



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

## Fwd: Specific Ideas and Comments

1 message

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

Fri, Mar 12, 2021 at 11:52 AM

Public Comment



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

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

From: **Ardys Schimmel** <[amae18@sbcglobal.net](mailto:amae18@sbcglobal.net)>  
Date: Thu, Mar 11, 2021 at 3:51 PM  
Subject: Specific Ideas and Comments  
To: <[dhunt@co.lincoln.or.us](mailto:dhunt@co.lincoln.or.us)>, Kaety Jacobson <[kjacobson@co.lincoln.or.us](mailto:kjacobson@co.lincoln.or.us)>, Claire Hall <[cehall@co.lincoln.or.us](mailto:cehall@co.lincoln.or.us)>

Dear Chair Hunt, Commissioners, Hall and Jacobson;

Having researched enforcement programs, exposure to options for STR licensing was enlightening. After searching and reading in detail, some plans seem ideal for Lincoln County. Changing up the whole approach might seem daunting at first glance, however there is a particular plan easy to implement and high in STR owner equality.

Have all STRs be owner occupied with (30- 60-90) days per calendar year allowance for entire house be an Short-term rental. This eliminates attempts to "cap" a neighborhood (or the county). Example, who would have to forgo their STR in the 300 feet north of my house where 5 STRs currently exist? And would it be fair to have all "allowed" county caps in Gleneden Beach or some other neighborhood? Density matters.

This approach can be phased in over 5 years to give owners opportunity to move in, sell, or change house to a Long-term rental.

Some of these owner resident plans had 300 foot distances between STRs, some add caps to the resident occupied plan and still others complicated details so that it did not seem to make sense, at least not for Lincoln County. One thing remained present in each licensing plan. Capacity was in line with Lincoln City and Newport , 2 per bedroom, and 2 for house, with children under 2 years of age not counted. Allowances for daytime visitors varied, with usual number at 4 and time limited (8am - 8 pm).

To reiterate previously sent enforcement program suggestions, here are some before missed items. Again, move to non-law non-criminal model where "CODE VIOLATIONS" are recognized and fines given. Perimeters for what gets fined, fine amounts, how many violations results in STR license revoked, with more and specific details set This allows for measurable and concrete code enforcement. Violation reports can be submitted, kept anonymous, use of time and date stamped proof along with written affidavit if needed. All without risk of retaliation from owners or property management companies.

Have illegal fireworks be an automatic renters leave the property immediately and owner pay high fine.

Having licensure documentation include that with owners signature, it is agreed that Lincoln County Code Official can make unannounced visits for safety concerns and/or investigation of code violations.

Licensing fees and significant fines, increased as needed, allows for personnel numbers to complete licensing, inspections, code violations and if identified, patrolling needs With date/time stamped proof and/or affidavit reports, patrolling needs may be lessened. And much like many healthcare models, having someone on call is an option.

Send a letter to each non-resident beach house owner telling of new licensing regulations. Set high fines for illegal, unlicensed activity. It seems fair band sadly frustrating that owners be warned as they already hide that their property is being rented - money changing hands in some manner - and even when called, lie to James Holmes.

Having owner occupied STRs gives neighborhoods people who are invested not only in their neighborhood, also more likely to be invested in their community and county as well.

Respectfully,  
Ardys Schimmel



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## **ENFORCEMENT – Start at the Beginning**

**In order for enforcement to be effective, expectations for Short Term Rentals (STR's) must begin with Licensing. Additionally, fees assessed should cover the cost of appropriate program management and enforcement, without burdening Lincoln County with additional expense.**

**Current Procedure:** The property owner submits an application to the Sheriff's office listing the owner, address of the STR, number of sleeping areas and requested occupancy. The owner pays \$350, has a home inspection by County staff (not sure which department this falls under) and is granted a license. The number of sleeping areas is assessed to verify the requested occupancy is appropriate. The number of bedrooms for which the house is permitted to operate is only addressed for occupancy limits when not on public sewer systems. No further assessments are made per the current program.

1. There is no checking of the septic system if there is a record of the system on file.
2. There is no input from neighbors, no consideration that there may now be licensed STRs on both sides of a full time residence and no requirement for the Owner to use the license.
3. Parking is based on one parking space per sleeping area plus one additional space. There is no assessment as to impact of the increased traffic on sometimes single lane dead end streets.
4. The license is then issued and all neighbors within a 250' radius are sent a postcard stating their neighbors will be operating an STR. This is the first time neighboring residents are informed of a rental within 250' of them. The post card also lists the Sheriff's office phone number to call if there are any issues.

### **Suggested Change:**

1. Change the STR licensing application to a Conditional Use Permit utilizing the process the County already has in place to do the proper background work before issuing an STR license. This process is well documented and understandably requires an application fee of \$950. A Conditional Use Permit is already required to obtain a Home Occupation business license to operate a business from a residence.
2. The location of existing STRs should be taken into account and the potential impact to the neighborhood with another STR in close proximity. Suggest no new STR's within 250' of an existing STR, to help address issues generated from increased vehicles and people.
3. All septic systems should be inspected and approved before subjecting the system to increased occupancy and the issues that may occur with renters who may not understand septic systems.
4. The STR application should address issues such as Fire and Life Safety, Insurance and Emergency response preparation. Simple things like an individual emergency plan, NOAA radio and a hardwired land line for reverse calling notifications to renters are suggested requirements. An excellent STR application example is the "STR Licensing packet" utilized by Pacific County in Washington. See the following link:  
<https://www.co.pacific.wa.us/dcd/images/Vac%20Rentals/VAC%20RENTAL%20APP%20PACKET.pdf>
5. Provide a follow up program with annual or bi-annual inspections and review of enforcement records before a License is renewed.
6. Increase the licensing fee to cover the cost of inspections and code enforcement.



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

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**Fwd: STVR ideas**

1 message

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

Thu, Mar 11, 2021 at 6:47 PM

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

From: **Douglas Hunt** <dhunt@co.lincoln.or.us>  
Date: Wed, Mar 10, 2021 at 10:24 AM  
Subject: Fwd: STVR ideas  
To: Casey Miller <clmiller@co.lincoln.or.us>

Public Comment



**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: Wed, Mar 10, 2021 at 10:01 AM  
Subject: STVR ideas  
To: <kjacobson@co.lincoln.or.us>, <dhunt@co.lincoln.or.us>, <chall@co.lincoln.or.us>

1. Put no more than a 4% cap on vacation rentals in each specific zone, there are a lot more in Bayshore versus other areas.
2. Have a plan for reduction of the number of licenses. One license per family, husband and wife, trust, LLC, or a lottery, keep the oldest rentals and the rest lose their license at the end of 2021. We need to get the numbers down as soon as we can, we are losing good people to the area. Make the licenses more expensive to help cover enforcement costs.
3. Have a 30 day minimum rental requirement.
4. Make it illegal for rental companies to advertise unlicensed and untaxed rentals. They did this in Hawaii. Require addresses, permit numbers and tax ID on ads. This makes enforcement easier.
5. Permanent residents (voters registration, employment, some form of proof of residency) only can host rentals. San Francisco has made this a requirement and short term rentals have dropped dramatically.
6. Allow a maximum of two people per bedroom, a bedroom being separate from living quarters and it must have a closet.

3/15/2021

Co.lincoln.or.us Mail - Fwd: STVR ideas

These are ideas that other areas have used and have helped. We need relief sooner than later.

Sincerely,  
Reba Lovelady  
Bayshore

Sent from my iPad



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

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**Fwd: STRs moving forward, Hood River approach**

1 message

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

Thu, Mar 11, 2021 at 6:44 PM

Public comment

Begin forwarded message:

**From:** Rick Bostwick <skyranchvine@comcast.net>  
**Date:** March 11, 2021 at 7:02:11 AM PST  
**To:** Claire Hall <cehall@co.lincoln.or.us>, Kaety Jacobson <KJacobson@co.lincoln.or.us>, dhunt@co.lincoln.or.us, wbelmont@co.lincoln.or.us  
**Subject:** STRs moving forward, Hood River approach

Claire,

To everyone it seems the original plan to license STRs to lessen their impact on residential neighborhoods is not working. Otherwise all the discussions, emails, letters, workshops and a petition drive would not have happened. In admitting this, it is now time to think out of the box.

Have you looked at how Hood River has dealt with a very similar STR problem as we have. It seems to be working well for them. Just talk to them about it. There does not seem to be a financial disaster or lawsuits after they moved to faze out STRs in residential areas. They are doing real well. In fact housing has continued to go up in price and people are moving in full time. They are on their way back to a high quality neighborhood environment. Not mini-hotels in neighborhoods. Please just contact them and please consider their approach.

Thanks

Rick Bostwick

Sent from my iPhone Rick Bostwick

# Public Input

Row 2

<b>Name</b>	Sydney Ovist
<b>Email</b>	sydney@tradeandshow.com
<b>Form Date Field</b>	03/08/21
<b>Topic</b>	Agenda Item
<b>Comments</b>	<p>I live in a neighborhood with STR's and, because the county does not require a home to re-apply for a licensee when it is sold this is what continues to happen: New homeowner acquires existing STR license for under \$500, they have NEVER had a business or managed a property. Fast forward to the weekend...the new STR owners think they can FILL the house with 14 people and 8 cars during COVID. When I call the new homeowners who live in Bend they tell me they have no idea how many people are in their home and to call the local contact on the front of the house. When I explained she is the contact - she asked what I wanted her to do, kick them out? Yep. Rinse and repeat every single weekend! And it's not even summer yet. This leaves the residents exhausted having to manage these properties, parking, garbage, dogs, noise etc. This current situation is unattainable, families have moved from my neighborhood because of the STR's - the county made this problem and the county alone can fix this problem. Raising the licensing is the first thing that should happen. It should reflect the need for more Code Enforcement Officers. Next, give these people some information on how to be good neighbors; carry out for garbage. No noise tolerance. Fines and more fines. Also, STR's should be required to be inspected for safety, roofs, decks etc. EVERYTHING a small business must do. When an absent out of state homeowner visits their home 1-2x a year guess what? IT NEEDS MAINTENANCE. Noise detectors should be required in every STR. Every. Single. STR.</p>
<b>Meeting Date</b>	04/07/21
<b>Subject</b>	STR