



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

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**Fwd: Alpine Chalets**

1 message

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**Douglas Hunt** <dhunt@co.lincoln.or.us>  
To: Curtis Landers <clanders@co.lincoln.or.us>  
Cc: Casey Miller <clmiller@co.lincoln.or.us>, Kristi Peter <kpeter@co.lincoln.or.us>

Tue, Mar 2, 2021 at 8:28 PM

FYI



**Doug Hunt**  
Lincoln County Commissioner  
541-265-4100  
[dhunt@co.lincoln.or.us](mailto:dhunt@co.lincoln.or.us)

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

From: **Thomas Kammerer** <[thomaswkammerer@gmail.com](mailto:thomaswkammerer@gmail.com)>  
Date: Mon, Mar 1, 2021 at 11:26 AM  
Subject: Alpine Chalets  
To: <[dhunt@co.lincoln.or.us](mailto:dhunt@co.lincoln.or.us)>

Dear Commissioner,

I live in Otter Rock and am concerned about the proliferation of STR's in residential zones. I am glad the BOC is studying the adverse impacts STR's can have, including crime, noise, increased traffic, speeding, parking, over-crowding, trash, covid, water use in times of drought, and septic violations.

I studied the Sheriff's Department list of STR's licensed in Otter Rock in order to make a list and found that Alpine Chalets at [7045 Otter Crest Loop](#), which has eleven dwelling units had only one unit on the list of licensed STR's, even though at least nine are advertised as nightly rentals.

The Sheriffs office said that the Alpine Chalets are exempt from STR licensing. They mentioned a decision by County Counsel and also mentioned the word "grandfathering".

The Lincoln County assessor's office website shows that there are eleven different private ownerships of the eleven dwelling units. Each with it's own tax account. They property class 202 is "commercial Condominium". I searched the STR ordinances and the Lincoln County Code and could not find any STR exception for condominiums.

"Grandfathering" is already being used next door to me to justify a three unit nightly rental in an R-1 zone. But at least they are required to have an STR license. The Alpine Chalets are also in an R-1 zone but are exempt from STR licensing?

I would like the justification of why the Alpine Chalets are exempt from STR licensing.

Thank You  
Thomas Kammerer  
[6415 A Ave](#)  
Otter Rock  
503 428 3787  
[Thomaswkammerer@gmail.com](mailto:Thomaswkammerer@gmail.com)

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

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**Fwd: Pacific County Washington Documents**

1 message

**Douglas Hunt** <dhunt@co.lincoln.or.us>

Tue, Mar 2, 2021 at 8:26 PM

To: Casey Miller &lt;clmiller@co.lincoln.or.us&gt;, Kristi Peter &lt;kpeter@co.lincoln.or.us&gt;

**Doug Hunt**

Lincoln County Commissioner

541-265-4100

[dhunt@co.lincoln.or.us](mailto:dhunt@co.lincoln.or.us)

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

From: **Bsulek** <bsulek@comcast.net>

Date: Tue, Mar 2, 2021 at 5:58 PM

Subject: Pacific County Washington Documents

To: &lt;dhunt@co.lincoln.or.us&gt;, &lt;cehall@co.lincoln.or.us&gt;, &lt;kjacobson@co.lincoln.or.us&gt;, &lt;wbelmont@co.lincoln.or.us&gt;

**Commissioners and counsel Belmont**

On September 8, 2020 the BOC of Pacific County Washington (Long Beach and South Bend) amended their STR ordinance to **not** allow any more STRs in R-1 residential areas, and further, redefined them as a commercial use. They also require 300' between STRs in the allowed zones. This was after a 10 month moratorium, many workshops and public hearings. Not sure if there were any law suits in the past 6 months. The following are links to the press release, Ordinance 184c and public information brochure. Looks like they went through a contentious process, very similar to our own.

**Press release**

[Commissioners ban new vacation rentals in R-1 zones | South County News | chinookobserver.com](#)

**Ordinance, Finding of Fact and Conclusion of Law**

<https://www.co.pacific.wa.us/ordres/ORD%20184C.pdf>

## Comprehensive “Short Term Vacation Rental Library” of documents

<https://www.co.pacific.wa.us/dcd/Vacation%20Rental%20Library.htm>

### STR Brochure

<https://www.co.pacific.wa.us/dcd/images/apps-forms/vacation%20rentals%20brochure.pdf>

### “Short Term Vacation Rental Application Packet”

<https://www.co.pacific.wa.us/dcd/images/Vac%20Rentals/VAC%20RENTAL%20APP%20PACKET.pdf>

Thank you for your time - Keep up the good work!

Respectfully,

Bob and Barb Sulek

Pacific Shores



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

**Fwd: STRs in Unincorporated Lincoln County - beneficial as a principal residence**

1 message

Douglas Hunt &lt;dhunt@co.lincoln.or.us&gt;

Fri, Mar 5, 2021 at 7:59 AM

To: Casey Miller &lt;clmiller@co.lincoln.or.us&gt;, Kristi Peter &lt;kpeter@co.lincoln.or.us&gt;

**Doug Hunt**

Lincoln County Commissioner

541-265-4100

[dhunt@co.lincoln.or.us](mailto:dhunt@co.lincoln.or.us)

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

From: **Shelly Woodke** <[shelly@shellywoodke.com](mailto:shelly@shellywoodke.com)>

Date: Thu, Mar 4, 2021 at 11:10 PM

Subject: STRs in Unincorporated Lincoln County - beneficial as a principal residence

To:

Cc: Shelly Woodke <[shelly@shellywoodke.com](mailto:shelly@shellywoodke.com)>

Dear Commissioners,

When a Short Term Rental Owner explains they can not afford a STR this option comes to mind, "only be operated from your principal residence", one home, one business license.

What also hurts the short term rental business license owner at the current moment; "unlicensed" operators. They create high traffic, excess trash, noise, parking and off road parking, and the list goes on. Yet, still operate illegally.

When it is a "primary residence", now they can pay for their home, receive rent income, reduces traffic, parties, and trash because they are there.

This would be a nice compliment for any residential neighborhood, and now frees up home sales for First Time Home Owners, Retirees, Working Families and long term rentals in neighborhoods while renting out their principal home living there as a STR being a good neighbor.

Many STR owners live outside Lincoln County, outside Oregon and outside the country. Not only the owners but the transient renters do not patronize the local dentist, doctor, auto mechanic, auto dealership, eye doctor, veterinarian, church, bakery, insurance company.

Please consider this option.

Thank you,  
Shelly Woodke  
Bayshore Home Owner

A short-term rental can:

- Be an entire home, or a room within that home, that is rented for less than 30 consecutive days at a time
- Only be operated from your principal residence – the home where you live, as an owner or tenant, and use for bills, identification, taxes, and insurance

<https://vancouver.ca/doing-business/short-term-rentals.aspx>

Woodke

Text/Call: 907-232-3327

Sent from my iPhone



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

**Fwd: STR New regulations slashing San Diego short-term rentals by 50 percent endorsed by Planning Commission - The San Diego Union-Tribune.pdf**

1 message

**Douglas Hunt** <dhunt@co.lincoln.or.us>  
To: Casey Miller <cmiller@co.lincoln.or.us>, Kristi Peter <kpeter@co.lincoln.or.us>

Fri, Mar 5, 2021 at 8:00 AM



**Doug Hunt**  
Lincoln County Commissioner  
541-265-4100  
[dhunt@co.lincoln.or.us](mailto:dhunt@co.lincoln.or.us)

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

From: **Shelly Woodke** <[shelly@shellywoodke.com](mailto:shelly@shellywoodke.com)>  
Date: Thu, Mar 4, 2021 at 9:34 PM  
Subject: STR New regulations slashing San Diego short-term rentals by 50 percent endorsed by Planning Commission - The San Diego Union-Tribune.pdf  
To:  
Cc: Shelly Woodke <[shelly@shellywoodke.com](mailto:shelly@shellywoodke.com)>

Dear Commissioners,  
I am sharing these articles, because I am over whelmed by STRs here in Bayshore and the Summer hasn't even started.  
Please, save our neighborhoods.

<https://www.sandiegouniontribune.com/business/story/2021-02-23/san-diego-oks-regulations-that-could-cut-number-of-vacation-rentals-by-up-to-30>

Woodke  
Text/Call: 907-232-3327  
Sent from my iPhone



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**STR New regulations slashing San Diego short-term rentals by 50 percent endorsed by Planning Commission - The San Diego Union-Tribune.pdf**  
707K

# Public Input

Row 2

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<b>Name</b>	Richard E Cave
<b>Email</b>	reekylee@gmail.com
<b>Form Date Field</b>	03/06/21
<b>Topic</b>	Agenda Item
<b>Comments</b>	<p>My wife and I own a house between Yachats and Walport. We agree with all of the reasons given by others who are in favor of restarting short term rentals. Delaying action on this for over a year has been an unreasonable burden on all that own property in this area and it should have been done much sooner. We urge the commissioners to lift the moratorium on short term rentals and get on with business. Respectfully, Richard Cave Jane Gibbons</p>
<b>Meeting Date</b>	03/08/21
<b>Subject</b>	Short Term Rentals

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# Public Input

Row 1

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<b>Name</b>	Jeff and Janice McElhannon
<b>Email</b>	rsbg.1993@gmail.com
<b>Form Date Field</b>	03/07/21
<b>Topic</b>	Agenda Item
<b>Comments</b>	Commissioners Jacobson, Hunt and Hall, We would urge you to help us preserve our residential neighborhoods by limiting any new licensing of STR's to commercial tourism zones only. We feel STR licenses within R1 - R1A zones should be reduced to 1% of the total housing stocks, (which is a model adopted recently by San Diego, CA) with regional density limits. Thank you for your consideration. Jeff and Janice McElhannon Full time residents and HOA members of Bayshore
<b>Meeting Date</b>	
<b>Subject</b>	STR's

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# Public Input

Row 5

<b>Name</b>	Katherine Ames
<b>Email</b>	bamesk521@live.com
<b>Form Date Field</b>	03/04/21
<b>Topic</b>	Non-Agenda Item
<b>Comments</b>	<p>As a part-time resident of Bayshore, I am very concerned about the number of short term rentals (STRs) in our community. Bayshore was designed to be a residential community, and a hotel was built on the bay to accommodate people who wished to vacation in the area. More and more, we are getting STRs in Bayshore, resulting in the deterioration of the community. I also understand that this is a problem through out Lincoln County. Having served on a committee to address these issues in Phoenix, Arizona, I have become aware of the problems that these types of rentals have on a neighborhood. Every study that I researched on this issue has concluded that when an absentee landlord rents out a property, there is a negative impact in the community. Some problems are property deterioration due to overcrowding the the residences, poor upkeep of the property, and renters who are inconsiderate of their fellow neighbors. Since the majority of STRs in Lincoln County are owned by absentee landlords this is a genuine concern. Many of these STRs are turned over to management companies (VACASA is one that come to mind) whose only concern is for the property owner and NOT the neighborhood at large. It is my wish that the Board consider these issues, and put a cap on the number of STRs that are allowed in a neighborhood. Thank you. Sincerely, Katherine Ames</p>
<b>Meeting Date</b>	03/15/21
<b>Subject</b>	Short Term Rentals



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

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**Fwd: Guy Faust Follow-up**

1 message

**Douglas Hunt** <dhunt@co.lincoln.or.us>

Fri, Mar 5, 2021 at 8:07 AM

To: Casey Miller &lt;clmiller@co.lincoln.or.us&gt;, Kristi Peter &lt;kpeter@co.lincoln.or.us&gt;

**Doug Hunt**

Lincoln County Commissioner

541-265-4100

[dhunt@co.lincoln.or.us](mailto:dhunt@co.lincoln.or.us)

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

From: **Guy Faust** <[guyfaust@hotmail.com](mailto:guyfaust@hotmail.com)>

Date: Wed, Mar 3, 2021 at 12:58 PM

Subject: Guy Faust Follow-up

To: [dhunt@co.lincoln.or.us](mailto:dhunt@co.lincoln.or.us) <[dhunt@co.lincoln.or.us](mailto:dhunt@co.lincoln.or.us)>Cc: [kjacobson@co.lincoln.or.us](mailto:kjacobson@co.lincoln.or.us) <[kjacobson@co.lincoln.or.us](mailto:kjacobson@co.lincoln.or.us)>, [cehall@co.lincoln.or.us](mailto:cehall@co.lincoln.or.us) <[cehall@co.lincoln.or.us](mailto:cehall@co.lincoln.or.us)>

Doug:

Good seeing you yesterday. Thanks for listening to me complain about my Airbnb situation: a lodging facility without the required Sheriff's Office license. I don't envy you guys having to come up with new rules and also keep everyone happy.

When the Commissioners do come up with the final plan, please consider the following as it relates to those who can apply for a license:

1. Give preference to the hosts who live in the county.
2. Especially give preference to those who have been paying their county taxes all along.

One final thought. Rather than expect hosts...like me...to know what the final rules are through the media, the County could do one simple thing. The Office of the Treasurer has the email address of all those who pay quarterly taxes. They have no problem sending out reminders to pay four times a year. Please ask them to send out an email with the new lodging rules when they become available.

Please give these ideas your consideration. Stay safe.

Guy

Guy Faust

541-444-1102

[guyfaust@hotmail.com](mailto:guyfaust@hotmail.com)Virus-free. [www.avast.com](http://www.avast.com)



boc BOC &lt;boc@co.lincoln.or.us&gt;

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**Fwd: Guy Faust Follow-up**

1 message

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

Sun, Mar 7, 2021 at 12:53 PM

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

From: **Guy Faust** <guyfaust@hotmail.com>

Date: Wed, Mar 3, 2021 at 12:58 PM

Subject: Guy Faust Follow-up

To: [dhunt@co.lincoln.or.us](mailto:dhunt@co.lincoln.or.us) <[dhunt@co.lincoln.or.us](mailto:dhunt@co.lincoln.or.us)>Cc: [kjacobson@co.lincoln.or.us](mailto:kjacobson@co.lincoln.or.us) <[kjacobson@co.lincoln.or.us](mailto:kjacobson@co.lincoln.or.us)>, [cehall@co.lincoln.or.us](mailto:cehall@co.lincoln.or.us) <[cehall@co.lincoln.or.us](mailto:cehall@co.lincoln.or.us)>

Doug:

Good seeing you yesterday. Thanks for listening to me complain about my Airbnb situation: a lodging facility without the required Sheriff's Office license. I don't envy you guys having to come up with new rules and also keep everyone happy.

When the Commissioners do come up with the final plan, please consider the following as it relates to those who can apply for a license:

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Please give these ideas your consideration. Stay safe.

Guy

Guy Faust  
541-444-1102  
[guyfaust@hotmail.com](mailto:guyfaust@hotmail.com)

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# Public Input

Row 1

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<b>Name</b>	gary weske
<b>Email</b>	g.weske@weske.com
<b>Form Date Field</b>	03/08/21
<b>Topic</b>	Agenda Item
<b>Comments</b>	we believe that short term rentals are a positive addition to the economy, personality and diversity of Lincoln county. Rather than eliminating or over-regulating STR's a well integrated collaboration of gov't, law enforcement, and owner individuals or groups are the best way to keep STR's as important contributors to the County's success. Marcia and Gary Weske
<b>Meeting Date</b>	03/08/21
<b>Subject</b>	Short Term Rentals

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

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**Fwd: Full time residents**

1 message

**Douglas Hunt** <dhunt@co.lincoln.or.us>

Thu, Mar 4, 2021 at 12:10 PM

To: Casey Miller &lt;clmiller@co.lincoln.or.us&gt;, Kristi Peter &lt;kpeter@co.lincoln.or.us&gt;



**Doug Hunt**  
Lincoln County Commissioner  
541-265-4100  
[dhunt@co.lincoln.or.us](mailto:dhunt@co.lincoln.or.us)

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

From: **dennis engeldorf** <drengeldorf@yahoo.com>

Date: Thu, Mar 4, 2021 at 11:42 AM

Subject: Full time residents

To: &lt;kjacobson@co.lincoln.or.us&gt;, &lt;cehall@co.lincoln.or.us&gt;, &lt;dhunt@co.lincoln.or.us&gt;

Sent from my

Commissioners:

All the "facts" that VIA Oregon is spouting—Are they True? I think not.

A study done in Hood River shows that full time residents spend far more than vacation renters.

We spend almost all our money locally. We eat out, shop for groceries, buy our cars and have them serviced. We shop in the shops, buy gifts, buy our insurance, utilize doctors and dentists. Have our homes repaired, painted, use plumbers, electricians, house cleaners, window washers, spend money on entertainment locally. We bank here, use the libraries, volunteer in droves, we utilize community centers, community colleges and we teach classes at both. We entertain friends and family from around the world and they spend money here. Most are here 365 days a year and we're spending money and lots of it.

Most vacation rental owners live out of county and state, 2/3 of their money goes elsewhere.

We are losing our young work force who would love to work and live here but they cannot find a home to rent. They have mostly become vacation rentals which is driving monthly rental prices up.

If you decide to cap the numbers of vacation rentals, please have a plan to get the numbers down to a livable one. There are areas in Bayshore where 20% of homes are short term rentals. We need to get that number down to a more reasonable number and now. Not in five years or when the home sells and licenses should not go with the home. Many will stay with the next generation of owners who have no respect for our community.

Reba Lovelady

Bayshore

Sent from my iPad



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# Public Input

Row 4

<b>Name</b>	Barbara Turrill
<b>Email</b>	turrill@peakorg
<b>Form Date Field</b>	03/05/21
<b>Topic</b>	Agenda Item
<b>Comments</b>	<p>Having moved back to Newport after 8 years of living in the Seal Rock area, one thing I've noticed right away is the proliferation of STR units. I am very concerned that the management of this type of housing is too lenient - to put it mildly. When I walk around the neighbor around Agate Beach and up into Nye Beach, what I see right away is that vacationers are not concerned with picking up litter, or their pet's waste. During the pandemic, which is still a reality, visitors are not wearing masks. I avoid going to Agate Beach, which ordinarily I could have walked to, as there are Oregon, Washington, California, Idaho, Colorado cars parked on both sides of the road and again many visitors are rarely masked. Could someone explain why Newport City management (I'm assuming this is in the wheelhouse of the City Manager and/or City Planning) has approved non-enforcement of some very basic rules concerning licensing STRs? This past fall, I was employed as a census enumerator. I went to houses up and down 101, mostly between Waldport and Yachats. Most of the housing - with very rare exceptions - were all vacation rentals. Is this what Newport wants to happen? That's like planning for absentee landlords to take over all oceanfront property. Many of these housing units were not well maintained - they had the appearance of being expensive until you looked closely. This is what I see happening in the neighborhoods from Agate Beach to Nye Beach - houses that are vacant, trash blowing around, and a definite lack of ownership in the property. It's very depressing to see. I hope that plans for the future will take a more enlightened approach to tourism because a community that is nothing but STRs is not a community, it's just an empty shell.</p>
<b>Meeting Date</b>	03/08/21
<b>Subject</b>	Short Term Housing problems in Newport

# Public Input

Row 3

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<b>Name</b>	Ann Howell
<b>Email</b>	howell97217@gmail.com
<b>Form Date Field</b>	03/06/21
<b>Topic</b>	Agenda Item
<b>Comments</b>	<p>Today I am thinking of the updates I have made to the part of my home that is the STR, and I wonder if the regular complaining homeowner has made such updates to their homes. I had a Fire Marshall in to check on an extensive list of REQUIREMENTS to keep my home and my renters safe, including several fire extinguishers (specific types), a film on the window closest to the front door-in case someone might break that front window, Radon and smoke detectors-in the hall outside of the bedrooms, in the bedrooms, in the kitchen, etc, all of the breakers in the box labeled-large and clear, bedroom exit windows measured from the floor, GCFI outlets in bathroom and kitchen, etc. Now some of this is just good sense, and some of this is above and beyond, and I welcomed all of these safety requirements, and initiated many of them in the owner portion of this building. But, I wonder if any of those complaining folk have had their homes inspected recently for all of these safety possibilities. I feel that he who can cast the first stone, should first look to his own life, and that the board should take each name in the 15neighborhood list and go in and see if they have the same safety initiatives put in place. Thank you.</p>
<b>Meeting Date</b>	03/08/21
<b>Subject</b>	Update on STR Code and Program Changes – Presented by Wayne Belmont, County Counsel

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