



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

Fwd: Another high tourist area's response to STRs

1 message

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

Fri, May 7, 2021 at 1:41 PM

Public Comment



Doug Hunt
Lincoln County Commissioner
541-265-4100
dhunt@co.lincoln.or.us

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

From: **Ardys Schimmel** <amae18@sbcglobal.net>
Date: Thu, May 6, 2021 at 11:53 AM
Subject: Another high tourist area's response to STRs
To: Douglas Hunt <dhunt@co.lincoln.or.us>, Claire Hall <cehall@co.lincoln.or.us>, Kaety Jacobson <kjacobson@co.lincoln.or.us>, <wbelmont@co.lincoln.or.us>

https://www.pbmonthly.net/news/story/2021-02-23/san-diego-oks-regulations-that-could-cut-number-of-short-term-vacation-rentals-by-up-to-30?_amp=true

Sent from my iPhone



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

Fwd: STR Ordinance Change Suggestions

1 message

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

Thu, May 6, 2021 at 1:20 PM

Public Comment



Doug Hunt
Lincoln County Commissioner
541-265-4100
dhunt@co.lincoln.or.us

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

From: **Bsulek** <bsulek@comcast.net>
Date: Thu, May 6, 2021 at 9:43 AM
Subject: STR Ordinance Change Suggestions
To: <dhunt@co.lincoln.or.us>, <cehall@co.lincoln.or.us>, <kjacobson@co.lincoln.or.us>
Cc: <wbelmont@co.lincoln.or.us>

Board of Commissioners,

Thank you for giving Counsel Belmont additional input to assist him in preparing your revisions to the Short Term Rental Licensing Program. The data and facts presented by Brian Crawford on septic systems were most useful and gave us insight into the impact of STRs on septic systems. I think there are still questions and items that need to be addressed prior to any amendment. I offer the following for consideration:

Occupancy:

1. On November 16, 2020, Counsel Belmont presented an update to the Board suggesting new capacity limits of 2 persons per bedroom at all times. This was received favorably by all board members. *"This single change, in our view, will do more to lessen the possible issues with parking, noise and garbage (less people =less impact) than any other action you take"*.
2. On March 29, 2021, Counsel Belmont presented another update to the Board suggesting the occupancies limits of 2 persons per bedroom be augmented with the

allowance of 2 additional persons between the hours of 8:00 am and 10:00 pm.

3. On May 3, 2021, Counsel Belmont stated that the suggested occupancies limit would be 2 persons per bedroom plus an additional 2 persons. Based upon an average house having 2 bedrooms and an average of 2.25 persons, the same house as an STR could have up to 6 persons. Why the increase? Did I miss something in the discussion?

Licensing and Enforcement:

The only thing new we have heard is the addition of a Hearings Officer. In order for enforcement to be effective, expectations for Short Term Rentals (STR's) must begin with Licensing. There has been no discussion about, instructions for the public on the use of the MUNIRevs or LODGINGRevs software purchased by the Sheriff's department last year.

Suggested License 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, and it is clear now that STRs are businesses.
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.
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 adequately cover the cost of inspections and code enforcement.

Suggested Enforcement Changes:

1. Fully utilize the MUNIRevs and LODGINGRevs software to help manage ordinance enforcement.
2. Provide STR license information with an Owner's name, license date and expiration date, occupancy number, septic permitted bedrooms and transfer date if transferred during a moratorium; make it available through the MUNIRevs link. This information was previously available to the public.
3. For all nonemergency Concerns, utilize the 24/7 hot line and or the LODGINGRevs link to submit and track reported issues.
4. Post the 24/7 hotline number and Concern Link outside of all STRs, similar to what is done in Newport. The owner or management company should not be called first because there is no tracking of issues, resolutions or of multiple calls for the same issue. Nuisance complaints would also be tracked.
5. Provide a summary report to the BOC each month to keep the Commissioners informed regarding current and or recurring Concerns.
6. Make the LODGING Revs Property Incident violation information available even if only in a summary format.
7. The above information gathering and tracking should be included in the County's Master Subscription Service Agreement executed on May 13, 2020. If not, add that functionality addressing any additional costs in the licensing fees.
8. Now all parties, including the Hearings Officer, would have the same information about specific Concerns before the need for a hearing or the issuance of a strike.
9. Notify the neighbors and general public of the preferred process to report a concern. People are currently unsure of how and where to report a concern. The original postcards mailed to homes neighboring STR's introduced a process that did not follow that which was outlined in the ordinance. Update the postcard with the correct procedure to report violations.

Caps on Licenses:

There have been several ideas presented, but none have addressed specific numbers or percentages. The idea of geographical or neighborhood caps or percentages has been discussed but without some examples of how they would work it is difficult to come to a consensus. More work is needed.

Suggestion:

1. Update the STR maps provided as of 01/14/20 at the first workshop. These maps show the STRs in good detail for 13 areas from D Lake to Yachats. The maps show individual neighborhoods and proximity as well as density information for each.
https://www.co.lincoln.or.us/sites/default/files/fileattachments/board_of_commissioners/meeting/6159/lc_strs_zoning_occupancy_v2.pdf
2. Determine the ratio or percentage of STRs to non STR homes for each area.
3. Determine which areas are over populated by a ratio or percentage with STRs and develop methods to reduce or cap STRs in these areas. Spacing between STRs should be reviewed as well as parking and street access issues.
4. Based on the above findings, establish a county wide cap that allows the movement of STR's to less dense, more appropriate areas.
5. Set a reasonable timeline for the reduction of STRs in those areas or neighborhoods that are clearly over populated with STRs.
6. Consider a lottery process to determine which STRs are allowed to renew a license, to meet the maximum neighborhood density percentages and established area caps.

Bob Sulek, Pacific Shores

503-780-3793

Public Input

Row 2

Name	brian walker
Email	wlkr.brian@gmail.com
Form Date Field	05/03/21
Topic	Agenda Item
Comments	<p>Dear county commissioners, I have listened to the majority of the meetings as Pro VRD- it's curious how this is moving forward when the vast majority of feedback is to support STR I take issue with the proposal to limit my rights as a property owner and the transferability of my license. I and other owners are prepared to litigate to protect our rights. I know the county has unlimited legal resources but are they best spent litigating against property owners? Licenses should be transferable, with very few exceptions. I do agree real 'problem ' vacation rentals should be dealt with, as should, local non- STR properties. I would like to see a comprehensive plan to deal with both. The city should have a plan to deal with "Karen syndrome" meaning if one person is perpetually reporting, how is that dealt with? What are the consequences for someone that habitually reports fake problems because they don't like their neighbors STR? Much like family, you cannot choose your neighbors. I think the septic issues should also be applied to all properties, not just STR, you are putting an undue burden on owners. Secondly, how is the country preparing to deal with a presumed influx of septic permits and the workforce to do that work? Contractors are hard to come by, especially septic contractors- they typically have months if not years of jobs planned. Leave our STR rights alone. We are property owners too, and we have rights as to how to use our property (as long as it is legal). Please do not bow down to the vocal minority.</p>
Meeting Date	04/07/21
Subject	STR changes

Public Input

Row 1

Name	Reba Lovelady
Email	Drengeldorf@yahoo.com
Form Date Field	05/04/21
Topic	STVR
Comments	The BOC meeting yesterday gave me some hope of saving Bayshore as a neighborhood. Under compliance, please include enforcement for non licensed stvr's. Several have made statements to the fact that they will just keep on renting without a license. As we have said before, we have quite a few in Bayshore that are still active due to lack of enforcement. It is not the Sheriff's fault, they do not have the power to do much. Let's levy some LARGE fines and capabilities to shut them down. When you consider caps and density, remember there are quite rentals out there flying under the radar.
Meeting Date	05/03/21
Subject	Compliance

May 3, 2021

To: Lincoln County Commissioners

From: Deborah Wetherald
765 3rd Street
Otter Rock, OR 97369

Thank you for working to balance the best of both world's for your Lincoln County constituents and the international travelling public coming to the beach to enjoy our state's open beaches, gorgeous vistas, and family entertainment.

My short-term rental is in a residential neighborhood. I have seen growth in Otter Rock since my purchase in 2007, as it becomes more of a known destination for surfers, tide-poolers, and fans of our cool geological attraction. There is no hotel option here, and indeed on a busy weekend, the parking can be a struggle (as evidenced by the Sherriff patrol you have authorized to monitor parking there). My home, and the dozen others that have a STR license here, allow folks who might not be able to enjoy the area a way to unpack & relax and walk to the attractions instead.

You know the valuable economic impact that STR's have on Lincoln County. It is important that people find STR's outside of Newport and Lincoln City. Tourism and retirement populations will only grow as the years forge ahead. There will no doubt be perpetual tension between the two groups as times moves on. Will one perspective WIN over the other? There is no winning without losing – and though the two groups are hard pressed to compromise – that is YOUR charge. To find a middle ground when possible that allows for growth & change and does not stand stuck in the mud of bias. Activism has been high around this issue. Why not put those people to work on a board to oversee STR's? They obviously have the time and with focused effort the real needs of neighbors and best practices can be established by a coordinated group representing both sides. You are being asked to make a choice that is no-win. Push back and have the stakeholders build their own compromise.

A handful of people reacting to a failed septic system (that turned out to not be related to a STR at all) cannot reasonably be said to speak for the entirety of your constituents. And honestly, most STR's are west of HWY 101 and not in the first-time home buyer affordability category. So I call bunk on that talking point!

Thanks for listening and good luck!



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

Fwd: STR Perspective

1 message

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

Fri, Apr 30, 2021 at 8:09 AM

Public Comment

Begin forwarded message:

From: Roger <rogerakeehn@hotmail.com>
Date: April 30, 2021 at 5:50:16 AM PDT
To: dhunt@co.lincoln.or.us
Subject: STR Perspective

Dear Commissioner Hunt,

Left untreated, cancer feeds on, consumes, and eventually kills the body. Left unchecked, STRs feed on, consume, and kill the soul of a neighborhood. Drive through Bayshore and count the signs from Vacasa, Meredith, Sweet Homes, etc. vying for business. It is a soulless and sterile place to live, prosper, and enjoy any semblance of what a neighborhood should be. Several STR owners are currently united to gain control of the HOA Board to thwart any restrictions that might hinder their STR income and influence. Bayshore is on life support. Remaining unincorporated communities are infected and quickly following suit unless a remedy is implemented.

Before you are four recommendations, or remedies, to address STRs: (1) Limit the number of people per STR, (2) Periodic septic system inspection, (3) STR Complaint process, and (4) STR caps. All seem worthy on the surface, but all they do is add layers of complexity and bureaucracy. Significant questions of implementation, enforcement, added personnel, and payment for these abound. Will the moratorium on issuing new STR licenses continue while these questions are resolved? At best, the STR caps keep the cancer from spreading.

None of these recommendations, however, resolve the issue of restoring communities to health and vitality where families and neighbors can enjoy each other, and help and support each other in time of need. Do not be swayed with a fallacious argument of lost jobs and taxes, or threats of businesses moving or not locating here. The only solution that will effectively resolve all of the issues with people, septic, and complaints is to CAP and reduce and/or eliminate STRs over a 5 year period, or to use the City of Hood River model.

Thank you for your consideration,
Roger Keehn
Sandpiper Village
Waldport