and county guidelines and also pay taxes on the revenue that is created from other families who have used our home. The income we make goes to pay our taxes, utility costs, and helps support our team of housekeepers and manager. We probably help create 4-6 jobs just with this one house alone. We've operated this home for over 15 years with no complaints and nothing documented from our HOA BODs. Currently we have 7 BOD members who have convinced themselves that STR have to go but yet they are not able to enforce the current policies and procedures or violations and Followup with fines. We have formed a local HO group to fight this type of intimidation and the flow of false information. We feel discriminated against and we plan on taking action ASAP. This anti STR movement is unconstitutional and is in direct violation of our homeowner rights. This can only end in a large class action lawsuit and years of future litigation.</p>
Meeting Date	02/22/21
Subject	STR homeowner rights