



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

Fwd: STR's article from Bend

1 message

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

Thu, Jun 10, 2021 at 11:44 AM

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

From: **Julie pearson** <jpearson1252@gmail.com>
Date: Thu, Jun 10, 2021 at 9:10 AM
Subject: STR's article from Bend
To: dhunt@co.lincoln.or.us <dhunt@co.lincoln.or.us>

Sent Central Oregon

By **Leslie Cano**Published [June 9, 2021](#) 7:07 PM[Share on Facebook](#)[Share on Twitter](#)[Share on LinkedIn](#)

As Bend home prices soar, interest in short-term rental properties also on the rise

'What makes short term rentals most appealing for them is the ability to generate some rental income'

BEND, Ore. (KTVZ) --As Bend-area home prices soar to record levels, the interest in buying short-term rental properties in Bend is also on the rise, according to real estate broker David Gilmore.

"So whether someone is a big outdoor enthusiast and they're into hiking, biking, kayaking, mountain climbing, we have all of those sports readily available in Bend," Gilmore said Wednesday.

Gilmore, who works for Coldwell Banker, Bain has been selling real estate in the Bend area since 2010. He said over the years, he's noticed more people looking specifically for rental-ready properties.

"Many of my clients do come in from out of the area, and what makes short-term rentals most appealing for them is the ability to generate some rental income, but also the flexibility for personal use," Gilmore said.

The city of Bend has received more than 1,000 applications for short-term rental properties so far this year.

Gilmore said buyers are more interested in units that are already established as a rental property.

"So most clients looking for that type of property are wanting ones with existing permits or transferable permits because they realize that the process may be quite lengthy and difficult to establish a new one," Gilmore said.

ADVERTISING

When asked if the properties Gilmore oversees have voiced concerns about short term-rental properties in their community, he acknowledged that some visitors do have a party-like mindset when staying in a short term rental, But he added that he knows conscientious owners will try to take care of those concerns.

"It's always an unknown, as far as who's going to be renting that particular weekend, but I think most owners try to be aware of that, to minimize the impact on surrounding neighbors," Gilmore said.

We tried to reach out to viewers who contacted NewsChannel 21 to complain about short-term rentals hurting their neighborhoods and hurting an already tight housing market, but they declined to go on camera.

There are requirements in the city rules for at least 250 feet of separation between short-term rental properties in residential zones. You can learn more about the licensing and permitting process and details [here](#).

from [Mail](#) for Windows 10



Virus-free. www.avast.com

Public Input

Row 1

Name	Julie Pearson
Email	jpearson1252@gmail.com
Form Date Field	06/10/21
Topic	Agenda Item
Comments	Please read the following article and post to public comments on STR's
Meeting Date	
Subject	STR's

Central Oregon

By [Leslie Cano](#)

Published June 9, 2021 7:07 PM

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Public Input

Row 2

Name	Jill Stone
Email	stonepatterson@sbcglobal.net
Form Date Field	06/08/21
Topic	Non-Agenda Item
Comments	Dear County Commissioners: This article details how gainfully employed residents of an Idaho town become homeless when non-residents buy up the available housing that is used by vacationers and short-term renters. This is a cautionary tale.
Meeting Date	
Subject	Short Term Rentals

*The Superrich
Bought Up This
Idaho Town and
Regular Folks
Now May Have to
Live in Tents*



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

Fwd: STRs

1 message

Wayne Belmont <wbelmont@co.lincoln.or.us>

Tue, May 25, 2021 at 11:17 AM

To: Casey Miller <CLMiller@co.lincoln.or.us>, Kristi Peter <kpeter@co.lincoln.or.us>

Not really input but an ask. I will respond but wanted this available

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

From: **Susan Hatfield** <suzanhatfield@yahoo.com>

Date: Mon, May 24, 2021 at 8:52 PM

Subject: STRs

To: Wayne Belmont <wbelmont@co.lincoln.or.us>

Dear Mr. Belmont,

My sister and I live in Lincoln Beach and are interested in renting out our home as a short-term vacation rental.

When we bought our home in 2004, our house was a vacation rental called The Gull House. We moved permanently into the house in April of 2006 as full time residents.

We live on Lincoln Ave in Lincoln Beach in a neighborhood which is mainly STRs and 2nd homes that stay empty most of the time.

In our neighborhood we have one full-time neighbor who lives across the street from us and all the other homes are either STRs or 2nd homes.

We realize there is a moratorium on STRs until June 1st. Is there an application to fill out in the mean time or is there a waiting list that we can get on? Please let us know.

Sincerely,

Susan Hatfield and Penny Billinger

Sent from my iPhone



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

**Fwd: Bayshore Bashing Meeting. Sending this again. My phone can be weird.
Forwarding as Ms Hall is out**

1 message

Julie Nichols <julienichols6161@gmail.com>
To: kpeter@co.lincoln.or.us

Thu, May 27, 2021 at 3:19 PM

Sent from my iPad

Begin forwarded message:

From: Julie Nichols <julienichols6161@gmail.com>
Date: May 27, 2021 at 3:09:23 PM PDT
To: Claire Hall <cehall@co.lincoln.or.us>
Subject: Fwd: Bayshore Bashing Meeting. Sending this again. My phone can be weird.

Sent from my iPad

Begin forwarded message:

From: Julie Nichols <nicholsjulie294@gmail.com>
Date: May 27, 2021 at 3:08:19 PM PDT
To: Julie Nichols <julienichols6161@gmail.com>
Subject: Fwd: Bayshore Bashing Meeting

Sent from my iPhone

Begin forwarded message:

From: Julie Nichols <nicholsjulie294@gmail.com>
Date: May 27, 2021 at 3:05:04 PM PDT
To: cehall@co.lincoln.or.us
Subject: Bayshore Bashing Meeting

Dear Ms. Hall,

I voted for you and love what you are doing for our communities in Lincoln County. (I'm the funny call you got once about a senior I visit with who claimed you had given him a ride and wanted you again as his driver!! Lol)

You were so gracious about that. The older gentleman is in assisted living and I volunteered and we became friendly. It felt odd but I was following through for him. (Incidentally his grandfather is none other than Mr. Boardman-the grandfather of our state parks on the coast. It just goes to show...you never know about people).

I am emailing you today because I am hoping the county governing body is getting Very Close to a decision about how many STR's to cap a limit on regarding unincorporated communities of Lincoln County. You may be terribly tired of this subject. I am only writing to you and you can share as you need.

The thing is, as a young retiree, I decided to attend my first Bayshore HOA membership meeting partly to support my candidate that I voted for-a neighbor also-as well as to see how the process worked. I knew this, of all meetings, would be more overwrought. However, I attended. All 4-5 hours. I understand that usually these meetings are normally low key and business like.

I've been on the coast 25 years and have many friends, pretty eccentric folks I'll admit(!), who have been in the area up to three generations. Some Native folks too. True locals. They did warn me that these STR meetings could be difficult. Omg. Yes, I wrote that in a business email. The meeting was reminiscent of the Capitol insurrection attempt in January. I am aware that Seaside, some 25 years ago in a televised Town Hall got very intense, and that Yachats was very reactive until caps were set by the county.

I think we need help at this juncture. We need some structures in place to help humans stay within perimeters. It has been lovely to be wild and free of them for so many years but we clearly are not in the same place culturally anymore for many reasons, including sheer population growth and COVID emotional fallout. Ms. Hall we are going to need some rules around here.

At the meeting people were cussing, yelling, talking over each other, playing in the ballot room touching secret ballots, (some of these these were nominees), monopolizing the floor with constant interruptions-one took over 45 minutes to put aside-cat calling out all sorts of legalistic rules both county and HOA, I thought at one point one older lady was going to hit another 'shouter downer,' and so on. At least 200 people crammed in the meeting room and, any time the current President tried to speak, they would yell and jeer over him. I think I observed some large blocks of people sitting together, and also fanned out in the back, that kept creating chaos in a somewhat preplanned and coordinated way. I was an advocate, home visitor, coordinator and educational assistant for Emotionally Disturbed students and families for 29 years in Multnomah County. I observe patterns in human behavior as second nature.

Claire, it was awful. Also it felt a bit unsafe. I promised to remove myself from toxic situations immediately once I retired, given the context of my previous career. I stayed for my nominee and his wife. He did not get in. Maybe he will try again. He's real people.

I respectfully repeat: we need oversight and regulation in Bayshore. I will not belabor the details further or share my politics of it. Just that, in dealing with humans I have learned, no rules invites truly outlandish behavior and a few guidelines may help settle things down.

We need you County Commissioners. Some of the neighbors have reconnected to affirm good faith feelings. A lot of the yellers and screamers do not even seem to have been from around here. Please help restore peace to our neighborhood by installing some gentle limits. It will only benefit our county in so many ways, including making us seem hospitable, not to mention keeping us acting as good neighbors.

You missed some action a week ago! Ha!
Thank you for listening to this context and request.

Sincerely,

Julie Nichols
1513 NW Bayshore Ave, Waldport 97394
971-678-6688

6/10/2021

Co.lincoln.or.us Mail - Fwd: Bayshore Bashing Meeting. Sending this again. My phone can be weird. Forwarding as Ms Hall is out

Sent from my iPhone