



VACATION RENTAL AD-HOC COMMITTEE AGENDA
Wednesday, September 26, 2018 - 1:00 PM
City Hall, Council Chambers, 169 SW Coast Hwy, Newport, OR 97365

The meeting location is accessible to persons with disabilities. A request for an interpreter for the DEAF AND HARD OF HEARING, or for other accommodations for persons with disabilities, should be made at least 48 hours in advance of the meeting to Peggy Hawker, City Recorder at 541.574.0613.

The agenda may be amended during the meeting to add or delete items, change the order of agenda items, or discuss any other business deemed necessary at the time of the meeting.

MEETING #14

1. DISCLOSURES (5 MIN)

This is the time for members with a financial stake in the outcome to disclose the "potential conflict of interest."

2. APPROVAL OF MINUTES (5 MIN)

Corrections and/or clarifications may be requested and a motion and vote will be needed to adopt the minutes.

2.1 September 5, 2018

[09-05-18 VRD Advisory Committee Minutes.pdf](#)

3. REVIEW AGENDA (5 MIN)

This is an opportunity for the group to discuss and make changes to the meeting agenda.

4. COMMITTEE REQUESTS (10 MIN)

The group will have an opportunity to review and discuss information distributed at the request of committee members. It is also an opportunity to request information not otherwise addressed on the agenda.

4.1 Committee Requests

[Committee_Member_Submittal_Escobar_-_Hollen_Letter.pdf](#)

[Committee_Request_-_Hanselman.pdf](#)

[Committee_Member_Submittal_Perry_Articles.pdf](#)

4.2 Updated List of VRDs by Zone

[Active VRDs by Zone-Updated 9-10-18.pdf](#)

5. REVIEW DRAFT CODE AMENDMENTS FOR CONSISTENCY WITH POLICY DIRECTION (60 MINS)

5.1 Draft Code Amendments

[Cover Memo.pdf](#)

[Chapter 4.25 - Short Term Rental Endorsements 9-26-18.pdf](#)

[Chapter 14.25 - Short Term Rental Land Use Rules 9-26-18.pdf](#)

[Rationale for Short-Term Rental Code Revisions 9-26-18.pdf](#)

6. DRAFT MAPS ILLUSTRATING PROPOSED VACATION RENTAL DWELLING SPACING REQUIREMENTS (25 MINS)

6.1 Maps

[ResidentialBuffering_1.pdf](#)

[ResidentialBuffering_2.pdf](#)

[ResidentialBuffering_3.pdf](#)

[ResidentialBuffering_4.pdf](#)

[ResidentialBuffering_5.pdf](#)

[ResidentialBuffering_6.pdf](#)

[ResidentialBuffering_7.pdf](#)

[SBeach_ProblemStreetSegment.pdf](#)

7. PUBLIC COMMENTS (10 MINS)

7.1 Letters or Emails

[Meeting_Submittal_Gauvin.pdf](#)

[Meeting_Submittal_Filby.pdf](#)

[Meeting_Submittal_Bear.pdf](#)

ADJORN

Draft MINUTES
City of Newport
Vacation Rental Ad-Hoc Committee Meeting #13
City Hall Council Chambers
Wednesday, September 5, 2018

AC Members Present: Carla Perry, Norman Ferber, Jamie Michel, Margaret Dailey, Bill Posner, Bonnie Saxton, Martha Winsor, Braulio Escobar, Don Andre, and Pam McElroy.

AC Members On Phone: Charlotte Boxer

AC Members Absent: Lauri Hines, and Cheryl Connell.

Planning Commission Liaison Present: Jim Hanselman.

City Staff Present: Community Development Director (CDD), Derrick Tokos; and Executive Assistant, Sherri Marineau.

Public Members Present: Bill Branigan, Susan Davison, and Frank DeFlippis.

1. **Call to Order.** The meeting was called to order at 1:00 p.m.
2. **Disclosures.** Tokos asked for conflicts of interest. Andre, Saxton, Ferber, and Michel disclosed they had potential conflicts of interest. Dailey, Hanselman, Perry, Escobar, Posner, Boxer, McElroy, and Winsor stated they had no conflicts.
3. **Approval of Minutes from the July 25, 2018 Meeting.**

MOTION was made by Saxton, seconded by Winsor to approve the July 25, 2018 Vacation Rental Ad-Hoc meeting minutes as presented. The motion carried unanimously in a voice vote.

4. **Review Agenda, and Revise as Needed.** Tokos asked for any adjustments to the agenda. None were heard. He noted there wasn't a draft code ready for the current meeting and it would be presented at the next one.
5. **Committee Requests.** Tokos covered the committee request documents that were shared with the AC. He noted the article submitted by Braulio Escobar. Escobar noted the article had been posted on a lot of different media outlets. Tokos noted the NPR program that was done from the outreach meetings. He reported the tally of attendees of the outreach meetings was 52 people, evenly distributed between the two meetings.
6. **Hotel/Motel Operator's Perspective on Vacation Rental.** Tokos introduced special guest, John Clark of The Whaler Motel. Hanselman asked how the vacancy rate affected tourist housing complexes that had been partnered with the City. He said none of the resorts had responded with feedback on the surveys sent to them and asked if resorts had concerns on VRDs. Perry asked Clark about his experience with The Whaler's work force housing. Clark noted that they had five VRDs and the units are an extension of the motel. He said it was common for hotels to not be too full before a holiday and then be filled over a holiday. Hanselman asked if Clark was seeing the same vacancy rates over the years. Clark said he saw no appreciable increase for his business. He thought the people who wanted to rent houses wanted more square footage and they were easier for families. He said he wasn't in favor of VRDs in R-1 zones. Clark said some of their workforce lived in Newport in subsidized houses with others living outside of the area because it was too expensive.

Perry asked if The Whaler Motel had trouble finding and keeping staff because of housing. Clark didn't think it was lack of housing but was individual to their motel. He thought other businesses had problems keeping skilled workers and the market drove what people were paid. Boxer noted her employees couldn't find places to live. She said of the 104 employees she had since she opened, about half had left because they had no place to live. Boxer thought The Whaler Motel units were different from VRDs. She didn't think R-1 and R-2 zones should have VRDs and felt VRDs were taking away from small businesses. Michel asked how people staying and cooking at a VRDs was any different than hotels with kitchenettes. Boxer didn't think it was the same because most hotels didn't have kitchenettes.

Saxton said as property values rose, it was tough for someone to have a standalone home without renting it. She noted she was on the Hospital Board and they had many new doctors coming into the area. She hadn't heard about anyone who wouldn't come to Newport because they didn't have housing. She said there was a fair inventory of homes on the market. Escobar thought it was a fair categorization that The Whaler Motel had something different from VRDs and noted the City determined these units were VRDs and was why they got licenses for them.

Perry asked Clark if there were any concerns in the area that the AC needed to know about. Clark thought the trend of VRDs would continue and not go away. Perry said she was asking if VRDs had affected their business. Clark did not think it had. Escobar asked if Clark thought the people looking for VRDs were looking for larger units as opposed to a motel setting. Clark said yes. Andre agreed that the VRD trend would be continuing. He said when people thought about running a VRD they thought it would be easy. After starting a VRD the reality would set in that it took a lot of work to run one. Andre thought some of the bad players would pay the piper because their VRDs hadn't been taken care of. Michel thought there would be some market correction because of this as well.

Escobar asked Saxton if there was a different set of rules when applying for a mortgage when the unit would be a VRD. Saxton said yes. Escobar asked if the people who couldn't buy a home without a VRD income, were being fair and honest on their loan applications. Saxton said she hadn't see hadn't see this and didn't see how they could do this. She also hadn't seen any loans being approved saying they had to have the VRD income. Tokos noted that a lender could put a stipulation in the loan that precluded using a home as a rental. Boxer noted this would be a standard deed of trust and a default on the loan. (33:30) Tokos said this wasn't something the City would get into. Saxton said for condos, if there is one VRD in the complex, they were considered "Condotels" and lenders wouldn't lend for the complex.

Perry noted an owner she knew who she rented out her unit for three months at a time and asked it was a VRD. Tokos said this was more than 30 days and outside of the context. Perry asked what the minimum days for considering a unit as a long term rental. Tokos said 30 days. Dailey said if it was solely for vacation purposes, then they could do 45 days.

7. **Refinements to Policy Options Based Upon Open House Feedback.** Tokos reviewed his memo and noted the summary of the public comments from the public open houses. Escobar asked what the timeline for policies would be. Tokos said there would be another hotel/motel owner guest and a draft code at the next meeting. This could be the last meeting with the option of adding a second one. Tokos explained it would then go on to the Planning Commission then to the City Council.

Perry referenced Page 2 of the Summary of Proposed Changes and asked when a VRD license would expire. Tokos said there would be an annual renewal and if they failed to renew within a window of time, the license would expire. Perry asked about the phase out of VRDs from residential zones. Tokos said in cases where there were more than one on a street face it was a standard. The discussion was to have the last licensed VRD phased out or whomever sold or let their license expire. Tokos explained that the renewal was due July 1st every year and they would have until August 15th to renew. If they didn't renew, it would expire. Escobar asked how the phase out would happen. Tokos said one way would be to apply the five year phase out when there was more than one VRD on one street phase. It would be easier when using another alternative where everyone was phased out. He said he could draft it either way. A discussion ensued regarding how phasing would work in commercial and residential areas. Tokos noted that when there was residential on one side of the street and tourist commercial on the other side, limits would not be applied there. Boxer asked if someone would lose their license if they sold their VRD and there were too many VRDs in residential zones. Tokos said a sale would be one way to do this and another would be if they didn't renew their license. Michel said so if they did street segments with license going way with sale, then hopefully the City could lean on the bad players and start to thin VRDs out.

Perry asked what a strike was for the three strikes you are out rule. Tokos said it was a verified circumstance of noncompliance such as advertising in excess of occupancy. Perry asked if the third party would handle enforcement. Tokos said they would work with the City on the initial strike. Then it would be on the City to handle strikes two and three with revocations being on the City to handle the third strike. Andre suggested the AC meet again in 2-5 years to see how the VRD concerns had been addressed.

Hanselman wanted to know how the timeline for phase outs was determined. Tokos said on Page 2 of the summary of proposed changes, under the phase outs of noncompliant VRDs, it stated that permit licensed VRDs in areas where they were no longer allowed could continue to operate for a 5 year period of time to realize a return on investment. The licensed VRDs in areas that exceeded density limits would phase out as the licenses expired. Posner thought this could take decades to phase out. Tokos said another option would be to phase out the VRDs that received the more current licenses. He said he would present both options as alternatives when bringing it forward. The AC agreed. Dailey wanted to see the City do more enforcement currently and thought they could have a straight forward way to handle enforcement until there was something decided by the City Council.

McElroy was concerned that the public thought the AC came to consensus that they wanted the caps to be set between 200-275. The AC was in general agreement that they hadn't agreed on any number. Tokos said his plans was to put in language that would allow the imposition of a cap. He would share it with a note that the AC discussed something around 4-5 percent and there was not consensus of what the exact number would be. A discussion ensued regarding what the AC wanted in terms of what number the caps should be set at. Tokos said if a cap was put in, it would be a specific number or a percent. He asked the AC to not do a percent as it was difficult to factor. Tokos said there had been no consensus on a specific cap

number. The AC agreed. Perry wanted to see the number be smaller. Tokos suggested the cap be at the current levels. Andre asked why it should be current levels. Hanselman said it was because it was what was already in place and added that he didn't think VRDs should be allowed in R-1 and R-2 zones. A discussion ensued regarding phasing out in residential zones. Tokos said there could be language to advise policy makers to advise that the cap numbers could be set lower and say that caps were discussed without consensus. Then they could compare jurisdictions where they have more than just a tourist based economy versus just tourist to set the cap number. Perry suggested setting the number to 200 or lower when telling the policy makers a cap number. Tokos said they could and the point the policy makers would have to consider was if it was below the current license level, they would have to find out who to phase out. Hanselman said there was no reason they couldn't have another option in the public document to say maintain at current levels as well as the 220-275 cap.

Tokos reviewed the homeshare public comments. He said that in reference to homeshares, it was in the context of one dwelling unit renting out one or two rooms. Tokos noted that there had been a question on if accessory units would be considered homeshares. Windsor thought that if it was a separate unit, it was a VRD. Saxton thought that attached units would be homeshares. Tokos said if it had separate cooking facilities, it was an accessory dwelling unit. Tokos said a homeshare was when they were sharing the unit and an accessory dwelling was a separate dwelling unit. It would be coupled with B&Bs and was what the AC would expect to see. Hanselman asked about the public comment to allow rentals of 3-4 rooms for homeshares. Windsor said most jurisdictions allowed 1-2 rooms. Michel asked what the occupancy would be for homeshares. Tokos said all short term rentals would be subject to the same occupancy standards.

Tokos covered the map alternative comments next. Dailey said the AC wouldn't have to do both a ban in R-1 and R-2 zones along with map alternatives. Tokos said this was not an option currently. Perry agreed with Dailey and thought it was less clear on the maps than on the written forms. Tokos suggested forwarding the alternatives to say the maps were discussed and were methods they could use to prohibit VRDs in certain geographic areas, or they could go in a different direction if they felt it appropriate. Escobar asked if the AC met a consensus on what map alternatives they preferred. Tokos said no. Perry thought that providing the maps as additional materials to the Planning Commission would be sufficient with the AC's statements in writing. Posner noted that a lot of the public comments stated they wanted a phase out of VRDs in R-1 and R-2 zones. Tokos noted some said to prohibit them in commercial zones. He said they would structure the code so that the policy makers could impose one of those options or another one they might feel appropriate.

Tokos reviewed public comments on caps next saying there was general agreement that an alternative needed to go forward with a cap. Winsor asked about having a subset of caps for commercial zones. Tokos said it could be framed as a subset and the AC could say it needed further analysis, with a note that it could be done.

Tokos noted that currently a VRD license wasn't transferrable. He said the other options were to have licenses transferrable in commercial zones, or have transferability extended to residential areas on the other side of the street of commercial. Escobar was concerned it would be a rehash of what was already discussed instead of making decisions. Tokos said what he had heard was there was an agreement that there should be a cap but not a consensus of what the number would be. The AC agreed. Posner thought that a new owner should have to go through the process instead of just getting a license. Tokos said they would always have to do this. Andre thought it would be useful for the reapplication of new owner to be vetted. Tokos said there could be a challenge if they created a special class for transfers of VRD licenses. There would be some sensitivity for residential areas to have the VRD retaining the spot when there were caps. Dailey suggested adding the R-4 zones for transferability and no transfer in other residential zones. Perry thought the AC had talked about having it not be transferrable in R-1 and R-2 zones, but could transfer in other zones. Tokos noted that when numbers were at cap level and licenses weren't transferrable, it would be incumbent on the buyer to find out what the rules were. When they did, they would be told that the VRD would go on a waiting list. Hanselman was concerned about how the people on a waitlist was managed. Escobar asked if there could be a requirement that the transfer of the VRD license be an approval of the lender. Michel said no, and as a property owner she had been asked to send a lender an estimate on VRD income. Tokos said what he heard was to allow license transfer outside of R-1 and R-2 zones. Winsor suggested a transfer in R-3 and R-4 zones be a conditional use. Tokos said there would be different options presented.

Tokos reviewed proximity limits comments. He noted there weren't many public comments and he would be presenting a street segment limitation as the option.

Tokos reviewed complaint comments next. He noted the third party vendor wouldn't be a part of the code but would be a recommendation from the AC because they couldn't put anything in the code stating they should use a particular vendor. Perry asked if there would be three vendors considered through a competitive quote and asked if it was an RFP. Tokos said it would be below the threshold of a RFP. Andre asked how the process of choosing the vendor would be vetted. Tokos said there would be interviews with clients and a comparison of the different options each vendor could provide.

Occupancy comments were reviewed next. Tokos noted there would be three options to the two bedroom occupancy presented. Saxton asked if they would limit the number of bedrooms. Tokos said VRDs would be limited to five bedrooms, but B&Bs would not.

Tokos reviewed the third party vendor comments. He didn't see any comments in disagreement with this.

Tokos reviewed parking comments next. He said the AC had agreed the VRDs should be able to use the undeveloped right-of-way for parking. Then, when the right-of-way was developed, the use of it went away and their occupancy would change. Branigan asked what happened with parking when garages were converted to habitable space. Tokos said it would be a part of the annual renewal and owners would have to show where the parking was. Dailey suggested having spot inspections to manage this. Andre said this was a problem that existed even outside of VRDs. Michel said when spaces were no longer available for parking, and there was a complaint for parking, it should be an official complaint. Tokos said it would come up in annual renewals. There would be Fire Department spot checks that would catch these and there were other ways to catch this as well.

Tokos reviewed the signage comments. He said he would look at other model codes for the dimensions of signs that would include the name and contact number. Andre thought that signs were a moving target. He felt if there needed to be someone to respond issues within 30 minutes and an online roster of contacts. Saxton was opposed to signs because she saw burglaries at properties she sold who had signs. Andre suggested having alternatives to signs. A discussion ensued regarding the requirement of signs after which the AC was in general consensus to require a sign.

Tokos covered trash and landscaping comments. Dailey thought this was an enforcement issue. Tokos then covered event comments and noted most comments were against them. He covered fee comments next. He noted the third party fees would be covered under licensing fees.

8. **Public Comment/Questions.** Susan Davidson addressed the PC. She said the VRD issue was bigger than VRDs. She told the AC that four years earlier she couldn't find housing and explained the hardship this was for her. She noted that realtors were promoting VDRs causing people who had been renting long term to change their units to VRDs. Davidson thought renters don't live the same way as residents. She noted the number of VRDs she found in Newport when she did a web search. The number she found was over the number of suggested caps.

Frank DeFlippis addressed the AC and expressed his concerns about the units that were only rented on weekends that were sitting unoccupied during the week and displacing long term rentals.

Tokos asked the AC for thoughts on the remaining comments. He said he didn't see anything drastically out of the realm of what the AC talked about. Tokos would bring a draft of the code that would be presented in two pieces: administrative and process. Andre wanted to thank the City staff for all the effort they did with coordinating the public open houses.

9. **Adjournment.** The meeting adjourned at 3:01 p.m.

Respectfully submitted,

Sherri Marineau
Executive Assistant

Jeff and Julie Hollen
223 NW Gilbert Way
Newport, OR 97365

September 6, 2018

Braulio Escobar
P.O. Box 747
Newport, OR 97365

Re: City of Newport Vacation Rentals

Dear Mr. Escobar:

Thank you for serving on the City of Newport committee reviewing the vacation rental ordinances. After attending one of the meetings, we would like to repeat and expand on some of the comments provided at that meeting.

We live across the street from a vacation rental in the Agate Beach area, at the base of Yaquina Head. The rental house has a two car garage and a driveway which is partially concrete and partially gravel on a downhill slope. The gravel makes it difficult to back out of the driveway, and even the cleaners park on the street to avoid backing out. The renters should be able to park six cars on the property, but they don't want to deal with the gravel or block themselves in, and therefore park on the neighborhood streets. They often arrive with boats, and park the boats on the street. The streets are already filled with beachgoers, and this excess makes it much worse.

Vacasa is not there when they arrive, and it is obvious that the renters do not acknowledge the parking or occupancy restrictions. The occupancy limit is generally exceeded. Vacasa does not monitor the occupancy limit, and the excess cars at the property are indicative of the overflow of people. The only time Vacasa evicted someone for this violation was when we called about a fraternity party in which approximately 35 drunk students were throwing bottles off the front porch into the wooded area below the house.

The renters customarily exceed the garbage receptacle limits, and the containers are placed on the roadway when they leave with the lids partially open. The crows pull out trash, and the wind blows the tops completely open. The time between when the containers are placed on the road and when the garbage service arrives is often several days, as the renters do not always leave on the day of garbage service. With a moderate amount of wind the receptacles blow over and the garbage starts blowing down to the beach. There is no prompt response from Vacasa, so the neighbors have little choice but to go pick up the trash and move the containers back to the house. Along these lines, the renters fill both the recycle bin and the garbage bin with garbage. Finally, when the trucks do arrive to empty the containers, the containers remain in the roadway indefinitely, until the cleaner or next renters arrive to move them back to the house. As I write this letter, the empty garbage and recycle containers have been on the street four days after being emptied.

The calls to Vacasa are extremely frustrating. Most recently we were directed to call someone in Pendleton about another garbage problem. I had to wait 15 minutes for the call to be answered by a person. That person did not know anything about our location or the rental house. They needed a complete explanation of the rental location and the problem. They then said a

Braulio Escobar
September 6, 2018
Page 2

local person would be contacted. My neighbor also called and had the same experience. Nobody showed up in the next two hours. This frustration was expressed on social media, and a candidate for mayor called Vacasa. Someone finally showed up after that call. By that time my neighbor and I had picked up the garbage which was blowing about the neighborhood.

From our perspective, these companies should be held more responsible for their intrusion into neighborhoods. The rental house should be required to have their garbage and recycle containers in a fenced area so they do not blow over. They should be required to pay Thompson Sanitary for the concierge service, so the containers are not left on the road before or after the garbage is emptied. The rental agency, in this case Vacasa, should be present during or shortly after arrival, to explain the rules to the renters and confirm the occupancy is not exceeded. The rental agency should be required to have a local person on call, with ability to respond in less than 30 minutes.

With respect to the larger issues that these vacation rentals raise, we would like to let our feelings be known. We both grew up in this area of Agate Beach, and we were glad to live here for more than 50 years. This single vacation rental is such an annoyance it makes us want to leave. It was built by a nonresident as a short-term rental, not as a residence. It is a disservice to residents that transients are invited to intrude into our neighborhoods in these substitute motels.

Sincerely,



Jeff Hollen



Julie Hollen

Sherry Marineau

From: Derrick Tokos
Sent: Wednesday, September 12, 2018 8:24 AM
To: 'James Hanselman'; 'Margaret'; 'carla perry'; 'simonis_110@hotmail.com'; 'Bonnie Saxton'; 'braulio.escobar@gmail.com'; 'fairhaven@peak.org'; 'dreamhomesof'; 'don@blueagate.com'; 'Bill Posner'; 'jamie@sweethomesrentals.com'; 'lauri.hines@icloud.com'; 'charboxer2@comcast.net'; 'Pam McElroy'; 'marthawinsor2@gmail.com'
Cc: Sherry Marineau; 'Rodney Croteau'; 'Bob Berman'; 'Mike Franklin (mike@newportchowderbowl.com)'; 'Lee Hardy'; 'William Branigan'; 'Jim Patrick'
Subject: RE: VRD rental info request
Attachments: RE: VRD rental info request

Please see the attached email from our Finance Director. The city does not have data sufficient to prepare a report of this nature. We will include a copy of your email and this response in the upcoming meeting packet so that it is a part of the record.

Derrick I. Tokos, AICP

Community Development Director

City of Newport

169 SW Coast Highway

Newport, OR 97365

ph: 541.574.0626 fax: 541.574.0644

d.tokos@newportoregon.gov

From: James Hanselman [mailto:jj_oregon@yahoo.com]
Sent: Wednesday, September 12, 2018 6:26 AM
To: 'Margaret' <margaret@margaretedailey.com>; 'carla perry' <carla@dancingmoonpress.com>; 'simonis_110@hotmail.com' <simonis_110@hotmail.com>; 'Bonnie Saxton' <bonnie@advantagerealestate.com>; 'braulio.escobar@gmail.com' <braulio.escobar@gmail.com>; 'fairhaven@peak.org' <fairhaven@peak.org>; 'dreamhomesof' <oregon@gmail.com>; 'don@blueagate.com' <don@blueagate.com>; 'Bill Posner' <bposner@outlook.com>; 'jamie@sweethomesrentals.com' <jamie@sweethomesrentals.com>; 'lauri.hines@icloud.com' <lauri.hines@icloud.com>; 'charboxer2@comcast.net' <charboxer2@comcast.net>; 'Pam McElroy' <pmcelroy456@charter.net>; 'marthawinsor2@gmail.com' <marthawinsor2@gmail.com>; Derrick Tokos <D.Tokos@NewportOregon.gov>
Cc: Sherry Marineau <S.Marineau@NewportOregon.gov>; 'Rodney Croteau' <croteau@charter.net>; 'Bob Berman' <CindyAndBob@earthlink.net>; 'Mike Franklin (mike@newportchowderbowl.com)' <mike@newportchowderbowl.com>; 'Lee Hardy' <lee@yaquinabayproperties.com>; 'William Branigan' <phantom41@gmail.com>; 'Jim Patrick' <jbpatrick@newportnet.com>
Subject: VRD rental info request

Derrick,

Would the City provide the committee with the number of days that each VRD paid room taxes for the most recent complete fiscal year. Thank you for any assistance that the City can provide.

Thank you,

Jim Hanselman

Sherry Marineau

From: Michael Murzynsky
Sent: Wednesday, September 12, 2018 8:06 AM
To: Derrick Tokos
Cc: Sherry Marineau
Subject: RE: VRD rental info request

Hey Derrick,

No, we get a gross amount on the rentals...and monthly only, no days. And if they go through AirBnB, we get nothing...you know the story.

Mike

Michael A Murzynsky
Finance Director
City of Newport
169 SW Coast Highway
Newport, OR 97365

Phone: 541-574-0610

From: Derrick Tokos
Sent: Wednesday, September 12, 2018 7:50 AM
To: Michael Murzynsky <M.Murzynsky@NewportOregon.gov>
Cc: Sherry Marineau <S.Marineau@NewportOregon.gov>
Subject: FW: VRD rental info request

Hi Mike... is this something your Department can calculate?

Derrick I. Tokos, AICP
Community Development Director
City of Newport
169 SW Coast Highway
Newport, OR 97365
ph: 541.574.0626 fax: 541.574.0644
d.tokos@newportoregon.gov

From: James Hanselman [mailto:jj_oregon@yahoo.com]
Sent: Wednesday, September 12, 2018 6:26 AM
To: 'Margaret' <margaret@margaretedailey.com>; 'carla perry' <carla@dancingmoonpress.com>; 'simonis_110@hotmail.com' <simonis_110@hotmail.com>; 'Bonnie Saxton' <bonnie@advantagerealestate.com>; 'braulio.escobar@gmail.com' <braulio.escobar@gmail.com>; 'fairhaven@peak.org' <fairhaven@peak.org>; 'dreamhomesof' <oregon@gmail.com>; 'don@blueagate.com' <don@blueagate.com>; 'Bill Posner' <bposner@outlook.com>; 'jamie@sweethomesrentals.com' <jamie@sweethomesrentals.com>;

'lauri.hines@icloud.com' <lauri.hines@icloud.com>; 'charboxer2@comcast.net' <charboxer2@comcast.net>; 'Pam McElroy' <pmcelroy456@charter.net>; 'marthawinsor2@gmail.com' <marthawinsor2@gmail.com>; Derrick Tokos <D.Tokos@NewportOregon.gov>

Cc: Sherri Marineau <S.Marineau@NewportOregon.gov>; 'Rodney Croteau' <croteau@charter.net>; 'Bob Berman' <CindyAndBob@earthlink.net>; 'Mike Franklin' (mike@newportchowderbowl.com) <mike@newportchowderbowl.com>; 'Lee Hardy' <lee@yaquinabayproperties.com>; 'William Branigan' <phantom41@gmail.com>; 'Jim Patrick' <jbpatrik@newportnet.com>

Subject: VRD rental info request

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Thank you,

Jim Hanselman

Sherri Marineau

From: Derrick Tokos
Sent: Wednesday, September 19, 2018 4:53 PM
To: Sherri Marineau
Cc: 'carla perry'
Subject: FW: Links to 2 articles about VRDs in Portland and in Vancouver, WA

Hi Sherri... please add these articles to the committee packet.

Derrick

-----Original Message-----

From: carla perry [mailto:carla@dancingmoonpress.com]
Sent: Wednesday, September 19, 2018 8:38 AM
To: Derrick Tokos <D.Tokos@NewportOregon.gov>
Subject: Links to 2 articles about VRDs in Portland and in Vancouver, WA

Derrick,

Cathey Briggs brought a "Street Roots News" article about regulating VRDs and compliance issues to my attention. The City of Portland is considering making VRDs entirely illegal within Portland city limits if Airb&b and HomeAway (and all the smaller VR management companies) do not provide all their data to the city. They are initiating a major crackdown on compliance.

Please read, and share with the VRD Ad hoc Committee.

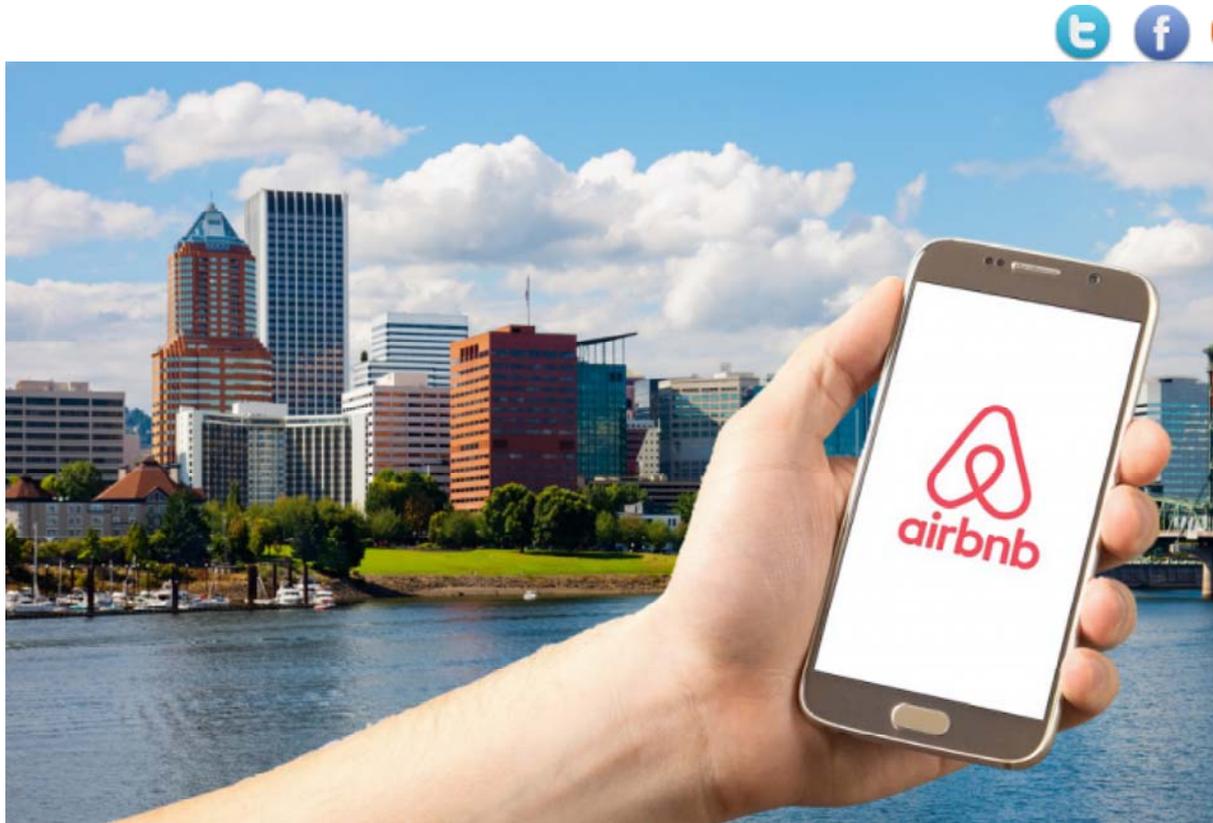
<https://news.streetroots.org/2018/09/14/locking-down-portland-s-short-term-rentals>

The article includes a link to another article about the effect of VRDs on Portland's housing crisis.

<https://news.streetroots.org/2016/11/19/airbnb-and-housing-crisis>

Thank you,

-Carla



(Street Roots photo illustration)

Locking down Portland's short-term rentals

As Portland nears an agreement with Airbnb, cities worldwide struggle with regulating short-term-rental companies

by **Amanda Waldroupe** (/users/amanda-waldroupe) | 14 Sep 2018

Portland is “on the cusp” of reaching an agreement with Airbnb to have the short-term rental company share its listing data with the city, a spokesperson for Mayor Ted Wheeler said.

It may sound like a simple technicality, but this gap in information has held Portland back from effectively monitoring the runaway industry and enforcing short-term-rental guidelines.

Sophia June, senior spokesperson with Mayor Ted Wheeler's office, said that the data will include the names of “Portland hosts, contact information, rental addresses, etc.”

HomeAway, another short-term-rental company, will start sharing its hosting data once Airbnb does, meaning the city will have access to data related to approximately 90 percent of the city's short-term rental listings.

“Once we have this data we will be in a position to enforce our regulatory and tax codes more forcefully,” June wrote through email. “Importantly, both platforms have agreed to remove all listings that fail to comply with regulatory requirements.”

Cities throughout the world are struggling to find ways to regulate the rapidly expanding short-term-rental market. Little can be done without the names and addresses of people who operate those short-term-rental units, and the only way to get that information is reaching agreements with Airbnb, HomeAway and other short-term-rental companies.

The imminent agreement between the city and Airbnb follows a scathing audit, conducted by the city of Portland's auditor's office, which showed that only 22 percent of short-term rentals in the city have a legally required permit.

According to the audit, 4,648 Portland homes were listed on Airbnb's website in December 2017. The number more than doubled since 2015, showing how quickly short-term rentals are growing.

Currently, city law requires that hosts obtain a permit, that the rental be the host's primary home, that the host live there at least nine months out of the year, and that rentals last no longer than 30 days. Hosts found not in compliance, including those operating without a permit, are subject to fines starting at \$1,000 for the first offense.

But “if you don't have the data, you can't regulate,” said Alexandra Fercak, one of the audit's authors. “It's almost like putting up a program and not backing it up with the resources and what you need to make it function well.”

On top of that, she said, the city of Portland has no idea how short-term rentals are affecting the supply of rental housing in the city.

FURTHER READING: [Airbnb and the housing crisis](https://news.streetroots.org/2016/11/19/airbnb-and-housing-crisis)
(<https://news.streetroots.org/2016/11/19/airbnb-and-housing-crisis>)

As Fercak and her colleagues conducted the audit, they reviewed the public testimony given when the city adopted the guidelines for short-term rentals in 2014.

“I can't tell you how many times the effect on housing availability and affordability and long-term rental prices came up,” she said. “That was one of the major themes.”

The Office of Management and Finance is leading the negotiations with Airbnb. Thomas Lannom, the director of the bureau's Revenue Division, declined to comment on the negotiations until an agreement is reached.

The responsibility for overseeing short-term rental regulations falls under the the Bureau of Development Services, which is under the charge of City Commissioner Chloe Eudaly. Marshall Runkel, Eudaly's chief of staff, said that part of the new agreement with Airbnb entails no longer requiring physical inspections of the unit in exchange for the host's data.

“The intent was good,” Runkel said, which was “to ensure that these short-term rentals would be safe.”

However, Fercak thinks the number of permitted short-term rentals is so low because hosts wanted to avoid the time and effort it takes for an inspection to be conducted.

More importantly, Runkel said, Portland needs “the ability to enforce against commercial operators,” which are those hosts who rent out their homes or apartments for more than 30 days at a time.

“Those are the units that do the most damage to our housing market,” he said.

Had Airbnb not cooperated in negotiations and data sharing, Runkel said, the city would have been willing to take legal action and even enact an outright ban of all short-term rentals in the city.

“If you’re not going to give the data, it’s not OK to operate in the city of Portland,” Runkel said. “All of it becomes illegal. The option of them continuing to not provide basic data about their activities in our city is not an option.”

...

Kathryn Holm spent much of the first week of September signing tickets fining illegal short-term-rental operators in Vancouver, British Columbia.

Holm is Vancouver’s chief license inspector. Her job is to enforce a citywide law that went into effect Sept. 1 regulating short-term rentals. Airbnb agreed to give the city the names and addresses of its operators in Vancouver.

With that information in hand, the city now requires all short-term-rental operators to have a business license issued by the city. Additionally, operators must include that license number in all the online listings and advertising for their rental unit.

The new law requires that all rentals be in the operator’s primary residence – no secondary homes, investment properties or separate basement apartments with separate locks and address.

Condominium associations are allowed to decide on their own whether they want to allow short-term rentals in their buildings.

All short-term rentals must adhere to safety requirements similar to what hotels and bed and breakfasts must follow, including having functioning smoke detectors and fire extinguishers and signage showing how the room and building can be exited during an emergency.

Operators who do not comply with the new laws face fines of \$1,000 per offense. The city wields a great deal of discretion in deciding what constitutes an offense – the violations can be per day or for each short-term-rental company the operator lists through.

“That number can add up very quickly,” Holm said. “(If) people have deliberately lied to us or are blatantly not in compliance, we have the opportunity to fine heavily.”

Vancouver developed what Holm calls a permissive policy – allowing short-term rentals in “the right circumstances.” But the city has a zero-tolerance approach to those breaking the new law.

“And if you don’t pay, you’ll get more tickets,” Holm said. “We work very closely with our friends in legal services.”

When the new law went into effect, Vancouver saw an immediate 43 percent reduction in the total number of listings in the city, from nearly 6,600 to 3,742; 2,500 listings were removed by Airbnb. The company removed any operator who had not entered a license number onto the website by midnight Aug. 31, the day before the city law took effect.

Another 660 listings, which were being rented out for more than 30 days at a time, have been converted to long-term rentals or removed entirely from the rental market.

The city of Vancouver has so far issued approximately 2,600 licenses. Holm said there are nearly 300 listings that are not in compliance with city law; they do not have a license, yet their online listings appear as if they have one, with any string of numbers entered into the field asking for a business license.

Holm does not expect total compliance.

“There are going to be folks who slip through ... being devious and finding creative ways to misrepresent themselves,” she said.

“We’re going to continue to chase those folks,” Holm said with more than a hint of determination, and perhaps some glee, in her voice.

Vancouver began developing a short-term-rental policy, as well as negotiating with Airbnb and other short-term-rental companies, in April 2016. What followed were years of public meetings, public comment periods and discussion of draft policy proposals.

Holm said the city considered “everything.”

“We looked at what every city in the world was doing,” she said.

Vancouver has one of the tightest, most expensive housing markets anywhere on the West Coast. The average rent for a one-bedroom apartment is \$2,000 (Canadian), according to PadMapper, and the vacancy rate is less than 1 percent, Holm said. Approximately 51 percent of Vancouver residents are renters.

“We have an obligation to ... make (Vancouver) a place where people can live and work,” Holm said. The city is trying “to ensure that properties that can be used for long-term rentals are.”

...

In working through its policy, the city of Vancouver even considered an outright ban of short-term rentals.

Berlin, Germany, essentially banned Airbnb and other short-term rentals from operating in May 2016, when the city passed a law that only allowed homeowners to rent out one room in their principal residence.

But a court ruling there found that short-term-rental units do not affect the housing market, and operators found ways to evade the law. Berlin lifted the ban May 1, 2018, allowing homeowners to rent out their main homes, as well as to rent out second homes for no more than 90 days a year.

“People will find a way to do it,” Holm said.

In April, the city of Paris sued Airbnb for refusing to enforce local laws, calling on it to remove tens of thousands of unregistered listings from its site. The French capital is the company’s largest market.

Earlier this year, San Francisco passed a measure requiring operators to register their rentals with the city. When the law went into effect, the number of Airbnb listings dropped by 50 percent. Operators who don’t comply with city law face fines of \$1,000 per day per listing.

In July, New York City passed a city ordinance requiring Airbnb and other short-term rental companies to share the names and addresses of its hosts in the city.

The new legislation goes into effect in January. Short-term-rental companies that do not share data will face fines of up to \$1,500 per listing they fail to disclose. There are approximately 52,000 Airbnb listings in New York. Airbnb has said it will fight the city law in court, and in August, it filed suit against the city, claiming the city's law violates constitutional rights.

Cities that do not have access to the names and addresses of short-term rental hosts must rely on third-party companies that provide that data.

Will Norris, Hood River's finance director and assistant city manager, said "we kind of know" that Airbnb will not share the names and addresses of its hosts with the city, given Hood River's size, among other factors. "They don't really communicate with us," he said.

Hood River requires that all short-term-rental listings be licensed with the city and that operators pay lodging and transient taxes.

The city uses a system called Host Compliance, which scrubs the internet for listings, comparing information gathered online with records kept by Hood River. Norris said the city is able to use the information to find unlicensed hosts, who receive a letter asking that they come into compliance. From there, the city can ratchet up enforcement.

Right now, there are between 200 and 210 listings in Hood River, and approximately 90 percent of listings are in compliance. When asked how accurate that number is, Norris said, "It's hard to prove a negative."

He also said there are a number of community groups and neighbors who keep a vigilant eye on their neighborhoods and are willing to make a formal complaint to the city – something that a smaller, more rural community like Hood River relies more heavily on than larger cities, which have the ability to resort to legal action, as San Francisco and New York City have done.

Holm, the license inspector in Vancouver, thinks that as the sharing economy grows, "government needs to react," no matter the solution eventually reached.

"Any city in the world will tell you that this is a journey and that there is no silver bullet," she said.

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Tags: [Local Politics \(/tags/local-politics\)](/tags/local-politics)



Murray Cox is the founder of Inside Airbnb. (Photo courtesy of Murray Cox)

Airbnb and the housing crisis

Murray Cox is examining the impact of the homestay company on gentrification and vacancy rates

by **Amanda Waldroupe** (</users/amanda-waldroupe>) | 19 Nov 2016

Murray Cox was teaching children in Brooklyn, N.Y., about maps and statistics related to gentrification when he began to think about how Airbnb might be contributing to rising rents in his area.

He wrote some code to get data for his Brooklyn neighborhood and was surprised by the large number of entire residences being rented out frequently, as opposed to single rooms within occupied homes as Airbnb marketing suggests.

That was two years ago, and today Murray Cox is the founder of [Inside Airbnb](http://insideairbnb.com/) (<http://insideairbnb.com/>), an organization that gathers data about Airbnb's rentals and listings in cities around the world, making tools available to the public so anyone can see how Airbnb is playing out in their community.

By examining this information, his organization seeks to understand how the homestay network affects cities and neighborhoods and how the lack of regulation of Airbnb listings contributes to displacement and tight housing markets throughout the U.S.

Street Roots recently spoke with Cox to find out how Airbnb is contributing to low vacancy rates and how some cities are fighting back.

Amanda Waldroupe: *What impact does it have for someone to rent out their entire home?*

Murray Cox: If someone is renting out their house, there's a chance that they're removing that house from housing stock. There is a financial incentive to rent it out permanently. Gentrification has been around in most neighborhoods for quite some time. Airbnb is definitely part of that same problem of real estate speculation and gentrification. Airbnb is about tourism and no residents living there. It's changing the face of the neighborhood.

A.W.: *How so?*

M.C.: In Bedford-Stuyvesant, the neighborhood I live in, I estimate that there are 500 apartments taken off the market and rented to tourists. You see people walking around with suitcases. You see businesses changing to cater for tourists. It causes neighborhoods to change. Desirable neighborhoods where there's a large amount of Airbnb rentals would be changing to cater for the influx of tourists. It might not be beneficial to the existing residents.

A.W.: *Could you give some examples?*

Gentrification has been around in most neighborhoods for quite some time. Airbnb is definitely part of that same problem of real estate speculation and gentrification. Airbnb is about tourism and no residents living there. It's changing the face of the neighborhood.

M.C.: There might be a lot of businesses like supermarkets, schools, the barber shop and a lot of long-term businesses that aren't trendy bars, coffee shops or wine stores. Tourists don't spend their money (at those businesses). Tourists are looking for entertainment. They'll probably go into the city. Compared to a family or residents Airbnb is displacing, tourists are spending their money widely.

A.W.: *The popularity of using Airbnb seemed to explode over the past five years. How responsible do you think the Great Recession was for creating Airbnb, which allows people to supplement their income?*

M.C.: I can speculate. The founders of Airbnb said they created it in response to the recession. I think people usually have an interest in making more income, through whatever means, through a second job or tax breaks or whatever.

Just to focus on the recession and incomes, I think, is an incomplete picture. In New York City, Airbnb recently released statistics that said about 75 percent of their community are "middle class." When you look at the data and the fine print, it says "middle income." Middle income, according to the Airbnb definition, was up to 200 percent of the area median family income (MFI), which for a single person was \$125,000 a year. That's quite a good income for a single person. So, you have to ask: Who is it benefiting? Is it benefiting homeowners? People who have resources already? If people are being displaced and people are evicting tenants, that's impacting other residents in that neighborhood who are also trying to find housing.

A.W.: *Airbnb touts itself as being part of the "sharing economy," but oftentimes, hosts will charge far more per night than market rent, which makes listing on Airbnb profitable. The data you've analyzed show, according to your website, that the "majority of Airbnb listings in most cities are entire homes, many of which are rented all year round – disrupting housing and communities."*

M.C.: Any city needs to define what the acceptable use (of Airbnb) is. There is no way to do that because Airbnb is not transparent. There is a culture of deceit about who's using it, where they are and how they're using it. They don't want to share any data. They don't want to take any accountability. Airbnb will post listings without permits. The hosts are hidden behind Airbnb.

Even renting out private rooms can be problematic. What's stopping someone from splitting an entire apartment into multiple rooms? You turn the apartment into hotel rooms. That's important in cities that require student housing, places for young people to live. So like subleases, young people – maybe they need to live with someone who has a spare room. Most cities that are populous have very low vacancy rates. Even in places like Portland, where there are ADUs (accessible dwelling units), it's my understanding that they were built to provide housing without increasing the apartment buildings. If the homeowner suddenly turns around and wants to rent it out to tourists instead, it's not how it was intended to be used. If you allow that type of use, what's stopping someone from going further?

A.W.: *Should the rooms or homes rented out to Airbnb be considered akin to hotel rooms? Or renting a house?*

M.C.: I think they should be treated as hotel rooms, as commercial hotel rooms. That makes it very clear whether we allow this commercial activity in a neighborhood. It needs to be as commercial businesses, but regulated as residential areas. The zoning hasn't changed in that neighborhood unless cities go through that process.

A.W.: *What should cities be doing to regulate Airbnb? Which cities are doing it right?*

M.C.: I think we are in a period of deregulation right now. I think we'll move toward effective regulation in the future. The cities that are doing a better job are places like San Francisco – the Board of Supervisors came up with an ordinance a couple months ago that made it illegal to rent units without permits. It's arguable whether that's having an impact on Airbnb. For cities that agree to collect hospitality taxes and don't do anything else, the tax really just levels the playing field between the hotel industry and Airbnb. It doesn't address the disrupting of the neighborhood, or the loss of housing and affordable housing.

A.W.: *What about placing caps on how long people can stay in a unit or how much a person is charged per night, to something close to fair-market rent if the room were on the market?*

M.C.: But how do you know when (a host has) reached the cap? The only way most cities have a route right now is having a team of data analysts responding to complaints, as well as subpoenaing Airbnb through a judge for that information. Hotels are required to share data with the regulators. I think that model is appropriate for Airbnb. These people are running a public business that should be regulated to protect consumers.

A.W.: *Portland has a vacancy rate estimated to be close to zero percent. Recently, a building was built and touted to address the crisis by offering affordable housing. Yet the entire top floor has been rented through Airbnb. What do you think is wrong with this picture?*

M.C.: Well, if there is no regulation or no enforcement that could easily happen – building new housing for housing residents and (then) the owner or even the tenant just flips it onto Airbnb (instead). If there's enough demand for tourism and people can charge more to tourists, that's what's going to happen. People are smart; they're good at making money. They'll rent out to tourists rather than residents. On Oct. 21, New York's governor signed a new law, which made it illegal to advertise entire homes if the homeowner wasn't present. That should have drastically cut those listings. I checked the data last week. It had dropped from 20,000 to 19,000. That's nothing. My conclusion is that people are trying to hide from the law. Most people don't care that this new law is in effect, even though they could be fined \$7,500. That's an example of the flouting the law, a lack of compliance and the difficulty in enforcing the laws. Landlords don't want to rent to long-term tenants, regardless of whether that's based on their own experience or the myth of the "awful tenant." To have that type of sentiment is devastating for communities.

0 Comments

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**VACATION RENTALS AND BED AND BREAKFASTS
WITH ACTIVE ENDORSEMENTS AND BUSINESS LICENSES**

	Date Rcd.	Street Address	Property Owner	Address	City/State	Phone #	e-mail	Contact Name	Address	City/State	Phone #	e-mail	Zone	Const Type	Occ	Bus Lic #	Endors #	Date Notice mailed	Registered Agent / Trustee
1	4/19/2017	109 NW Cliff St, Unit 7 "Crowe Family Trust"	Crowe Family Trust, Kelly French Trustee	PO Box 411	Toledo, OR 97391	541-961-2462	foamysea@gmail.com	Vacasa Vacation Rentals (Becca George)	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 971-205- 8700	becca.george@vacasa.com	C-2	Condo/A pt	4	5835	203	5/17/2017	Kelly French, Trustee
2	5/17/2017	109 NW Cliff St, Unit 8 "Crowe Family Trust"	Crowe Family Trust, Kelly French Trustee	PO Box 411	Toledo, OR 97391	541-961-2462	foamysea@gmail.com	Vacasa Vacation Rentals (Becca George)	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 971-205- 8700	becca.george@vacasa.com	C-2	Condo/A pt	4	5835	210	7/19/2017	Kelly French, Trustee
3	5/19/2014	129 SW Dolphin St Unit 129 "Nye Beach Townhomes"	John & Teri Rogers	PO Box 2377	Newport, OR 97365	805-434-7500	jtrogers@directv.net	Heidi Rogers	7037 SW Abalone St	South Beach, OR 97366	541-961-1198		C-2	Condo/A pt	6	5180	137	6/11/2014	
4	5/19/2014	129 SW Dolphin St Unit 133 "Nye Beach Townhomes"	John & Teri Rogers	PO Box 2377	Newport, OR 97365	805-434-7500	jtrogers@directv.net	Heidi Rogers	7037 SW Abalone St	South Beach, OR 97366	541-961-1198		C-2	Condo/A pt	6	5180	138	6/11/2014	
5	5/19/2014	129 SW Dolphin St Unit 137 "Nye Beach Townhomes"	John & Teri Rogers	PO Box 2377	Newport, OR 97365	805-434-7500	jtrogers@directv.net	Heidi Rogers	7037 SW Abalone St	South Beach, OR 97366	541-961-1198		C-2	Condo/A pt	6	5180	139	6/11/2014	
6	5/19/2014	129 SW Dolphin St Unit 139 "Nye Beach Townhomes"	John & Teri Rogers	PO Box 2377	Newport, OR 97365	805-434-7500	jtrogers@directv.net	Heidi Rogers	7037 SW Abalone St	South Beach, OR 97366	541-961-1198		C-2	Condo/A pt	6	5180	140	6/11/2014	
7	10/2/2012	134 SW Elizabeth St	Whaler Motel Inc	155 SW Elizabeth St	Newport, OR 97365	541-265-9261	info@whalernewport.com	John Clark	same	same	same	john@whalernewport.com	C-2	SFD	10	1135	031	11/17/2012	
8	10/2/2012	144 SW Elizabeth St	Whaler Motel Inc	155 SW Elizabeth St	Newport, OR 97365	541-265-9261	info@whalernewport.com	John Clark	same	same	same	john@whalernewport.com	C-2	SFD	8	1135	032	11/17/2012	
9	9/20/2012	208 NW Coast St Unit A "Linda Neigebauer"	Linda Neigebauer	3914 NW Cherokee Ln	Newport, OR 97365	541-270-2234	lindaraen@charter.net	same	same	same	same	same	C-2	Condo/A pt	4	2636	105	1/9/2014	
10	9/20/2012	208 NW Coast St Unit B "Linda Neigebauer"	Linda Neigebauer	3914 NW Cherokee Ln	Newport, OR 97365	541-270-2234	lindaraen@charter.net	same	same	same	same	same	C-2	Condo/A pt	4	2636	106	1/9/2014	
11	9/20/2012	208 NW Coast St Unit C "Linda Neigebauer"	Linda Neigebauer	3914 NW Cherokee Ln	Newport, OR 97365	514-270-2234	lindaraen@charter.net	same	same	same	same	same	C-2	Condo/A pt	4	2636	107	1/9/2014	
12	10/24/2012	255 NW Cliff St "Beach Front Classic"	James & Lana Wetherill	25804 NE Olson Rd	Battle Ground, WA 98604	360-687-1919	wetherill1@juno.com	same	same	same	same	same	C-2	Condo/A pt	8	4927	051	2/13/2013	
13	10/24/2012	257 NW Cliff St "Beach Front Classic"	James & Lana Wetherill	25804 NE Olson Rd	Battle Ground, WA 98604	360-687-1919	wetherill1@juno.com	same	same	same	same	same	C-2	Condo/A pt	4	4927	052	2/13/2013	
14	1/3/2017	258 NW Coast St "The Overlook"	Michelle Heth	1181 Ryan Ct	West Linn, OR 97068	503-348-8655	michelleandpayton@yahoo.com	same	same	same	same	same	C-2	Condo/A pt	8	5790	195	3/20/2017	
15	10/12/2012	325 NW Coast St "Nye Beach Arch Place"	Steve & Marla Bennett	2255 Dawnwood Dr	Philomath, OR 97370- 9091	541-990-3486	info@nyebeacharchplace.com	same	same	same	same	same	C-2	Condo/A pt	6	4308	040	12/27/2012	
16	10/2/2012	33 SW Elizabeth St	Whaler Motel Inc	155 SW Elizabeth St	Newport, OR 97365	541-265-9261	info@whalernewport.com	John Clark	same	same	same	john@whalernewport.com	C-2	SFD	8	1135	030	11/17/2012	
17	9/17/2012	39 SW Elizabeth St	Whaler Motel Inc	155 SW Elizabeth St	Newport, OR 97365	541-265-9261	john@whalernewport.com	John Clark	same	same	same	same	C-2	SFD	8	1135	074-1	n/a	
18	9/24/2012	423 SW Elizabeth St "Beach Retreat LLC"	Gregory & Prescott (Scottie) Jones	20368 Honey Grove Rd	Alsea, OR 97324	541-487-4966	sjones@beachretreatoregon.com	Lisa Glenn/Turnkey Vacation Rentals	48 Camp 12 Riverside Ln	Siletz, OR 97380	888-512-0498	reservations@turnkeyvr.com	C-2	SFD	10	3747	011	11/6/2012 & 11/30/17	Prescott B Jones, 20368 Honey Grove Rd, Alsea, OR 97324
19	3/11/2016	507 NW Alpine #203 "Roy & Sandra Rider"	Roy & Sandra Rider	6230 NW Vineyard Dr	Corvallis, OR 97330	541-745-5677	rrider@peak.org	Oregon Shores Vacation Rentals	PO Box 3507	Sunriver, OR 97707	800-800-7108		C-2	Condo/A pt	4	5620	055	5/19/2016	
20	9/6/2012	507 NW Alpine #305 "Patrick & Elizabeth Bresnan"	Patrick & Elizabeth Bresnan	12338 First Fork Rd	Los Gatos, CA 95033	408-867-1477 408-887-0223 (cell)	bresnane@yahoo.com	Oregon Shores Vacation Rentals	1115 SW 51st ST	Lincoln City, OR 97367	800-800-7108 (Waldport: 541-563- 7108) 541-418-5460	daniel@orshores.com	C-2	Condo/A pt	4	5063	196	5/19/2016	
21	3/6/2013	507 NW Alpine St #103 "Rabideau Vacation Rental"	Larry Rabideau	144 Ft. Fosdick Circle	Gig Harbor, WA 98335	907-632-5742	rabideau@gci.net	Dolphin Realty	547 SW 7th St	Newport, OR 97365	541-265-6638	loren@dolphinrealtynewport.com	C-2	Condo/A pt	4	5151	248	3/13/2013	

**VACATION RENTALS AND BED AND BREAKFASTS
WITH ACTIVE ENDORSEMENTS AND BUSINESS LICENSES**

	Date Rcd.	Street Address	Property Owner	Address	City/State	Phone #	e-mail	Contact Name	Address	City/State	Phone #	e-mail	Zone	Const Type	Occ	Bus Lic #	Endors #	Date Notice mailed	Registered Agent / Trustee
22	10/16/2017	507 NW Alpine St #303 "Nye Stay"	Arne LaVen	2538 NW Hosmer Lake Dr	Bend, OR 97703	541-639-2538	arne@laven.me	Sweet Home Rentals/Kasey Baker	665 Hwy 101	Yachats, OR 97498	541-961-5559	info@sweethomesrentals.com	C-2	Condo/Apt	4	5958	027	5/18/2018	
23	7/9/2012	507 NW Alpine St Unit 207 "Surf & Sand Condo"	Kent B & Lori S Roberts	375 Corbett Ck Rd	Colville, WA 99114	509-680-2219	kbrlsr@gotsky.com	same	same	same	same	joy@oregonbeachvacations.com	C-2	Condo/Apt	4	5014	083	10/22/2013	
24	12/17/2014	507 NW Alpine St Unit 308 "Nye Sands 308"	Keith & LuAnn Turner	847 NW Ermine Pl	Corvallis, OR 97330	541-753-6459	turner1@comcast.net	same	same	same	same	same	C-2	Condo/Apt	4	5013	113	2/27/2014	
25	8/15/2018	526 NW Coast St, Unit E "Oceanic Mirage"	Bubul Baruah	37067 Holly St	Fremont, CA 94536	408-246-6372	bubulbaruah@gmail.com	same	same	same	same	same	C-2		4	6143	258	9/7/2018	*Added Since Last VRD Mtg
26	8/14/2018	526 NW Coast St, Unit G "Cannon Court LLC"	Cannon Court LLC	PO Box 1555	McCall, ID 83638	541-870-5389	rondennis@msn.com	Vacasa Vacation Rentals (Becca George)	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 971-205-8700	becca.george@vacasa.com	C-2		4	6145	257	9/7/2018	*Added Since Last VRD Mtg
27	8/22/2013	537 NW Alpine St "On The Beach"	Stephanie Saylor & Merritt Bruce	12 Thomas Owens Way #100	Monterey, CA 93940	831-392-5511	stephanie@saylorlegal.com	Oregon Beach Vacations	4786 SE Hwy 101	Lincoln City, OR 97367	503-528-7480 ext. 200	joy@oregonbeachvacations.com	C-2	SFD	6	5228	098	12/13/2013	
28	6/18/2013	540 NW Alpine St "Stempson Rental"	Greg Stempson & Lorene Johnson	2672 NW Nordeen Way	Bend, OR 97701	425-457-2837	gregstempson@hotmail.com	Vacasa Vacation Rentals (Becca George)	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 971-205-8700	becca.george@vacasa.com	C-2	SFD	8	5495	162	6/9/2016	
29	7/23/2015	619 NW Alpine St "Hauser Investment Properties"	Tony Hauser	1705 N 22nd St	Boise, ID 83702	208-850-6425	tonyhauser50@gmail.com	Vacasa Vacation Rentals (Becca George)	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 971-205-8700	becca.george@vacasa.com	C-2	SFD	8	5513	164	7/19/2016	
30	10/30/2015	626 NW 3rd St "Nye Beach Getaway"	Krista Harrison	1197 Throne Dr	Eugene, OR 97402	541-554-2899	kristaharrison@comcast.net	Vacasa Vacation Rentals (Becca George)	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 971-205-8700	becca.george@vacasa.com	C-2	Condo/Apt	6	5570	168	7/19/2016	
31	9/16/2013	701 NW Coast St #101 "Haven by the Sea"	Gwenith M Filbin	PO Box 309	Dufur OR 97021	541-467-2204	gfibn@ortelco.net	Oregon Beach Vacations	4786 SE Hwy 101	Lincoln City, OR 97367	503-528-7480 ext. 200	joy@oregonbeachvacations.com	C-2	Condo/Apt	4	5244	096	12/13/2013	
32	9/26/2013	701 NW Coast St #107 "Charles & Jane Kemp"	Jane Kemp	1999 Farmer Dr	El Centrol, CA 92243	760-353-0914	janekemp@gmail.com	Oregon Beach Vacations	4786 SE Hwy 101	Lincoln City, OR 97367	503-528-7480 ext. 200	joy@oregonbeachvacations.com	C-2	Condo/Apt	4	5248	097	12/13/2013	LLC not on Business Registry
33	7/14/2016	701 NW Coast St #108 "Michael D McCoy Trust"	Michael D McCoy Rev. Living Trust	4552 Raintree Ct NE	Salem, OR 97305	541-928-0932		Lenora M McCoy/Patricia Kelley	same	same	503-393-8623	thekelleyfamily@comcast.net	C-2	Condo/Apt	4	5707	190	8/21/2016	Patricia Kelly, Trustee
34	6/19/2012	701 NW Coast St #201 "Li'l Macs LLC"	Li'l Macs LLC	1040 SE 78th Ave	Portland, OR 97215	503-318-5741	lilmacsilc@gmail.com	Alema Mcrea	same	same	same	same	C-2	Condo/Apt	4	4526	084	10/24/2013	Alema Joy Mcrea, 1040 SE 78th Ave, Portland, OR 97215
35	7/2/2012	701 NW Coast St #204 "Christian Restoration Council"	Tim Dahle / Doris Inman	PO Box 45	Dallesport, WA 98617	509-637-2594	dinman888@gmail.com	OR Beach Vacations - Debra	same	same	971-230-0185 1-800-723-2383 X200	joy@oregonbeachvacations.com	C-2	Condo/Apt	4	5233	020	11/27/2012	
36	7/19/2012	701 NW Coast St #212 "Jim & Vonda Stubblefield"	James & Vonda Stubblefield	PO Box 338	Monument, OR 97864	541-934-2688	jim.stubblefield@centurytel.net	same	same	same	same	joy@oregonbeachvacations.com	C-2	Condo/Apt	6	5245	049	1/31/2013	
37	9/20/2012	701 NW Coast St #302 "PICO 302/2000"	Jeff & LeeAnn Leitch - PICO 2000	9025 June Rd N	Lake Elmo, MN 55042	651-773-9410	landjleitch@Q.com	Oregon Beach Vacations	4786 Hwy 101	Lincoln City, OR 97367	1-800-723-2383	joy@oregonbeachvacations.com	C-2	Condo/Apt	4	5281	021	11/27/2012	
38	9/3/2013	701 NW Coast St #305 "Angela's Beach Getaway"	Jan Bedle	2217 Grand Ave	Everett, WA 98201	425-330-4680	jabledle@msn.com	same	same	same	same	same	C-2	Condo/Apt	4	5605	119	4/7/2014	
39	10/25/2012	701 NW Coast St Unit 111 "Brendan Carmody"	Brendan & Bonnie Carmody	729 NW Coast St	Newport, OR 97365	541-265-3159	carmody261@msn.com	same	same	same	same	same	C-2	Condo/Apt	4	5224	067	7/13/2013	

**VACATION RENTALS AND BED AND BREAKFASTS
WITH ACTIVE ENDORSEMENTS AND BUSINESS LICENSES**

	Date Rcd.	Street Address	Property Owner	Address	City/State	Phone #	e-mail	Contact Name	Address	City/State	Phone #	e-mail	Zone	Const Type	Occ	Bus Lic #	Endors #	Date Notice mailed	Registered Agent / Trustee
40	10/25/2012	701 NW Coast St Unit 209 "Brendan Carmody"	Brendan & Bonnie Carmody	729 NW Coast St	Newport, OR 97365	541-265-3159	carmody261@msn.com	same	same	same	same	same	C-2	Condo/Apt	4	5224	068	7/31/2013	
41	10/25/2012	701 NW Coast St Unit 210 "Brendan Carmody"	Brendan & Bonnie Carmody	729 NW Coast St	Newport, OR 97365	541-265-3159	carmody261@msn.com	same	same	same	same	same	C-2	Condo/Apt	4	5224	069	7/31/2013	
42	10/25/2012	701 NW Coast St Unit 211 "Brendan Carmody"	Brendan & Bonnie Carmody	729 NW Coast St	Newport, OR 97365	541-265-3159	carmody261@msn.com	same	same	same	same	same	C-2	Condo/Apt	4	5224	070	7/31/2013	
43	10/29/2012	701 NW Coast St Unit 306 "Pacific Crest Vacation Rental"	David & Margaret Hall	8310 Counterpane Ln	Juneau, AK 99801	206-371-2196	halldmd@gci.net	Greenstone Inn	729 NW Coast St	Newport, OR 97365	541-265-2477	greenstoneinn@gmail.com	C-2	Condo/Apt	4	5103	010	11/6/2012	
44	10/25/2012	701 NW Coast St Unit 309 "Brendan Carmody"	Brendan & Bonnie Carmody	729 NW Coast St	Newport, OR 97365	541-265-3159	carmody261@msn.com	same	same	same	same	same	C-2	Condo/Apt	4	5224	071	7/31/2013	
45	10/25/2012	701 NW Coast St Unit 310 "Brendan Carmody"	Brendan & Bonnie Carmody	729 NW Coast St	Newport, OR 97365	541-265-3159	carmody261@msn.com	same	same	same	same	same	C-2	Condo/Apt	4	5224	034	12/26/2012	
46	2/24/2017	709 NW High St "High Tides Beach House"	Alan & Angela Dietrich	2517 Lemhi Pass Dr	Bend, OR 97703	541-350-6416	alan@bendstrillery.com	Vacasa Vacation Rentals (Becca George)	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 971-205-8700	becca.george@vacasa.com	C-2	SFD	6	5812	061-1	3/20/2017	
47	4/18/2018	715 NW 3rd St "Nye Place LLC"	Nye Place, LLC / Stephen Madkour	13999 S Clackamas River Dr	Oregon City, OR 97045	503-970-3998	nyeplace@gmail.com	same	same	same	same	stephenmadkour@comcast.net	C-2	SFD	8	6082	246	5/18/2018	
48	4/5/2016	731 NW 2nd Ct "The Cozy Cottage"	April M. Lee	PO Box 1214	Hood River, OR 97031	541-490-5300	alee@pli.us.com	same	same	same	same	same	C-2	SFD	6	5641	176	6/2/2016	
49	8/4/2014	732 NW 2nd Ct "The Little Mermaid"	Eric & Cherie Gullerud	PO Box 2475	Corvallis, OR 97339	541-231-7294	ceginv2002@gmail.com	same	same	same	same	same	C-2	SFD	8	5372	146	9/3/2014	
50	2/19/2015	745 NW Beach Dr "P Roth"	Paula Roth	PO Box 92	Lockwood, CA93932	831-594-7684	paularoth5@aol.com	Vacasa Vacation Rentals (Becca George)	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 971-205-8700	becca.george@vacasa.com	C-2	SFD	6	5431	163	7/7/15 & 7/19/16	
51	10/29/2012	753 NW 2nd St "Trantow Parque Cavation Rental"	Wayne Trantow/Antoinette Parque	9635 SW Washington Pl	Portland, OR 97225	503-297-6488	tonianskip@yahoo.com	same	same	same	same	same	C-2	SFD	8	5148	013	11/7/2012	
52	2/22/2016	757 NW Coast St #5 "Benison Properties"	Dr. Frank J Benison, PhD Benison Properties	19 Lindenwood Dr	Littleton, CO 80120	303-795-1393	rruummi@gmail.com	Inn @ Nye Beach	729 NW Coast St	Newport, OR 97365	541-265-2477	reservations@innatnyebeach.com	C-2	Condo/Apt	6	5816	211	8/14/2017	
53	11/13/2017	757 NW Coast St #6 "Bungalow at Nye Beach"	Teresa I Clifton	1232 Shot Pouch Rd	Blodgett, OR 97326	541-453-4032/541-231-1156	terehere@aol.com	same	same	same	same	same	C-2	Condo/Apt	4	5975	242	3/26/2018	
54	11/2/2015	757 NW Coast St #7 "Bungalow at Nye Beach"	Sue Ellen O'Connor-Ferris	491 West Cove DR	Wasilla, AK 99654	907-229-6036	tailwindav@gmail.com	Stephen Davis	729 NW Coast St	Newport, OR 97365	541-265-2477 ext 752	sdavis@innatnyebeach.com	C-2	Condo/Apt	4	5580	169	12/30/2015	
55	10/2/2012	914 SW 2nd St	Whaler Motel Inc	155 SW Elizabeth St	Newport, OR 97365	541-265-9261	info@whalernewport.com	John Clark	same	same	same	john@whalernewport.com	C-2	SFD	8	1135	033	11/17/2012	
56	4/22/2013	10 NW 42nd St "Huff House Vacation Rental"	Thomas Huff	3055 NW Vaughn St	Portland, OR 97210	503-803-0802	trhuff@hotmail.com	Ocean Odyssey Vacation Rentals	PO Box 491	Yachats, OR 97498	541-547-3637 1-800-800-1915	yachats@ocean-odyssey.com	R-1	SFD	10	5170	059	5/9/2013	
57	2/7/2013	11 NW 42nd St (Unit A - upper)	NW Property Holdings - Oregon, LLC	PO Box 422	Orange City, IA 51041	712-220-3670	jjdrew007@yahoo.com	Vacasa Vacation Rentals (Becca George)	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 971-205-8700	becca.george@vacasa.com	R-1	Condo/Apt	10	5146	057	5/6/2013	Cliff Johnson, 4440 SW Corbett #204, Portland, OR 97239
58	2/7/2013	11 NW 42nd St (Unit B - lower)	NW Property Holdings - Oregon, LLC	PO Box 422	Orange City, IA 51041	712-229-3670	jjdrew007@yahoo.com	Vacasa Vacation Rentals (Becca George)	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 971-205-8700	becca.george@vacasa.com	R-1	Condo/Apt	8	5146	056	4/2/2013	Cliff Johnson, 4440 SW Corbett #204, Portland, OR 97239
59	7/2/2018	125 NW 77th Ct, Unit A "Karen's Vacation Rental"	Karen J Trussell	1379 Lazy Creek Dr NE	Keizer, OR 97303	503-990-1151 /	kdtrussell1@gmail.com	same	same	same	same	same	R-1		6	6124	256	9/4/2018	

**VACATION RENTALS AND BED AND BREAKFASTS
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	Date Rcd.	Street Address	Property Owner	Address	City/State	Phone #	e-mail	Contact Name	Address	City/State	Phone #	e-mail	Zone	Const Type	Occ	Bus Lic #	Endors #	Date Notice mailed	Registered Agent / Trustee
60	5/2/2014	128 NW 73rd Ct "Pierce Family Beach Retreat"	Fred & Patty Stanwood	10881 SE 258th Pl	Damascus, OR 97089	503-658-4312	fred@oilfilterserviceco.com	same	same	same	same	same	R-1	SFD	8	5336	123	5/13/2014	
61	11/13/2017	135 NW 77th Ct "Newport Cottage"	Cheryl M Johnson	61329 Triple Knot Rd	Bend, OR 97702	805-890-5767	cmjconsult@gmail.com	Tom Walklet	same	same	805-231-5729	t_walklet@hotmail.com	R-1	SFD	4	5977	115-1	12/8/2017	
62	10/24/2012	171 NW 73rd Ct "The Lighthouse"	Jerry Burger	687 NW 3rd St	Prineville, OR 97754	541-390-3675	farmers@crestviewcable.com	same	same	same	same	same	R-1	SFD	10	4317	048	1/29/2013	
63	12/6/2016	2003 NW Oceanview Dr "Cliff House"	Jenni & Robert Winterburn	3313 Corpus Christi	Simi Valley, CA 93063	805-390-8175	yogajentoo@aol.com	Julie Rosenfeld	60 Woodridge Ln	Yachats, OR 97498	541-547-3428/541-270-8918	rosenfeld_j@yahoo.com	R-1	SFD	8	5773	043-1	12/28/2016	
64	10/29/2012	2005 NW Oceanview Dr "Oceanfront Paradise"	Margie L Dawson	3158 SW Antler Ln	Redmond, OR 97756	541-480-7444	Margie.dawson@attglobal.net	Vacasa Vacation Rentals (Becca George)	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 971-205-8700	becca.george@vacasa.com	R-1	SFD	8	5109	064	7/10/2013	
65	6/2/2016	2114 NE Crestview Dr "Mary's Vacation Rental"	Mary Yuen	2128 Cornerstone Dr	Winterville, NC 28590	252-717-3060	mary_yuen@yahoo.com	same	same	same	same	same	R-1	SFD	8	5678	178	6/8/2016	
66	10/23/2017	2545 NW Pacific St "D'Anna's Properties"	Michael D'Anna	2584 E Smith Road	Bellingham, WA 98226	360-319-0495	urkaos27@gmail.com	same	same	same	same	same	R-1	SFD	8	5967	221	12/12/2017	
67	5/31/2018	2612 SW Brant St "Amarandos Rental"	Anna Amarandos	25292 Abilene Ct	Laguna Hills, CA 92653	714-642-0428	anna.amarandos@cox.net	Vacasa Vacation Rentals (Becca George)	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 971-205-8700	becca.george@vacasa.com	R-1	SFD	6	4222	255	9/4/2018	
68	4/24/2017	2767 NW Pacific Pl "Seagrass Pine"	Richard Evans & Julie Sanford	2380 Squak Mt Lp	Issaquah, WA 98027	425-770-9076	richardjamesevans@live.com	Oceanfront Properties, Inc./ Brent Peterson	800 E Franklin St	Newberg, OR 97132	503-260-5087	oceanfrontpropertiesince@gmail.com	R-1	SFD		5837	204	6/2/2017	
69	9/20/2012	3914 NW Cherokee Ln "Linda Neigebauer"	Linda Neigebauer	3914 NW Cherokee Ln	Newport, OR 97365	541-270-2234 (c) 541-265-2155 (h) 541-265-6262 (w)	lindaraen@charter.net	same	same	same	same	same	R-1	SFD	4	2636	104	1/9/2014	
70	10/25/2017	520 NW 23rd St "LUCO Property Management Vacation Rentals"	Louis Limbrunner	631 SE 1st St	Newport, OR 97365	541-265-2025		LUCO Property Management	631 SE 1st St	Newport, OR 97365	541-265-2025		R-1	SFD	4	6040	239	3/12/2018	
71	9/12/2017	688 NE 20th Pl (Upstairs Area) "The Agate House"	William & Kassi Sedwick	522 7th Ave SW	Albany, OR 97321	303-717-2741	bill.sedgwick@gmail.com	Vacasa Vacation Rentals (Becca George)	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 971-205-8700	becca.george@vacasa.com	R-1	SFD	6	5765	235	2/9/2018	
72	10/12/2016	688 NE 20th Pl "The Agate House"	William & Kassi Sedwick	522 7th Ave SW	Albany, OR 97321	303-717-2741	bill.sedgwick@gmail.com	Vacasa Vacation Rentals (Becca George)	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 971-205-8700	becca.george@vacasa.com	R-1	SFD	6	5765	193	3/17/2017	
73	5/31/2018	7055 NE Avery St "Newport Cove Guesthouse"	Dale & Sandra Cruickshank-Phillips	7055 NE Avery St	Newport, OR 97365	720-851-0212	coastalsandy18@gmail.com	same	same	same	same	same	R-1	SFD	6	6113	251	7/6/2018	
74	11/7/2017	7601 N Coast Hwy "Matthew & Erin Price"	Matthew & Erin Price	19 Fireside Dr, Box 2	Camdenton, MO 65020	573-434-1709	mprice@pricerandle.com	Vacasa Vacation Rentals (Becca George)	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 971-205-8700	becca.george@vacasa.com	R-1		10	5973	249	6/22/2018	
75	9/14/2017	1130 SW Martin St "Life is a Beach"	Richard Savicky	34332 Seavey Loop	Eugene, OR 97405	541-954-3115	rsavicky@comcast.net	same	same	same	same	same	R-2	SFD	10	5939	224	12/14/2017	
76	4/5/2016	1144 SW Mark St "Klose Enterprises"	Kay Klose / Richard Rainery	1144 SW Mark St	Newport, OR 97365	907-952-0659	kaykloseink@gmail.com	same	same	same	same	same	R-2	SFD	4	5643	173	5/10/2016	
77	8/31/2012	1156 SW Mark St "Yaquina House"	Glenn & Lori Stockton	2405 East 16th St	Bremerton, WA 98310	360-621-8653	glenn.stockton@gmail.com	same	same	same	same	same	R-2	SFD	10	5064	045	6/9/2016	
78	2/1/2017	1217 NW Oceanview Dr "Sea Vue House"	Stuart Larsen	1217 NW Oceanview Dr	Newport, OR 97365	541-514-4907	stuart.larsen@yahoo.com	same	same	same	same	same	R-2	SFD	8	5789	198	3/22/2017	

**VACATION RENTALS AND BED AND BREAKFASTS
WITH ACTIVE ENDORSEMENTS AND BUSINESS LICENSES**

	Date Rcd.	Street Address	Property Owner	Address	City/State	Phone #	e-mail	Contact Name	Address	City/State	Phone #	e-mail	Zone	Const Type	Occ	Bus Lic #	Endors #	Date Notice mailed	Registered Agent / Trustee
79	7/2/2012	1235 NW Spring St "Joy's House"	Carol & Bob Reinhard	21680 Butte Ranch Rd	Bend, OR 97702	541-389-2672	carolsuereinhard@gmail.com	Lisa Glenn/Turnkey Vacation Rentals	48 Camp 12 Riverside Ln	Siletz, OR 97380	888-512-0498	reservations@turnkeyvr.com	R-2	SFD	6	5011	062	5/9/2013 & 11/30/17	
80	10/24/2012	1245 NW Spring St	James & Lana Wetherill	25804 NE Olson Rd	Battle Ground, WA 98604	360-687-1919	wetherill1@juno.com	same	same	same	same	same	R-2	SFD	10	4927	053	2/28/2013	
81	3/30/2015	1330 NW Spring St "Yaquina Surf Camp"	Roy S Neff and Lauri Hines	32655 Glaisyer Hill Rd	Cottage Grove, OR 97424	858-395-7191	roysneff@gmail.com	Lauri Hines	same	same	same	laurigsd@cox.net	R-2	SFD	8	5444	157	5/12/2015	
82	11/13/2017	1332 NW Thompson St "Williams House"	Jesse Williams	1727 NW 33rd Ave	Portland, OR 97210	202-669-4292	jessejwilliams@gmail.com	Vacasa Vacation Rentals (Becca George)	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 971-205- 8700	becca.george@vacasa.com	R-2	SFD	10	5982	244	4/6/2018	
83	10/23/2017	1409 NW Spring St "RSSC Mariner"	Jeff & Karin Gauvin	1175 N Crown King Ave	Washington, UT 84780	801-230-0545	jeffgauvin@hotmail.com	Oregon Beach Vacations/Dean McElveen	4786 SE Hwy 101	Lincoln City, OR 97367	541-418-0037	dean@oregonvacationrentals.com	R-2	SFD	6	5964	222	12/14/2017 Updated Contact ltr sent 1/19/18	
84	5/31/2016	1452 NW Spring St "Wave Crest"	Scott McDowell	6553 S Madison Ct	Centennial, CO 80121	303-482-5544	mcdowells1@yahoo.com	Vacasa Vacation Rentals (Becca George)	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 971-205- 8700	becca.george@vacasa.com	R-2	SFD	8	5675	177	6/2/2016	
85	9/27/2017	1610 NW Spring St "Donald & Patsy M Family Trust"	Donald & Patsy M Family Trust, Dan Knight	PO Box 919	Sutherlin, OR 97479	541-430-7312	don@knightmgt.com	Vacasa Vacation Rentals (Becca George)	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 971-205- 8700	becca.george@vacasa.com	R-2	SFD	10	5946	233	2/5/2018 & 7/17/18 (New Mngt)	Dan Knight, Trustee
86	6/1/2015	185 NW 70th St "Oregon Coast Vacation Homes"	Susan & Steven Johnston	10779 N Minnewawa Ave		559-355-9718	suedriver66@yahoo.com	Vacasa Vacation Rentals (Becca George)	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 971-205- 8700	becca.george@vacasa.com	R-2	SFD	8	5484	161	7/19/2016	
87	8/8/2013	224 NE 55th St "Northeast 55th St LLC"	Northeast 55th St LLC, Cynthia Cristofani	2860 NW Bauer Woods Dr	Portland, OR 97229	503-645-1354	cynthia.cristofani@povidence.org	Vacasa Vacation Rentals (Becca George)	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 971-205- 8700	becca.george@vacasa.com	R-2	SFD	8	5236	080	10/2/2013	Cynthia Cristofani, 2860 NW Bauer Woods Dr, Portland, OR 97229
88	11/13/2017	311 NW 58th St "Agate Beach Hideaway"	Micheal G Mantei	5705 NW Biggs St	Newport, OR 97365	503-849-4902	horizonmech2012@gmail.com	same	same	same	same	same	R-2	SFD	6	5976	241	3/12/2018	
89	2/22/2016	411 NW 60th St "Sam's Sea Haven"	Amy Gordon	10190 SE 37th Ave	Milaukie OR 97222	503-318-5242	mybluepoppis@gmail.com	same	same	same	same	same	R-2	SFD	6	5609	194	2/17/2017	
90	10/29/2012	416 NW 58th St "John Ross Vacation Rental"	John Ross	1669 Ridgefield St	Eugene, OR 97404- 2393	541-206-0966	johnrossd@msn.com	Oregon Shores Vacation Rentals	1115 SW 51st ST	Lincoln City, OR 97367	800-800-7108 (Waldport: 541-563- 7108)		R-2	SFD	8	5239	025	12/4/2012	
91	4/6/2018	424 NW 59th St "Fort Awesome West"	Malcolm Investments LLC / Darroch Burns	PO Box 902	Clackamas, OR 97015	503-793-0499	darrochmb@yahoo.com	same	same	same	same	same	R-2	SFD	8	6066	245	5/1/2018	Darroch Burns, 14765 SE 82nd Dr, Clackamas, OR 97015
92	5/10/2017	435 NW 58th St "The Beach House at Yaquina Head"	Joan L Meloy	28646 SW Meadows Loop	Wilsonville, OR 97070	503-638-7018	joanmeloy@comcast.net	Vacasa Vacation Rentals (Becca George)	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 971-205- 8700	becca.george@vacasa.com	R-2	SFD		5852	207	6/16/2017	
93	7/18/2013	457 NW 56th St "Lightkeepers LLC"	John Mace (Lightkeeper, LLC)	6225 SE Carlton	Portland, OR 97206	503-312-8085	mace3090@comcast.net	Lisa Glenn/Turnkey Vacation Rentals	48 Camp 12 Riverside Ln	Siletz, OR 97380	541-916-3099 / 888-512- 0498	reservations@turnkeyvr.com	R-2	SFD	12	5190	116	3/21/2014	John Mace, 6225 SE Carlton, Portland, OR 97206
94	6/14/2016	457 NW 57th St "Agate Beach Outlook"	Rick & Lynette Ruppel	7424 N Wayland Ave	Portland, OR 97203	971-645-3478	rickruppel@gmail.com	Turnkey Vacation Rentals/ Lisa Glenn	48 Camp 12 Riverside Ln	Siletz, OR 97380	888-512-0498, 541-916- 0399	lisa.glen@turnkeyvr.com	R-2	SFD	6	5714	182	Sent new contact info on 3/18/18	
95	10/29/2012	5053 NW Agate Way "Yaquina Ocean Front Lodge"	Steve & Buffi Hurley/Robert & Lori Cavell	1900 Front St NE	Salem, OR 97301	503-932-1982	shurley@providencehms.com	Vacasa Vacation Rentals (Becca George)	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 971-205- 8700	becca.george@vacasa.com	R-2	SFD	12	5111	044	1/11/2013	

**VACATION RENTALS AND BED AND BREAKFASTS
WITH ACTIVE ENDORSEMENTS AND BUSINESS LICENSES**

	Date Rcd.	Street Address	Property Owner	Address	City/State	Phone #	e-mail	Contact Name	Address	City/State	Phone #	e-mail	Zone	Const Type	Occ	Bus Lic #	Endors #	Date Notice mailed	Registered Agent / Trustee
96	8/15/2014	510 NW 15th St "Sunny Side Up"	Loretta Johnson	2929 NW Highland Dr	Corvallis, OR 97330	541-757-0303	lcj777@comcast.net	Vacasa Vacation Rentals (Becca George)	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 971-205-8700	becca.george@vacasa.com	R-2	SFD	6	5381	149	9/30/2014	
97	9/14/2017	510 SW Minnie St "Life is a Beach"	Richard Savicky	34332 Seavey Loop	Eugene, OR 97405	541-954-3115	rsavicky@comcast.net	same	same	same	same	same	R-2	SFD	10	5939	223	12/14/2017	
98	7/14/2016	524 A SE 4th St "Baker Rental Properties LLC"	Sandra Baker	6300 SE Roothie Rd	Portland, OR 97267	503-891-0683	bakerskay@gmail.com	Vacasa Vacation Rentals (Becca George)	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 971-205-8700	becca.george@vacasa.com	R-2	Condo/Apt	4	5534	189	8/29/2016	
99	10/2/2017	525 SE 5th St "Bayside Vacation Rental"	Duane Edwards	PO Box 2088	Newport, OR 97365	541-270-1234	duanerdwards1234@gmail.com	same	same	same	same	same	R-2	SFD	6	5986	227	1/19/2018	
100	11/16/2013	532 SE 2nd St "Nel Sue LLC"	Sue Hardesty/Nellie Ward	PO Box 2304	Newport, OR 97365	541-265-4516	swhardesty@charter.net	same	same	same	same	same	R-2	SFD	4	2512	100	12/18/2013	LLC not on Business Registry
101	10/24/2012	535 NW 16th St "Mark Peterson"	Mark Peterson	2440 Willamette St #201	Eugene, OR 97405	541-953-4903	mark@wmbrokers.com	same	same	same	same	same	R-2	SFD	8	5200	058	5/6/2013	
102	3/8/2017	546 NW 54th St "Seastar Getaway"	Larry & Pat Hood	2127 NE Village Ct	McMinnville, OR 97128	503-583-1126	larryhood4@gmail.com	Vacasa Vacation Rentals (Becca George)	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 971-205-8700	becca.george@vacasa.com	R-2	SFD	6	5821	201	3/27/2017	
103	6/30/2014	554 SE 2nd St "A Slice of Newport"	Nancy Thurston/Jeff Terry	5152 Umatilla	Boise, ID 83709	205-861-2666	nancy.e.thurston@gmail.com	same	same	same	same	same	R-2	SFD	10	5356	143	7/3/2014	
104	5/10/2017	555 NW 56th St "The Lighthouse at Starfish Cove"	Rob & Leslie Hildebrand	12147 SE Wagner St	Happy Valley, OR 97086	503-975-5169	rhildebrand@multnomah.edu	Vacasa Vacation Rentals (Becca George)	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 971-205-8700	becca.george@vacasa.com	R-2	SFD	6	5853	208	6/16/2017	
105	2/24/2014	556 NW 56th St "Lighthouse View Vacation Rental"	Richard Zhao & Jianhua Pang	23720 SW Stafford Hill Dr	West Linn, OR 97068	503-887-2251/503-550-6533	richard.zhao@intel.com	same	same	same	same	same	R-2	SFD	8	5307	114	3/6/2014	
106	10/4/2017	5608 NW Meander Ave "Les Vacation Rentals"	Steven Leonard	5608 NW Meander Ave	Newport, OR 97365	541-574-1959	s.leonard@msn.com	Vacasa Vacation Rentals (Becca George)	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 971-205-8700	becca.george@vacasa.com	R-2	SFD	8	4937	228	1/19/2018	
107	4/25/2014	626 NW 54th Ct "Newport Oceanfront Estate"	Newport Oceanfront Estate LLC, Tony Hauser	1705 N 22nd St	Boise, ID 83702	208-850-6425	tonyhause@hotmail.com	Vacasa Vacation Rentals (Becca George)	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 971-205-8700	becca.george@vacasa.com	R-2	SFD	18	5329	141	7/18/2016	LLC not on Business Registry
108	1/26/2017	637 SE 2nd St "Sam's Place by the Bay"	Leah Tuttle	PO Box 2323	Sequim, WA 98382	360-808-1474	alleahtuttle@gmail.com	Lisa Glenn/Turnkey Vacation Rentals	48 Camp 12 Riverside Ln	Siletz, OR 97380	888-512-0498 / 737-931-1505	reservations@turnkeyvr.com	R-2	SFD	8	5803	197	3/20/2017 & 12/15/17 (New Mngt Ltr)	
109	9/21/2012	640 NW 54th Ct "Fred & Bonnie Vacation Rental"	Bonnie & Fred Saxton	1081 SE 1st St	Newport, OR 97365	541-270-2145	bsaxton@teleport.com	Oregon Beach Vacations	4786 Hwy 101	Lincoln City, OR	1-800-723-2383	joy@oregonbeachvacations.com	R-2	SFD	10	5079	042	1/11/2013	
110	6/20/2018	645 SE 4th St "Bridge View Bay House"	Pivot Point Productions, LLC / Rene Tyson	PMB 244, 4676 Commercial St SE	Salem, OR 97302	503-999-6759	pivotpointpro@gmail.com	same	same	same	same	same	R-2	SFD	10	6110	252	7/6/2018	
111	3/8/2017	728 SE 5th St "Burned Wood Bayview"	Justin & Tamarah Sato	21031 Serango Dr	West Linn, OR 97068	503-342-6826	tamarahsato@gmail.com	Vacasa Vacation Rentals (Becca George)	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 971-205-8700	becca.george@vacasa.com	R-2	SFD	8	5820	200	3/27/2017	
112	8/15/2014	745 NW Lee St "Nye Beach Bungalow"	Clare Hanley	94 W Noble St	Stockton, CA 95204	209-471-7954	clarehanley76@gmail.com	Vacasa Vacation Rentals (Becca George)	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 971-205-8700	becca.george@vacasa.com	R-2	SFD	8	5388	148	9/3/2014	

**VACATION RENTALS AND BED AND BREAKFASTS
WITH ACTIVE ENDORSEMENTS AND BUSINESS LICENSES**

	Date Rcd.	Street Address	Property Owner	Address	City/State	Phone #	e-mail	Contact Name	Address	City/State	Phone #	e-mail	Zone	Const Type	Occ	Bus Lic #	Endors #	Date Notice mailed	Registered Agent / Trustee	
113	2/16/2016	748 NW Lee St "Nye Beach Oceankeeper"	Omar Jaff	612 SE 47th Ave	Portland, OR 97215	503-329-4848	ojaff@yahoo.com	Vacasa Vacation Rentals (Becca George)	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 971-205-8700	becca.george@vacasa.com	R-2	SFD	8	5607	172	7/19/2016		
114	7/2/2012	902 SW Mark St "Don & Jeannie Andre"	Don & Jeannie Andre	PO Box 1818	Newport, OR 97365	541-265-5870 / 541-961-8534	don@blueagate.com	same	same	same	same	same	R-2	SFD		4	4996	073	8/6/2013	
115	7/14/2014	1140 SW Abbey St "Abbey Road LLC"	Paul & Kim Montagne	1715 NW Woodland Dr	Corvallis, OR 97330	541-760-2214	kim.montagne@gmail.com	same	same	same	same	same	R-3	SFD	10	5364	191	10/26/2016	David Scott, 10300 Greenburg Rd, Suite 270, Portland, OR 97223	
116	6/14/2016	502 SW 7th St "Highland Treasure Enterprises"	Kim Kossow	PO Box 171	Dallas, OR 97338	503-812-5030	krkossow@charter.net	Vacasa Vacation Rentals (Becca George)	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 971-205-8700	becca.george@vacasa.com	R-3	SFD	8	5689	180	6/30/2016		
117	7/7/2017	511 SW 3rd St "Robert T Fraser - Nye Haven"	Robert Fraser	4949 Eriskino Way SW	Seattle, WA 98116	206-744-9131	rfraser@uw.edu	Vacasa Vacation Rentals (Becca George)	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 971-205-8700	becca.george@vacasa.com	R-3	Condo/Apt	6	6024	151-1	1/19/2018		
118	10/29/2012	543 SW 5th St "Jumping Scallops"	Scott & Angela McFarland	3235 NW Crest Dr	Corvallis, OR 97330	541-754-6560	hollywood@proaxis.com	Vacasa Vacation Rentals (Becca George)	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 971-205-8700	becca.george@vacasa.com	R-3	Condo/Apt	6	5101	060	5/6/2013		
119	6/19/2013	546 SW Smith Ct "Faria Vacation Rental"	Diane & Russell Faria	11314 SE 313th Pl	Auburn, WA 98092-3094	253-887-8950	di@difaria.com	Vacasa Vacation Rentals (Becca George)	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 971-205-8700	becca.george@vacasa.com	R-3	SFD	12	5182	065	7/11/2012		
120	8/21/2014	607 SW Woods St "Hill Villa"	Sandra & Bob Ringo	14735 SW Tierra del Mar Dr	Beaverton, OR 97007	503-643-5151	sanbohr@frontier.com	Vacasa Vacation Rentals (Becca George)	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 971-205-8700	becca.george@vacasa.com	R-3	SFD	6	5389	147	9/3/2014		
121	4/4/2018	707 NW High St "Redhawk Rentals LLC"	Redhawk Rentals LLC / Chad Gordon	1075 Yaser Loop	Toledo, OR 97391	541-272-4017	gordondds@hotmail.com	Vacasa Vacation Rentals (Becca George)	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 971-205-8700	becca.george@vacasa.com	R-3	SFD	6	6063	206-1	5/1/2018	Douglas R Holbrook, 131 NW 20th St Ste C, Newport, OR 97365	
122	6/19/2012	756 SW 13th St "Bridgeview Cottage"	Craig & Lisa Reed	6363 Orangewood Dr	Alta Loma, CA 91707	909-560-1227	creed-61-61@charter.net	same	same	same	same	same	R-3	SFD	6	4220	018	11/21/2012		
123	7/9/2012	811 SW 12th St "The Lightkeeper's Inn"	A L Werder Living Trust (Cheryl J Lalack, Trustee)	811 SW 12th St	Newport, OR 97365	541-265-5642	cjla54@msn.com	Cheryl J. Lalack	same	same	same	same	R-3	SFD	6	4638	014	11/7/2012	Cheryl J Lalack, Trustee	
124	7/5/2016	821 SW 12th St "Arden Cottage"	Kenneth & Cheryl Huff	4646 NE 12th Ave	Portland, OR 97211	971-282-5976	kenhuff2005@msn.com	Vacasa Vacation Rentals (Becca George)	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 971-205-8700	becca.george@vacasa.com	R-3	SFD	4	5715	183	7/13/2016		
125	3/23/2017	832 SW 13th St "Shack on the Beach"	Wilma Roles	834 SW 13th St	Newport, OR 97365	541-270-5613	roles45@gmail.com	same	same	same	same	same	R-3	SFD	6	5838	205	6/9/2017		
126	6/22/2016	927 SW 11th St "Dreamy Day Stay"	Steven Palmer	927 SW 11th	Newport, OR 97365	541-351-5751	bkeisch@gmail.com	same	same	same	same	same	R-3	Duplex	8	5085	016-1	11/14/2012		
127	9/26/2017	1000 SE Bay Blvd #536 (K1) "Bayfront Relaxation"	Eric Breon	26 NW Macleay Blvd	Portland, OR 97210	503-863-0759	eric.breon@gmail.com	Vacasa Vacation Rentals (Becca George)	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 971-205-8700	becca.george@vacasa.com	R-4	Condo/Apt	6	5944	219	10/18/2017		
128	9/22/2017	1018 NW Coast St "Steve Schwartz"	Steven Schwartz	3856 Gala Loop	Bellingham, WA 98226	360-739-9693	stampsteve@gmail.com	same	same	same	same	same	R-4		4	6069	237	2/26/2018		
129	7/6/2017	107 SW Coast St "Captain's Quarters at Nye Beach"	Roy S Neff and Lauri Hines	32655 Glaisyer Hill Rd	Cottage Grove, OR 97424	858-688-8261	lauri.hines@icbud.com	same	same	same	same	same	R-4	SFD	8	5444	209	7/11/2017		
130	5/22/2018	1120 NW Spring St, Unit A "Terry and Diane Schneider"	Terry & Diane Schneider	6920 Toluca Lane	Citrus Heights, CA 95621	425-377-5697	terry@libertytowers.org	Vacasa Vacation Rentals (Becca George)	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 971-205-8700	becca.george@vacasa.com	R-4		6	6097	250	6/22/2018		

**VACATION RENTALS AND BED AND BREAKFASTS
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	Date Rcd.	Street Address	Property Owner	Address	City/State	Phone #	e-mail	Contact Name	Address	City/State	Phone #	e-mail	Zone	Const Type	Occ	Bus Lic #	Endors #	Date Notice mailed	Registered Agent / Trustee
131	5/11/2015	1125 NW Spring St #A-103 "Jo Duthie Rental - Lighthouse View"	Toby Ross / Jo Duthie	10647 Kestrel	Klamath Falls, OR 97601	916-719-5555	joduthie@yahoo.com	Lisa Glenn/Turnkey Vacation Rentals	48 Camp 12 Riverside Ln	Siletz, OR 97380	888-512-0498	reservations@turnkeyvr.com	R-4	Condo/Apt	6	4262	158	11/30/2017	
132	9/14/2015	1125 NW Spring St #C101	Kenneth Sever	1706 Bronze Sunset	Kingwood, TX 77345	281-360-5690	ken.sever@usa.net	Oregon Beach Vacations	4786 SE Hwy 101	Lincoln City, OR 97367	503-528-7480 ext 200	joy@oregonbeachvacations.com	R-4	Condo/Apt	8	5232	166	9/21/2015	
133	8/16/2016	1125 NW Spring St #C201 "Somewhere At The Beach"	Denise Velaski	8590 SW Farrway Dr	Portland, OR 97225	503-297-7823	velaski@comcast.net	Vacasa Vacation Rentals (Becca George)	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 971-205-8700	becca.george@vacasa.com	R-4	Condo/Apt	8	5729	187	8/22/2016	
134	8/9/2016	1125 NW Spring St C-2 (c102) "Wandering Whale"	Wendi & Eric Lonnquist	60759 Currant Way	Bend, OR 97702	541-848-9010	wlonnquist@hotmail.com	Vacasa Vacation Rentals (Becca George)	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 971-205-8700	becca.george@vacasa.com	R-4	Condo/Apt	8	5688	181-1	change of ownership 8/9/16	
135	10/30/2012	1125 NW Spring St Unit A 203 "Long Vacation Rental"	Patrick & Susan Long	33201 SE Peoria Rd	Corvallis, OR 97333	541-740-7722 (day)/541-758-8338 (nite)	sulong@kw.com	Lisa Glenn/Turnkey Vacation Rentals	48 Camp 12 Riverside Ln	Siletz, OR 97380	888-512-0498	reservations@turnkeyvr.com	R-4	Condo/Apt	6	5149	041	12/28/2012 & 11/30/17	
136	11/8/2013	1125 NW Spring St Unit A-201 "Michael's Beach Place"	Michael Adams	1001 NW Lovejoy	Portland, OR 97209	503-544-1733		OR Beach Vacations	4786 SE Hwy 101	Lincoln City, OR 97367	503-528-7480/800-723-2383	joy@oregonbeachvacations.com	R-4	Condo/Apt	8	5261	099	12/13/2013	
137	9/4/2013	1125 NW Spring St Unit B 102 "Bungles Beach Hideaway"	Kenneth Sever	1706 Bronze Sunset	Kingwood, TX 77345	281-360-5690	ken.sever@usa.net	Oregon Beach Vacations	4786 SE Hwy 101	Lincoln City, OR 97367	503-528-7480 ext. 200	joy@oregonbeachvacations.com	R-4	Condo/Apt	6	5232	077	9/12/2013	
138	5/6/2016	1125 SW Spring St #C303 (C-9) "Dylan Mayson Vacation Rental"	Dylan Mason	2734 NW Scandia Lp	Bend, OR 97703	208-521-2886	dmason@bendcable.com	Elizabeth Krizman	780 SW Pacific Coast Hwy	Waldport, OR 97394	541-270-8855	elizabeth@orshores.com	R-4	Condo/Apt	6	5656	174	5/19/2016	
139	10/20/2016	13 NW High St "Camille Norwick"	Camille Norwick	121 La Paz Loop	Santa Fe, NM 87508	505-470-3838	camille@camilleadair.com	Vacasa Vacation Rentals (Becca George)	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 971-205-8700	becca.george@vacasa.com	R-4	SFD	6	5764	192	3/16/2017	
140	7/2/2012	135 SW Coast St "Nyevana"	Julia & Patrick Rask	910 NW Elizabeth Dr	Corvallis, OR 97330	503-287-2600	raskbull@gmail.com	Vacasa Vacation Rentals (Becca George)	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 971-205-8700	becca.george@vacasa.com	R-4	SFD	6	5411	009-1	6/9/2016	
141	1/23/2013	144 SW 26th St #5 "Regatta Vacation LLC"	Regatta Vacations LLC, Brodie Becksted	144 SW 26th St #10	Newport, OR 97365	541-270-2484	brodiebecksted@msn.com	Brodie L. Becksted	3891 NW Hwy 101	Lincoln City, OR 97367	541-994-9111	brodiebecksted@msn.com	R-4	Condo/Apt	6	5133	047	1/24/2013	Brodie Becksted, The Becksted Team LLC, 144 SW 26th St Unit #10, Newport, OR 97365. Bus Lic says Peter Heisler
142	4/26/2017	145 SW Hurbert #1 "Golden Larch, LLC"	Golden Larch, LLC, Brad & Kathy Dixon	PO Box 483	Corvallis, OR 97339	541-757-7522	bradandkathydixon@comcast.net	same	same	same	same	same	R-4	Condo/Apt	4	5842	214	9/25/2017	Brad and Kathy Dixon, PO Box 483, Corvallis, OR 97339
143	4/26/2017	145 SW Hurbert #2 "Golden Larch, LLC"	Golden Larch, LLC, Brad & Kathy Dixon	PO Box 483	Corvallis, OR 97339	541-757-7522	bradandkathydixon@comcast.net	same	same	same	same	same	R-4	Condo/Apt	8	5842	215	9/25/2017	Brad and Kathy Dixon, PO Box 483, Corvallis, OR 97339
144	6/26/2012	165 SW 26th St "Happy Clam"	Sherie Hawley & Gary Gamer	165 SW 26th St	Newport, OR 97365	541-913-2730	sheriehawley@comcast.net	same	same	same	same	same	R-4	SFD	12	4740	103	1/8/2014	
145	1/20/2015	180 C NW Gilbert Way "BIM Investments LLC"	Cuttaliya & Douglas Robinson	PO Box 83	Corvallis, OR 97339	425-563-3279	cuttaliya.y@gmail.com	same	same	same	same	same	R-4	Condo/Apt	8	5419	155	2/12/2015	Cuttaliya Robinson, 530 Fawn Ln, Philomath, OR 97339
146	10/12/2017	225 NW Brook St #A "Shore Leave"	Roderic Millie & Karen Crouse	6049 N 4th Pl	Phoenix, AZ 85012	561-346-6422	rdmillie@live.com	Vacasa Vacation Rentals (Becca George)	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 971-205-8700	becca.george@vacasa.com	R-4	Condo/Apt	6	5951	171-1	1/19/2018	

**VACATION RENTALS AND BED AND BREAKFASTS
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	Date Rcd.	Street Address	Property Owner	Address	City/State	Phone #	e-mail	Contact Name	Address	City/State	Phone #	e-mail	Zone	Const Type	Occ	Bus Lic #	Endors #	Date Notice mailed	Registered Agent / Trustee
147	10/25/2017	232 SW 27th St	Colleen Harris	7137 SW Lola Ln	Tigard, OR 97223	503-209-9816	colleenh@harrisworksystems.com	Vacasa Vacation Rentals (Becca George)	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 971-205-8700	becca.george@vacasa.com	R-4	Condo/Apt	6	5716	225	1/19/2018	
148	8/5/2016	238 SW 27th St "Yaquina Bay Club"	Roy S Neff and Lauri Hines	32655 Glaisyer Hill Rd	Cottage Grove, OR 97424	858-395-7191	roysneff@gmail.com	Lauri Hines	same	same	858-688-8261	laurigsd@cox.net	R-4	Condo/Apt	8	5444	186	8/15/2016	
149	11/28/2012	242 SW 27th St "Bridgetender Rental House"	Sharon A Simmons, Trustee	4004 NW Witham Hill Dr #166	Corvallis, OR 97330	503-635-6731		Jeannie Conklin	6283 SW Trellis Dr	Corvallis, OR 97333	541-760-7664		R-4	SFD	10	5110	029	12/13/2012	
150	1/17/2014	252 SW 27th St "The House on the Bay"	Jennie Thomas	532 NW Riverside	Bend, OR 97701			Vacasa Vacation Rentals (Becca George)	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 971-205-8700	becca.george@vacasa.com	R-4	SFD	8	3988	110	1/24/2014	
151	7/14/2016	2616 SW Brant St "Casa de Margarita"	Kay Fischer	24625 Evergreen Rd	Philomath, OR 97370-9091	541-740-4116	fischerOR@yahoo.com	Vacasa Vacation Rentals (Becca George)	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 971-205-8700	becca.george@vacasa.com	R-4	Condo/Apt	6	5705	184	7/19/2016	
152	7/28/2016	2618 SW Brant St "Yaquina Bay Beauty"	Colleen Harris	7137 SW Lola Ln	Tigard, OR 97223	503-209-9816	colleenh@harrisworksystems.com	Vacasa Vacation Rentals (Becca George)	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 971-205-8700	becca.george@vacasa.com	R-4	Condo/Apt	6	5716	185	8/15/2016	
153	7/2/2014	2622 SW Brant St "The River House"	Roger Benney/Sheryl Craner	755 NW Morning View Ct	McMinnville, OR 97128	360-593-5437	sherylcraner@gmail.com	same	same	same	same	same	R-4	Condo/Apt	6	5354	144	7/8/2014	
154	2/9/2018	2634 SW Brant St "Bay Bridge Bungalow"	Sharon Tattersall	170 Palomino Ave	Roseburg, OR 97471	303-854-7282	sharoncarroll@hotmail.com	same	same	same	same	same	R-4	Condo/Apt	8	6022	243	4/6/2018	
155	4/25/2018	2638 SW Brant St "Easy Two LLC"	Lisa Trapp	15977 Abiqua Rd	Silverton, OR 97381	503-779-5394	bonnie5977@gmail.com	Turnkey Vacation Rentals/ Annie Underwood	PO Box 1244	Waldport, OR 97394	503-212-4323 / 541-200-4523	annie.underwood@turnkeyvr.com	R-4	SFD	8	6076	247	5/18/2018	
156	10/16/2017	28 SW Brook St #B "Brook St Apts LLC"	Leslie Bergshoeff	3109 NE Cooper Rd	Camas, WA 98607	360-513-3439	lesbergshoeff@me.com	same	same	same	same	same	R-4	Condo/Apt	4	5067	229	2/5/2018	M Pieter Bergshoeff, 3109 NE Cooper Rd, Camas, WA 98607
157	10/16/2017	28 SW Brook St #D "Brook St Apts LLC"	Leslie Bergshoeff	3109 NE Cooper Rd	Camas, WA 98607	360-513-3439	lesbergshoeff@me.com	same	same	same	same	same	R-4	Condo/Apt	4	5067	230	2/5/2018	M Pieter Bergshoeff, 3109 NE Cooper Rd, Camas, WA 98607
158	10/16/2017	28 SW Brook St #E "Brook St Apts LLC"	Leslie Bergshoeff	3109 NE Cooper Rd	Camas, WA 98607	360-513-3439	lesbergshoeff@me.com	same	same	same	same	same	R-4	Condo/Apt	4	5067	231	2/5/2018	M Pieter Bergshoeff, 3109 NE Cooper Rd, Camas, WA 98607
159	10/16/2017	28 SW Brook St #F "Brook St Apts LLC"	Leslie Bergshoeff	3109 NE Cooper Rd	Camas, WA 98607	360-513-3439	lesbergshoeff@me.com	same	same	same	same	same	R-4	Condo/Apt	4	5067	232	2/5/2018	M Pieter Bergshoeff, 3109 NE Cooper Rd, Camas, WA 98607
160	9/5/2017	28 SW Brook St #G "Brook St Apts LLC #G"	Leslie Bergshoeff	3109 NE Cooper Rd	Camas, WA 98607	360-513-3439	lesbergshoeff@me.com	same	same	same	same	same	R-4	Condo/Apt	4	5933	217	10/13/2017	M Pieter Bergshoeff, 3109 NE Cooper Rd, Camas, WA 98607
161	7/2/2012	29 SW Coast St Unit A "Fairhaven Vacation Rental"	Norm Ferber	5726 NE Big Creek Rd	Newport, OR 97365	541-574-0951	fairhaven@peak.org	same	same	same	same	same	R-4	Condo/Apt	10	4990	006	10/25/2012	
162	7/2/2012	29 SW Coast St Unit B "Fairhaven Vacation Rental"	Norm Ferber	5726 NE Big Creek Rd	Newport, OR 97365	541-574-0951	fairhaven@peak.org	same	same	same	same	same	R-4	Condo/Apt	10	4990	007	10/25/2012	
163	7/2/2012	29 SW Coast St Unit C "Fairhaven Vacation Rental"	Norm Ferber	5726 NE Big Creek Rd	Newport, OR 97365	541-574-0951	fairhaven@peak.org	same	same	same	same	same	R-4	Condo/Apt	10	4990	008	10/25/2012	
164	10/30/2013	3380 NW Oceanview Dr Unit B "Veritas Corp"	Mark & Rebecca DeBoer	1534 Devonshire Pl	Medford, OR 97504	541-944-2996	mdeboer@lithia.com	Meritage HOA	PO Box 429	Newport, OR 97365		jrjohnstone3@msn.com	R-4	Condo/Apt	8	5488	095	12/5/2013	
165	4/19/2017	345 SW 11th St "The Parker House LLC"	Penelope McCarthy	605 SW Hurbert St	Newport, OR 97365	541-961-2123	penelmcc@gmail.com	Oregon Beach Vacations	4786 SE Hwy 101	Lincoln City, OR 97367	503-528-7480 ext. 200	joy@oregonbeachvacations.com	R-4	SFD	6	5834	202	4/21/2017	Penelope McCarthy, 735 SW St Clair Ave Apt 901, Portland, OR 97205
166	8/10/2017	35 SW Hurbert St "Beverly Chamberlain"	Beverly Chamberlain	3548 N Brookhaven Ln	Tuscon, AZ 85712	520-299-2386	3548bc@gmail.com	Lisa Glenn/Turnkey Vacation Rentals	48 Camp 12 Riverside Ln	Siletz, OR 97380	888-512-0498	reservations@turnkeyvr.com	R-4	SFD	8	5932	220	12/8/2017. Sent New Contact Info on 3/12/18	

**VACATION RENTALS AND BED AND BREAKFASTS
WITH ACTIVE ENDORSEMENTS AND BUSINESS LICENSES**

	Date Rcd.	Street Address	Property Owner	Address	City/State	Phone #	e-mail	Contact Name	Address	City/State	Phone #	e-mail	Zone	Const Type	Occ	Bus Lic #	Endors #	Date Notice mailed	Registered Agent / Trustee
167	8/13/2012	3749 NW Oceanview Dr "Mountain Seas Development"	Bonnie Sammons	PO Box 680844	Park City, UT 84068			Yaquina Bay Property Mgt	146 SE 1st St	Newport, OR 97365	541-265-3537	lee@yaquinabayproperties.com	R-4	SFD	8	5047	035	12/26/2012	
168	9/11/2017	375 NE 70th St "Cleek AirBnB"	Todd & Debbie Cleek	2419 SE 49th Ave	Portland, OR 97205	503-789-3211	deb.cleek@gmail.com	same	same	same	same	same	R-4	SFD	8	5940	216	10/13/2017	
169	3/2/2017	4 SW High St "Michele Longo Eder"	Eder Beach Property LLC	PO Box 721	Newport, OR 97365	541-270-1161	michele@michelelongoeder.com	Michele Longo Eder & Rob Mathewson	same	same	541-270-0590	michele@michelelongoeder.com	R-4	SFD	6	1307	199	5/30/2017	Michele Longo Eder, 4064 NW Cherokee Lane, PO Box 721, Newport, OR 97365
170	3/31/2016	407 NW High St "Pietrok 2 LLC"	Pietrok 2, LLC (Gary A. Pietrok)	665 N 164th St	Omaha, NE 68118	402-707-8614	pietrok2cne@cox.net	Oceanfront Properties, Inc./ Brent Peterson	800 E Franklin St	Newberg, OR 97132	503-260-5087	oceanfrontpropertiesince@gmail.com	R-4	Duplex	10	5690	036-1	8/11/2016 & 10/16/17	David J Pietrok, 1495 Larkspur Lane NW, Salem, OR 97304
171	8/14/2017	420 NW High St "Hip Nautic"	Rina Myklak	8610 SW Ash Meadows Rd #615	Wilsonville, OR 97070	541-401-8677	rinanurse@hotmail.com	Sweet Home Rentals/Kasey Baker	PO Box 53	Yachats, OR 97498	541-961-5559	info@sweethomesrentals.com	R-4	SFD	6	5923	218	10/17/2017	
172	3/4/2014	4718 NW Cherokee Ln "Hoffstetter Vacation House"	Kirk Hofstetter & Mary Jo Moeller	2255 Dorchester Dr S	Salem, OR 97302	503-589-4402	maryjo2255@msn.com	same	same	same	same	same	R-4	SFD	10	5306	117	3/21/2014	
173	8/3/2015	4916 NW Woody Way "Broken Wheel Guest House"	Don P & Leona Rairigh	28145 E Hwy 20	Bend, OR 97701	541-413-0600		James Rairigh	PO Box 962	Salem, OR 97308	503-990-6161 or 503- 583-5135 (cell)		R-4	SFD	8	1880	167	11/1/2015	
174	10/1/2012	4920 NW Woody Way "Ocean House Lodge LLC B&B"	Craig & Dawn Lodge	4920 NW Woody Way	Newport, OR 97365	541-265-3888	oceanhousebb@gmail.com	same	same	same	same	same	R-4	SFD	18	704	024	11/29/2012	Brian Haggarty, 236 W Olive St, Po Box 510, Newport, OR 97365
175	10/17/2012	4925 NW Woody Way "Tyee Lodge B & B"	Douglas & Dee A. Nebert	4925 NW Woody Way	Newport, OR 97365	541-265-8953	deeanebert@gmail.com	same	same	same	same	same	R-4	SFD	12	1288	023	11/29/2012	
176	11/9/2017	521 NW Hubert St "Neptune's Lair by the Sea"	Debbie Sloan	2654 NE Laramie Way	Bend, OR 97701	541-419-4172	q.bee@bendbroadband.com	same	same	same	same	same	R-4	SFD	4	5974	238	2/26/2018	
177	9/3/2014	539 SW Park St "Toast of the Coast"	Michael Tran	2262 Sunrise Ave	Santa Rosa, CA 95409	503-810-1559		same	same	same	same	same	R-4	SFD	12	2702	150	10/15/2014	
178	3/30/2015	580 NW 6th St "Muenchmeyer Vacations"	Hans-Christian & Andrea Muenchmeyer	2330 NE Stanton St	Portland, OR 97212	971-263-5078; 503-407-3886	hans- christian.muenchmeyer@comcast.net	same	same	same	same	same	R-4	SFD	8	5449	017-1	4/9/2015	
179	1/19/2018	582 NW 3rd St "BMD Rentals LLC"	Rachel Wold	12590 SW Glacier Lily Circle	Portland, OR 97223	541-961-8455		Seanna Lynn Dahl	2753 NE Old River Rd	Siletz, OR 97380	541-690-9823	bmd.llc.properties@gmail.com	R-4	SFD	8	5994	240	3/12/2018	
180	7/16/2012	589 W Olive St "Amarandos Rental"	Mark & Anna Amarandos	25292 Abilene Ct	Laguna Hills, CA 92653	949-360-6517	anna.amarandos@cox.net	Vacasa Vacation Rentals (Becca George)	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 971-205- 8700	becca.george@vacasa.com	R-4	SFD	8	4222	026	12/5/2012	
181	9/12/2017	610 NW 9th St "Newport House"	Betty Willis	610 NW 9th St	Newport, OR 97365	530-410-1391	0817betty@gmail.com	Vacasa Vacation Rentals (Becca George)	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 971-205- 8700	becca.george@vacasa.com	R-4	SFD	8	5938	226	1/19/2018	
182	1/8/2014	757 SW 6th St "A-Frame"	Doug Chu	11954 NE Glisan St 134	Portland, OR 97220	503-888-6056	chewnews49@gmail.com	same	same	same	same	same	R-4	SFD	8	5280	112	2/6/2014	
183	11/14/2014	912 NW Coast St "Nye Beach Retreat"	Patricia A. Lee	6765 SW Molalla Bend Rd	Wilsonville, OR 97070	503-694-6452	palee03@comcast.net	Vacasa Vacation Rentals (Becca George)	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 971-205- 8700	becca.george@vacasa.com	R-4	SFD	6	5409	153	12/10/2014	
184	3/23/2017	946 NW High St "Bahler Rentals"	David Bahler	1910 Millcreek Way	Salt Lake City, UT 84106	801-455-3390	awbahler@gmail.com	Dean McElven	4786 SE Hwy 101	Lincoln City, OR 97367	503-528-3480	obv@oregonbeachvacations.com	R-4	SFD	6	5807	213	9/8/2017	
185	7/25/2013	1000 SE Bay Blvd #114 "Franck Vacation Rental"	Ellen & Lawrence Franck	205 Laguna Dr W	Litchfield Pk, AZ 85340	623-935-6092		same	same	same	same	same	W-2	Condo/A pt	4	5222	072	8/6/2013	
186	7/16/2013	1000 SE Bay Blvd #115	Morales/Bartus, LLC	10855 SW Cascade	Tigard, OR 97223	503-620-3691	dave@rtangle.net	Embarcadero Resort Service Provider, LLC	1000 SE Bay Blvd.	Newport, OR 97365	541-265-8521		W-2	Condo/A pt	4	5212	092	11/4/2013	David E Morales, 10855 SW Cascade Ave, Tigard, OR 97223

**VACATION RENTALS AND BED AND BREAKFASTS
WITH ACTIVE ENDORSEMENTS AND BUSINESS LICENSES**

	Date Rcd.	Street Address	Property Owner	Address	City/State	Phone #	e-mail	Contact Name	Address	City/State	Phone #	e-mail	Zone	Const Type	Occ	Bus Lic #	Endors #	Date Notice mailed	Registered Agent / Trustee
187	9/16/2013	1000 SE Bay Blvd #130 "Clopine Vacation Rental"	Robert, Betsey, Alan & Anne Clopine	PO Box 474	Newport, OR 97365	951-659-4590 or 858-442-9701	bbclopine@msn.com	Embarcadero Resort Service Provider, LLC	1000 SE Bay Blvd.	Newport, OR 97365	541-265-8521		W-2	Condo/Apt	4	5240	118	4/2/2014	
188	5/22/2018	1000 SE Bay Blvd #138 (F-10) "Brad Purdom Vacation Rental"	Bradley D Purdom	19996 Powers Road	Bend, OR 97702	541-819-9005	bradpurdom@gmail.com	Vacasa Vacation Rentals (Becca George)	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 971-205-8700	becca.george@vacasa.com	W-2	Condo/Apt	4	6100	254	7/6/2018	
189	6/7/2017	1000 SE Bay Blvd #146 "Richen Vacation Rental"	Sylvia Richen	9130 SW Summerfield Ct	Tigard, OR 97224	503-624-6032	sylviarichen@comcast.net	Vacasa Vacation Rentals (Becca George)	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 971-205-8700	becca.george@vacasa.com	W-2	Condo/Apt	4	5879	234	2/9/2018	
190	5/17/2013	1000 SE Bay Blvd #225	Christie M Connard	1585 SW Brooklane Dr	Corvallis, OR 97333	541-752-7800	connardc@peak.org	Vacasa Vacation Rentals (Becca George)	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 971-205-8700	becca.george@vacasa.com	W-2	Condo/Apt	6	5175	145 Ltd	7/17/2014	
191	7/2/2013	1000 SE Bay Blvd #427 (J-2)	Loranger Properties LLC	PO Box 326	Hillsboro, OR 97123	503-648-1911	lorangerco@aol.com	same	same	same	same	same	W-2	Condo/Apt	4	5225	130 - Ltd	5/20/2014	Claire Loranger, 2990 Baseline Rd, Cornelius, OR 97113
192	7/16/2013	1000 SE Bay Blvd #504 "Gould Family Trust"	Gould Family Trust, Terry & Janice Gould, co-trustees	5620 SW Riverside Ln Unit 16	Portland, OR 97239	541-285-6744	t.gould@comcast.net	Embarcadero Resort Service Provider, LLC	1000 SE Bay Blvd.	Newport, OR 97365	541-265-8521		W-2	Condo/Apt	6	5210	093	11/13/2013	Terri & Janice Gould, Trustees
193	7/16/2013	1000 SE Bay Blvd #642 "Cynthia Hinds"	Cynthia Kelley Hinds	569 Culpin St	Denver, CO 80218	303-888-4940	cindyhinds@hotmail.com	Embarcadero Resort Service Provider, LLC	1000 SE Bay Blvd.	Newport, OR 97365	541-265-8521		W-2	Condo/Apt	4	5207	082	10/2/2013	
194	6/15/2018	1000 SE Bay Blvd #E127 "Stephanie Faulkner Vacation Rental"	Stephanie Faulker	PO Box 825	Newport, OR 97365	707-501-8916	sfaulkner541@gmail.com	Vacasa Vacation Rentals (Becca George)	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 971-205-8700	becca.george@vacasa.com	W-2	Condo/Apt	4	6108	253	7/6/2018	
195	4/11/2014	1000 SE Bay Blvd Unit #140 "VKN Vacation Rental"	VKN Vacation Rental, ATTN: Valerie K Nichols	940 NW Westwood Pl	Corvallis, OR 97330	541-757-3660		Embarcadero Restaurant & Lounge	1000 SE Bay Blvd.	Newport, OR 97365	541-265-8521		W-2	Condo/Apt	4	5251	121	5/1/2014	
196	1/23/2018	1000 SE Bay Blvd, Unit G-245 "Kevin Stewart House"	Kevin & Danielle Stewart	2100 NE Walnut Dr	Redmond, OR 97756	541-728-8708	fletmx@yahoo.com	Vacasa Vacation Rentals (Becca George)	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 971-205-8700	becca.george@vacasa.com	W-2	Condo/Apt	6	6010	236	2/9/2018	
197	7/2/2012	144 SW 26TH #1 "Winward at the Rigatta"	Charles & Michele Acock	3142 Reservoir Rd	Walla Walla, WA 99362	509-522-1112	cowdoc543@AOL.com	same	same	same	same	same	W-2	Condo/Apt	6	4982	028	12/13/2012	
198	11/12/2015	859 SW Bay Blvd "Roger Yost's Pier House"	Roger Yost	189 Liberty St NE	Salem, OR 97301	503-884-7333	rogeryost@comcast.net	same	same	same	541-902-1973	same	W-2	Condo/Apt	6	5663	019-1	5/10/2016	
199	8/2/2012	890 SE Bay Blvd #205 "OR Bayfront Condo"	Gary H & F Rebecca Thorgaard	PO Box 514	Clarkston, WA 99403	509-432-6053	gthorgaard@gmail.com	same	same	same	same	same	W-2	Condo/Apt	4	5037	039	12/27/2012	
200	1/9/2013	890 SE Bay Blvd #314 "The Landing at Newport"	Debra Harland	PO Box 1545	Newport, OR 97365	541-270-1779	debbie@धारlandcpa.com	same	same	same	same	same	W-2	Condo/Apt	4	3184	046	1/11/2013	

Memorandum

To: Vacation Rental Ad-Hoc Work Group

From: Derrick Tokos, Community Development Director 

Date: September 21, 2018

Re: Review of Draft Code Amendments for Consistency with Policy Direction

Enclosed are two clean copies of draft ordinances for your review. Chapter 4.25 provides an administrative framework for the review and approval of short-term rental business license endorsements. Chapter 14.25 includes the land use regulations that apply to short term rentals. A table containing a mark-up of the changes, and policy rationale, is also enclosed. These are version 1.0, and they are likely to be modified several times before a final ordinance is adopted. Each new version of the mark-up will include strike-through and underline showing where changes are made, along with a rationale for the updates.

Please review the documents to confirm whether or not they are consistent with the policy direction you have provided. All comments are welcome; however, we are particularly interested to know if we have missed or inadequately addressed any major topics of concern. If, after reviewing the documents, you feel they are in line with your expectations, or will be with minor revisions, then it would be appropriate for a motion to be made to forward the draft amendments and all supporting materials to the Planning Commission for its consideration. Below is a sample motion that you can use. Please feel free to edit as appropriate.

Sample Motion:

"I move that the committee find the draft revisions to the Newport Municipal Code related to short-term rentals, as amended at this meeting, reflect the information reviewed and discussed by the ad-hoc work group and are generally consistent with the policy direction provided by the group. There are a number of policy alternatives involving topic areas where we were unable to reach consensus. The Planning Commission and City Council will need to resolve them and we, as individuals, may advocate for those we feel strongly about as the amendments move toward formal adoption.

Additional work is needed to improve enforcement of short-term rentals and the ad-hoc work group strongly recommends the city further evaluate, and possibly retain the services of, a third-party vendor to develop a centralized complaint system that facilitates transparency and citizen access to information.

We recommend that the draft code, policy option documents, summaries from the open houses, and all other information reviewed by the ad-hoc work group be forwarded to the Planning Commission for its consideration."

Maps have also been developed illustrating how the spacing requirements will apply citywide. Please take a moment to review them and come prepared to talk about any comments/concerns you may have with them.

Attachments

CHAPTER 4.25 SHORT-TERM RENTAL BUSINESS LICENSE ENDORSEMENTS

4.25.005 Purpose

A short-term rental business license endorsement is a permission to operate a short-term rental on property within the City of Newport. This chapter provides an administrative framework for licensing the annual operation of a short-term rental, in order to ensure the safety and convenience of renters, owners, and neighboring property owners; protect the character of residential neighborhoods; protect the City's supply of needed housing; and address potential negative effects such as excessive noise, overcrowding, illegal parking, and accumulation of refuse.

It is the intent of these regulations to strike a reasonable balance between the need to limit short-term rental options within neighborhoods to ensure compatibility, while also recognizing the benefits of short-term rentals in providing recreation and employment opportunities, as well as transitional housing for tourists, businesses, and others who are in need of housing for a limited duration.

4.25.010 Definitions

The following definitions apply in this chapter.

- A. Authorized Agent. A property management company or other entity or person who has been designated by the owner to act on their behalf. An authorized agent may or may not be the designated point of contact for complaints.
- B. Bed and Breakfast Facility. An owner occupied, single-family dwelling where meals are provided for a fee on a daily or weekly room rental basis, not to exceed 30 consecutive days.
- C. Bedroom. A habitable room that (a) is intended to be used primarily for sleeping purposes; (b) contains at least 70-square feet; and (c) is configured so as to take the need for a fire exit into account.
- D. Dwelling Unit. A single unit providing complete independent living facilities for one or more persons,

including permanent provisions for living, sleeping, eating, cooking and sanitation.

- E. Home share. A short term rental, other than a Bed and Breakfast Facility, where a portion of a dwelling unit is rented while the homeowner is present. For the purposes of this definition, “present” means the homeowner is staying in the dwelling overnight.
- F. Owner. Means the natural person(s) or legal entity that owns and holds legal or equitable title to the property.
- G. Short Term Rental. A dwelling unit that is rented to any person on a day to day basis or for a period of less than thirty (30) consecutive nights.
- H. Transfer. Means the addition or substitution of owners not included on the original business license endorsement application, whether or not there is consideration. If multiple owners exist on a license, individual owners may be removed from the license without constituting a transfer.
- I. Vacation Rental. A short term rental, other than a Bed and Breakfast Facility, where the entire dwelling unit is rented for less than 30 consecutive days.

4.25.015 Annual Short-Term Rental Business License Endorsement Required

No owner of property within the Newport city limits may advertise, offer, operate, rent or otherwise make available for occupancy or use a short-term rental without a business license with a short-term rental endorsement. Advertise or offer includes through any media, whether written, electronic, web-based, digital, mobile or otherwise.

4.25.020 Application Information and Filing Fee

- A. Applications for short-term rental business license endorsements are to be on forms provided by the City, and shall; include the following:
 - 1. Owner Information. Owner’s name, permanent residence address, telephone number, email address (if available) and short-term rental address and telephone number.

2. Authorized Agent. The name, telephone number, mailing address and email of a property management company or other entity or person who has been designated by the owner to act on their behalf.
3. Representative Information. The name, telephone number, mailing address and email of a local representative who can be contacted concerning use of the property or complaints related to operation of the short-term rental. For the purposes of this requirement, local means the representative's address is within 30 minutes travel time of the subject property.
4. Liability Insurance. Certificate of insurance establishing that the owner has liability insurance which expressly covers the vacation rental operations on the subject property in the amount of \$1,000,000 combined single limit for bodily injury and property damage.
5. Land Use Authorization. A land use compatibility statement, signed by the Community Development Director or designee and that is current within 90-days, indicating that the short-term rental satisfies the land use standards for short-term rentals listed in NMC Chapter 14.25.
6. Occupancy. Occupancy limits and number of bedrooms (as specified in the Land Use Authorization).
7. Parking. Statement that required parking spaces are available, with a dated photo(s) submitted of interior and exterior parking spaces. A site plan including a parking diagram of the parking spaces shall also be provided.
8. Proof of Residential Use (for Home shares and Bed and Breakfast Facilities). At least two of the following items shall be submitted as evidence that the dwelling is the primary residence of the owner.
 - a. A copy of the voter registration
 - b. A copy of an Oregon Driver's License or Identification Card Listing Number

- c. A copy of federal income tax return from last tax year (page one only and financial data should be redacted)
 9. Good Neighbor Guidelines. Acknowledgement of receipt and review of a copy of the good neighbor guidelines. In addition, evidence that the good neighbor guidelines has been effectively relayed to short-term rental tenants, by incorporating it into the rental contract, including it in the rental booklet, posting it online, providing it in a conspicuous place in the dwelling unit, or a similar method.
 10. Listing Number. For renewals, the listing numbers or website addresses of where the short term rental advertises.
 11. Fire Safety. Completed checklist identifying that the unit complies with the fire safety standards listed in NMC 4.25.030(C)(5).
 12. Structural Safety. Completed checklist identifying that the unit complies with the Structural safety standards listed in NMC 4.25.030(C)(6).
 13. Waste Management. Proof of garbage service as required in NMC 4.25.030(C)(7).
 14. Other Requirements. Such other information as the City Manager or designee deems reasonably necessary to administer this chapter.
- B. Incomplete Application. If a license application does not include all required materials, the application will be considered incomplete and the City will notify the applicant, in writing, explaining the information required. If the applicant provides the missing required information within 30 calendar days of the date of the notice, the application will be reviewed. If the applicant does not provide the required information, the application will be deemed withdrawn and the City will refund the application fee.
- C. License Fee. The fee for the application of a short-term rental business license endorsement, and any of its components requiring city action, shall be established by resolution of the City Council.

4.25.025 Term of Annual Business License Endorsement and Transferability

- A. Term. A short-term rental business license endorsement shall be issued for a period of 12-months, effective July 1st of each year, and may be renewed annually by the owner provided all applicable standards of this chapter are met.

POLICY ALTERNATIVES

- B.1. Transferability. *The business license endorsement shall be issued in the name of the owner(s) and is not transferable.*

or

- B.2. Transferability. *The business license endorsement shall be issued in the name of the owner(s) and is transferrable only in those cases where the property is commercially zoned.*

or

- B.3. Transferability. *The business license endorsement shall be issued in the name of the owner(s) and is transferrable in those cases where the property is within, or across the street from, a commercial zone.*

4.25.030 Business License Endorsement and Endorsement Renewal

- A. Endorsement Must Be Obtained: An endorsement to a business license for a short-term rental shall be obtained and renewed as required in this section. The ability to operate a short-term rental in the City of Newport shall be discontinued for failure to obtain or renew an endorsement to operate as provided in this chapter.
- B. Application and Renewal Application Process: A person engaging in a short-term rental who has not yet obtained a business license endorsement, or who is required to renew an existing endorsement, shall do so as follows:

1. Time of Application.
 - a. Existing Non-Conforming Short-Term Rentals. A business license endorsement renewal application completed in accordance with the provisions of NMC 4.25.020, is due on July 1st, 2019 and annually every year thereafter.
 - b. New Short-Term Rentals. A business license endorsement for a short-term rental shall be obtained before beginning operations. Endorsement applications, completed in accordance with the provisions of NMC 4.25.020, may be submitted and issued at any time. The endorsement may be renewed annually thereafter on July 1st of each year.
 - c. Sale of Property. Upon change in ownership of a property subject to a short-term rental endorsement, it is the obligation and responsibility of the new owner to obtain a new endorsement in order to operate the short-term rental. The new owner shall have 60 days from the date of ownership (closing of the sale) to apply for and receive a new operating license.
2. Notice. On or about July 1st of each year, the City shall send notice to owners of property with short-term rental endorsements informing them that the endorsement must be renewed no later than August 15th of each year and that failure to do so will result in expiration of the endorsement. Notice shall be sent by first-class mail to the address the owner provided with the endorsement on file with the City.
3. Expiration of Endorsement. Failure of an owner to renew an endorsement by August 15th shall result in expiration of the endorsement, and the ability of the owner to operate shall be conclusively presumed to be discontinued with no further action by the City. For new owners, once the 60 day grace period to apply for a license expires, as referenced in NMC 4.25.030(B)(1)(c) of this section, the ability to operate shall be conclusively presumed to be discontinued with no further action by the City.

C. Approval Standards.

The owner or authorized agent has the burden of proof to demonstrate compliance with standards for the approval or renewal of an endorsement. The approval standards also serve as continuing code compliance obligations of the owner. To receive approval, an owner or authorized agent must demonstrate that the approval standards listed below have been satisfied:

1. Zoning. The property is in compliance with requirements of NMC Chapter 14.25.
2. Contact Information. The owner or authorized agent has provided information sufficient to verify a qualified person will be available to be contacted about use of the short-term rental during and after business hours. The qualified person shall be available to be contacted by telephone to ensure a response to the short-term rental address at all hours (24 hours a day, seven days a week) while the dwelling unit is occupied for rent. The qualified person must be able to respond to the premises within 30 minutes. The individual identified as the “qualified person” may be changed from time to time throughout the term of a license. To do so, the license information shall be revised with the city at least 14-days prior to the date the change takes effect, except when the failure to do so is beyond the owner or authorized agent’s control. In an emergency or absence, contact forwarding information to a qualified person may be provided to the owner or authorized agent. In the case of home shares, the contact person shall be the permanent resident who will be hosting the transient accommodations.

POLICY ALTERNATIVES

3.1 Notice to Neighbors. The owner or authorized agent shall post a small, non-illuminated sign on the premises, not to exceed 2 square feet in size, containing the owner and/or representatives contact information. Such sign shall be placed in a location clearly visible from the adjacent street. In the event the City establishes a 24/7 hotline for dispatching calls to operators of short-term rentals, then the contact

information contained on the placard or sign shall be that of the firm providing the dispatch service.

or

3.2 Notice to Neighbors. The owner or authorized agent shall either: (a) provide an annual mailing or otherwise distribute by hand, a flier to neighbors within a 250-foot radius of the short-term rental property containing the owner and/or representatives contact information, or (b) post a small, non-illuminated sign on the premises, not to exceed 2 square feet in size, in a location clearly visible from the adjacent street that contains the owner and/or representatives contact information. In the event the City establishes a 24/7 hotline for dispatching calls to operators of short-term rentals, then the contact information contained on the flier or placard/sign shall be that of the firm providing the dispatch service.

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4. Electronic Availability. The City will make a database electronically accessible within which any person can enter in an address of a short term rental operator and obtain the owner, authorized agent, and/or representative's name, telephone number, and email address.
 5. Fire and Emergency Safety. A completed checklist for fire safety (fire extinguishers, smoke alarms, carbon monoxide detectors, unobstructed exits, etc.) shall be required with each new endorsement and renewal. The owner or authorized agent shall be responsible for completing the fire safety checklist and ensuring continued compliance. Verification by the City of Newport Fire Marshall shall be required prior to issuance of a new endorsement and may be required for renewals at the City Manager's discretion.
 6. Structural Safety. A completed checklist, signed by the City of Newport Building Official, indicating that the short-term rental has been inspected and complies with the building safety standards listed below. Such checklist shall be completed prior to issuance of a new endorsement and may be required for renewals at the City Manager's discretion.

- a. Bedrooms shall have an operable emergency escape window or exterior door with a minimum opening size of 5.7 sq. ft. (5.0 sq. ft. at grade floor), with minimum net clear dimensions of 20-inches in width and 24-inches in height and having a sill height not more than 44-inches above the finished floor.
- b. All stairs with 4 or more risers shall have a handrail on at least one side. Handrails shall be secure, continuous, and have returns at each end.
- c. The open sides of stairs, decks, porches or other walking surfaces more than 30-inches above grade or the floor below shall have guardrails configured such that a 4-inch sphere cannot pass through.
- d. Windows within a 24-inch arc of doors and glass within bathtub or shower enclosures shall be safety glazed, or have an equivalent means of protection.
- e. Wood frame decks shall be structurally sound. In cases where a deck supports a hot tub or other features of a similar size and weight, engineering analysis of the supports may be required.
- f. Electrical plug-ins and light switches shall have faces plates.
- g. Electrical breaker boxes shall have all circuits labeled, and empty breakers spaces must be plugged.
- h. GFCI (Ground Fault Circuit Interrupter) protection shall be provided for exterior, kitchen, and bathroom receptacles.
- i. Functioning smoke detectors shall be installed in all bedrooms and outside each bedroom in hallways or other rooms providing access to bedrooms, and on each story including basements.
- j. Functioning carbon monoxide alarms shall be installed if the unit (a) contains a heater, fireplace, appliance or cooking source that uses coal, kerosene, petroleum products, wood or other fuels that emit carbon monoxide as a by-product of

- combustion; or (b) includes an attached garage with an opening that communicates directly with a living space. Such alarms shall be installed in compliance with State Fire Marshal Rules and any applicable requirements of the State Building Code, and there shall be available in the premises a written notice containing instructions for testing the alarm.
- k. Water heaters shall be strapped and secured in accordance with seismic protections standards, with a TEP (Temperature and Pressure Relief) line that is run to an approved location.
 - l. A 2A10BC fire extinguisher shall be provided on each floor.
 - m. Address numbers shall be posted and visible from the street.
 - n. Any violation of applicable codes that the Building Official determines to be hazardous shall be corrected prior to use of the dwelling as a vacation rental.
7. Proof of Use. For renewals, room tax remittance records show that the unit has been rented at least once during the previous 12 months.
8. Room Tax Compliance. The unit shall be in compliance with room tax requirements of Chapter 3.05 of the Newport Municipal Code.
9. Violations. A short-term rental business license endorsement that is suspended or revoked may not be renewed. An owner whose endorsement has been revoked shall not be eligible to reapply for a new endorsement involving the same property for a period of two years.

D. Additional Operational Requirements

1. Complaints. The owner or representative shall respond to neighborhood questions, concerns, or complaints in a timely manner and shall maintain a written record of complaints, the dates they were received, and efforts taken to resolve issues that have

been raised. The written record shall be provided to the City upon request.

2. Guest Registry. Owner or designee shall maintain a guest and vehicle register for each tenancy. The register shall include the name, home address, and phone number of the primary tenant; the total number of occupants; vehicle license plate numbers of all vehicles used by the tenants, and the date of the rental period. This information shall be provided to city emergency responders upon request.
3. Mandatory Postings. The short-term rental business license endorsement issued by the City shall be displayed in a prominent location within the interior of the dwelling adjacent to the front door. The endorsement will contain the following information:
 - a. A number or other identifying mark unique to the short-term rental endorsement which indicates that it was issued by the City of Newport, with date of expiration.
 - b. The name of the owner or authorized agent and a telephone number where the owner or authorized agent may be contacted.
 - c. The property address.
 - d. The number of approved parking spaces.
 - e. The maximum overnight occupancy permitted for the short-term rental.
 - f. Any required information or conditions specific to the operating license.
 - g. The City of Newport official logo.
4. Emergency Information. Owner or designee shall provide information within the dwelling unit to inform and assist renters in the event of a natural disaster, power outage, or other emergency. Required information includes, but is not limited to:
 - a. A tsunami evacuation map produced by Lincoln County Emergency Services, Oregon Department

- of Geology and Mineral Industries or other agency with similar authority.
- b. Phone numbers and addresses for emergency responders and utility providers.
 - c. Other information as established by resolution of the City Council.
5. Noise. Noise levels shall conform to the requirements of Chapter 8.15 of the Newport Municipal Code.
 6. Required Parking. Off-street parking spaces approved for short-term rental use shall be available to tenants at all times that the unit is rented. A parking diagram of the approved parking spaces shall be provided to tenants and be available in a prominent location within the short-term rental dwelling.
 7. Occupancy. Maximum overnight occupancy shall be limited to that which is specified in the Land Use Authorization.
 8. Landscaping. Required landscaping shall be maintained. Changes may be made to the type and location of required landscaping as long as 50% of the front yard, and 40% of the total lot area remains landscaped.
 9. Solid Waste Management. Weekly solid waste disposal service shall be provided while the dwelling is occupied as a short-term rental. The owner or authorized agent shall provide for regular garbage removal from the premises, and trash receptacles shall be stored or screened out of plain view of the street. City may require that an owner or authorized agent utilized solid waste collection service with assisted pick-up in circumstances where there have been verified complaints that a short-term rental is not adhering to these requirements. For the purpose of this section, assisted pick-up means the collection driver retrieves the cart from where it is stored, rolls it out for service, and then places it back in its original location.
 10. Events Prohibited. Company retreats, weddings, rehearsal dinners, family reunions and similar

gatherings are prohibited on the premises of a short-term rental during periods of transient use.

4.25.035 Inspections

Dwelling units for which a short-term rental business license endorsement is being sought, or has been obtained, shall be subject to initial inspection, and periodic re-inspection, by the City to ensure compliance with the provisions of this chapter. The timeframe for such inspections is subject to the City's discretion and available resources.

4.25.040 Appeals

A decision on a short-term rental business license endorsement application or renewal may be appealed as provided in NMC 4.05.075.

4.25.045 Violations

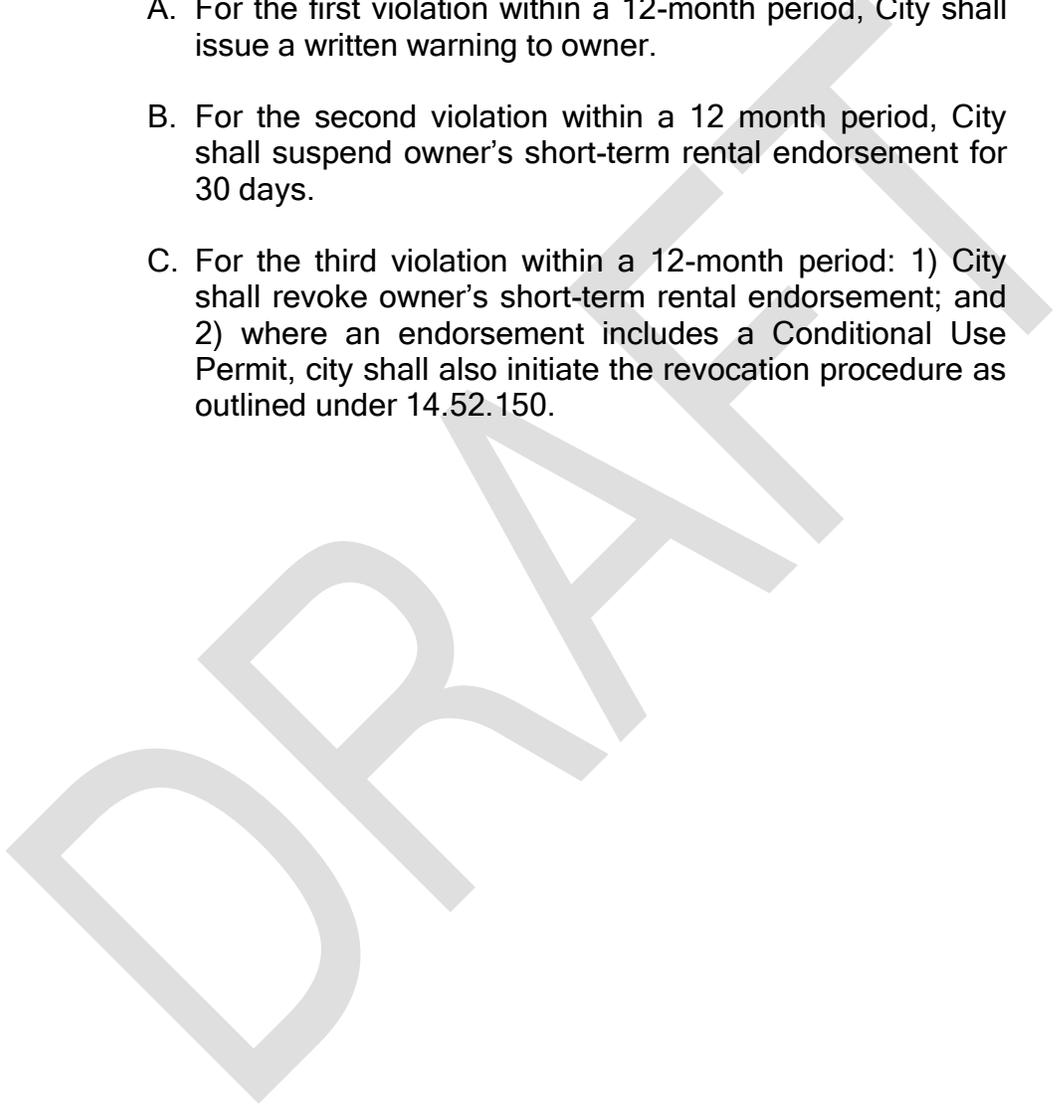
Penalties, as specified in section 4.25.050, may be imposed for one or more of the following violations:

- A. Advertising; renting; using; or offering for use, occupancy or rent; a short-term rental where the owner does not hold a valid endorsement issued pursuant to this section.
- B. Advertising; renting; using; or offering for use, occupancy or rent; a short-term rental in a manner that does not comply with the endorsement requirements of Chapter 4.25.
- C. Failure to comply with the endorsement standards and operational requirements of Chapter 4.25.
- D. Failure by the owner to pay the transient room tax required by Chapter 3.05 of the Newport Municipal Code.
- E. Failure of the owner or owner's representative to respond to tenant, citizen or City complaints or inquiries. "Failure to respond" occurs if City staff is unable to reach the owner or designated representative after three attempts, using the information that the owner or designee has on file with the City.

4.25.050 Penalties

Penalties for a violation of subsection 4.25.040(A) shall be a civil infraction to be enforced pursuant to the provisions listed in NMC Chapter 2.15. Where the owner possesses a valid short-term rental endorsement, the penalties for violations of 4.25.040 (B-E) shall be as follows:

- A. For the first violation within a 12-month period, City shall issue a written warning to owner.
- B. For the second violation within a 12 month period, City shall suspend owner's short-term rental endorsement for 30 days.
- C. For the third violation within a 12-month period: 1) City shall revoke owner's short-term rental endorsement; and 2) where an endorsement includes a Conditional Use Permit, city shall also initiate the revocation procedure as outlined under 14.52.150.



CHAPTER 14.25 SHORT-TERM RENTAL LAND USE REGULATIONS

14.25.005 Purpose

This chapter establishes criteria by which short-term rental uses may be permitted in order to ensure the safety and convenience of renters, owners, and neighboring property owners; protect the character of residential neighborhoods; protect the City's supply of needed housing; and address potential negative effects such as excessive noise, overcrowding, illegal parking, and accumulation of refuse.

It is the intent of these regulations to strike a reasonable balance between the need to limit short-term rental options within neighborhoods to ensure compatibility, while also recognizing the benefits of short-term rentals in providing recreation and employment opportunities, as well as transitional housing for tourists, businesses, and others who are in need of housing for a limited duration.

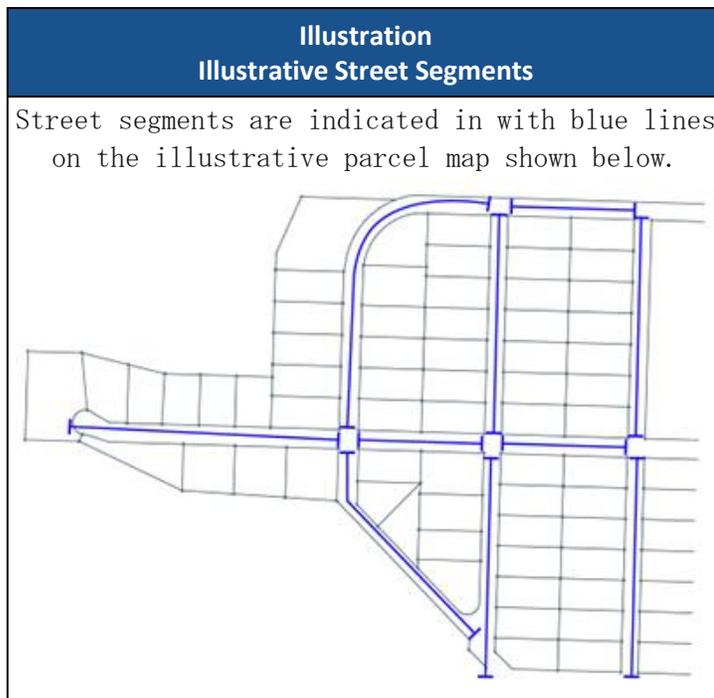
(Staff note: the following definitions will be added to, or will update terms defined in Chapter 14.01. They are included here for reference.)

14.01.010 Definitions

The following definitions apply in this chapter.

- A. Authorized Agent. A property management company or other entity or person who has been designated by the owner to act on their behalf. An authorized agent may or may not be the designated point of contact for complaints.
- B. Bed and Breakfast Facility. An owner occupied, single-family dwelling where meals are provided for a fee on a daily or weekly room rental basis, not to exceed 30 consecutive days.
- C. Bedroom. A habitable room that (a) is intended to be used primarily for sleeping purposes; (b) contains at least 70-square feet; and (c) is configured so as to take the need for a fire exit into account.
- D. Dwelling Unit. A single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

- E. Home share. A short term rental, other than a Bed and Breakfast Facility, where a portion of a dwelling unit is rented while the homeowner is present. For the purposes of this definition, “present” means the homeowner is staying in the dwelling overnight.
- F. Owner. Means the natural person(s) or legal entity that owns and holds legal or equitable title to the property.
- G. Short Term Rental. A dwelling unit that is rented to any person on a day to day basis or for a period of less than thirty (30) consecutive nights.
- H. Street Segment. A portion of a street which is located between two intersections, or between an intersection and the end of a cul-de-sac or dead-end. *See Illustration: Illustrative Street Segments, below.*



- I. Transfer. Means the addition or substitution of owners not included on the original business license endorsement application, whether or not there is consideration. If multiple owners exist on a license, individual owners may be removed from the license without constituting a transfer.
- J. Vacation Rental. A short term rental, other than a Bed and Breakfast Facility, where the entire dwelling unit is rented for less than 30 consecutive days.

14.25.010 Approval Authority

- A. Upon receipt of a request by an owner or authorized agent to complete a land use compatibility statement for a short-term rental the Community Development Director, or designee, shall determine if the request satisfies the standards of 14.25.030. If the request satisfies the standards, then the Director shall sign the statement confirming that short-term rental is a permitted use. Such action is ministerial and, as a non-discretionary act, is not subject to appeal.
- B. In the event that the Community Development Director or designee, determines that an application does not meet one or more of the standards of 14.25.030, then the land use compatibility statement shall not be signed.
- C. If one or more of the standards under 14.25.030 cannot be met, an owner may seek relief from those standards through a conditional use permitting process, pursuant to 14.34.010. Such an application is subject to review by the Planning Commission via a Type III decision making process, consistent with 14.52.010, and is to be limited in scope to those standards that cannot be satisfied.
- D. An approved Conditional Use Permit that grants relief from, or provides alternative requirements to, one or more of the standards of 14.25.030 shall serve as evidence that standards have been satisfied so that the Director can sign the land use compatibility statement.

14.25.015 Submittal Requirements

Land use compatibility statements shall be submitted on a form provided by the Community Development Department, and shall include the following:

- A. Site plan, drawn to scale, showing the dimensions, property lines, existing buildings, landscaped area, and off-street parking locations.
- B. Floorplan of the dwelling unit that identifies the rooms dedicated to short-term rental use.
- C. If the dwelling unit is within a residential zone, a calculation of the percentage of front yard and total lot area maintained in landscaping.

- D. If the dwelling unit relies upon shared parking areas, a copy of a covenant or other binding legal instrument detailing unit owner rights and responsibilities related to the parking areas.

14.25.020 Establishment of a Vacation Rental Overlay Zone

(Staff note: this subsection is only required if one of the three map alternatives, or a variation of one of the maps, is selected as the basis of an overlay. It will be removed if policy makers decide that an overlay is not needed.)

A Vacation Rental Overlay Zone is hereby established identifying areas within the city limits where vacation rentals have been identified as compatible uses and areas where they are prohibited in order to protect the City's supply of needed housing and character of residential neighborhoods. The sole purpose of the Vacation Rental Overlay Zone is to identify where vacation rentals are permitted uses and does not alleviate a vacation rental from having to satisfy requirements that are otherwise applicable under the Newport Municipal Code.

14.25.025 Allowed Locations

POLICY ALTERNATIVES

A.1. *Home share and Bed & Breakfast use of a dwelling unit is permitted in all residential and commercial zone districts.*

and

A.2. *Vacation rental use of a dwelling unit is permitted in those areas where they are identified as allowed uses on the Vacation Rental Overlay Map (Select Map Alternative).*

or

A.3. *Short-term rental use of a dwelling unit is permitted in all residential and commercial zone districts.*

14.25.030 Approval Standards

POLICY ALTERNATIVES

A.1. Density. The total number of vacation rentals shall be capped at level not to exceed five (5) percent of the dwelling units within the city. A specific cap number shall be established by City Council resolution.

(Staff Note: The advisory committee discussed establishing a hard cap between 220 and 275, which is roughly 4- 5% of the City's housing stock. This option allows the Council to specify the specific number and adjust it from time to time as additional housing units are constructed. Alternatives include adjusting the percentage, applying the cap to specific geographic areas, or not imposing a density limit.)

POLICY ALTERNATIVES

B.1 Spacing. In the R-1 and R-2 zones, not more than one vacation rental shall be located on a parcel or lot that abuts a street segment. For corner lots, this standard applies to both street segments that abut that corner lot and only one vacation rental is permitted on the corner lots that abut the intersection.

or

B.2 Spacing. In the R-1 and R-2 zones, not more than one vacation rental shall be located on a parcel or lot that abuts a street segment. For corner lots, this standard applies to both street segments that abut that corner lot and only one vacation rental is permitted on the corner lots that abut the intersection. In R-3 and R-4 zones, where both sides of the street segment are zoned for residential use, the same standards apply as those specified for R-1 and R-2 zones with the exception being that one multi-family dwelling or single dwelling is permitted per street segment.

POLICY ALTERNATIVES

C.1. Occupancy. Maximum overnight occupancy for a short-term rental shall be two (2) persons per bedroom, plus two additional persons per property.

or

C.2. Occupancy. Maximum overnight occupancy for a short-term rental shall be two (2) persons per bedroom, excluding children under three (3) years of age.

or

C.3. Occupancy. Maximum overnight occupancy for a short-term rental shall be two (2) persons per bedroom.

D. Guestroom Limitations. The following limitations apply to the number of bedrooms within a dwelling unit that may be occupied by guests staying at a short-term rental.

1. Vacation Rentals. A maximum of five (5) bedrooms.
2. Home shares. A maximum of two (2) bedrooms.

POLICY ALTERNATIVES

E.1. Parking Standards. One (1) off-street parking space per bedroom that is dedicated to short-term rental use. Parking spaces shall comply with the dimensional standards of 14.14.090(A). Off-street parking on driveways that extend into underdeveloped rights-of-way may be used to satisfy this requirement provided a stipulation is placed on the endorsement that the authorization may be revoked if the street is improved and driveway shortened.

or

E.2. Parking Standards. One (1) off-street parking space per bedroom that is dedicated to short-term rental use, unless the dwelling unit is within a parking district as defined in 14.14.100, in which case on-street parking may be used to meet the one (1) space per bedroom requirement provided the parking is allocated in accordance with the requirements of the parking district. Parking spaces shall comply with the dimensional standards of 14.14.090(A). Off-street parking on driveways that extend into underdeveloped rights-of-way may be used to satisfy this requirement provided a stipulation is placed on the endorsement that the authorization may be revoked if the street is improved and driveway shortened.

- F. Shared Access. Short-term rentals that rely upon use of shared access and parking areas may only be permitted if a covenant or other binding legal instrument establishes that the owner of the unit maintains exclusive use of the required parking space(s).

- G. Landscaping. For short-term rentals situated on individual lots or parcels in residential zones, at least 50% of the front yard and 40% of the total area shall be landscaped. No more than 50% of the front yard landscaping may be impervious surfaces, such as patios and decks. Driveway and parking areas shall not satisfy any portion of these landscaping requirements.

14.25.035 Non-Conforming Short Term Rentals

POLICY ALTERNATIVES

A.1. The non-conforming use provisions of NMC Chapter 14.32 shall apply to all short-term rentals that received endorsements prior to the effective date of this ordinance.

or

A.2. The non-conforming use provisions of NMC Chapter 14.32 shall apply to all short-term rentals licensed prior to the effective date of this ordinance for a period of five (5) years, after which dwelling units shall comply with all applicable provisions of this chapter, except the spacing requirements of 14.25.030(B).

or

A.3. The non-conforming use provisions of NMC Chapter 14.32 shall apply to all short-term rentals licensed prior to the effective date of this ordinance for a period of five (5) years, after which dwelling units shall comply with all applicable provisions of this chapter. In cases where there are two or more vacation rentals along a street segment, the vacation rental with the oldest endorsement date shall be acknowledged as satisfying the spacing requirement of 14.25.030(B).

<p>Draft Vacation Rental /Bed and Breakfast Code Amendments (Language shown with a <u>double underline</u> is added. Text in strike through is deleted.)</p>	<p>Rationale for Changes</p>
<p><u>CHAPTER 4.25 SHORT-TERM RENTAL BUSINESS LICENSE ENDORSEMENTS</u></p>	<p>A new chapter is being created in the business license section of the Municipal Code. It will include administrative, safety, and enforcement related provisions that are not required to be in a zoning ordinance. This change also allows the short term rental endorsement requirements to be in the same chapter as the standards for other business license endorsements.</p>
<p><u>4.25.005 Purpose</u></p> <p><u>A short-term rental business license endorsement is a permission to operate a short-term rental on property within the City of Newport. This chapter provides an administrative framework for licensing the annual operation of a short-term rental, in order to ensure the safety and convenience of renters, owners, and neighboring property owners; protect the character of residential neighborhoods; protect the City’s supply of needed housing; and address potential negative effects such as excessive noise, overcrowding, illegal parking, and accumulation of refuse.</u></p> <p><u>It is the intent of these regulations to strike a reasonable balance between the need to limit short-term rental options within neighborhoods to ensure compatibility, while also recognizing the benefits of short-term rentals in providing recreation and employment opportunities, as well as transitional housing for tourists, businesses, and others who are in need of housing for a limited duration.</u></p>	<p>The purpose statement outlines the reason for the regulations contained in this chapter. Language borrows from concepts contained in Newport’s existing code and the recently adopted Hood River ordinance. It also addresses the concepts listed under “Rationale for Regulating” in the Committee’s “Policy Options by Topic Area” document. This chapter contains administrative provisions for regulating short-term rentals. A similar purpose statement will be included in NMC Chapter 14.25, which will include the more substantive, land use regulations.</p>

<p><u>4.25.010 Definitions</u></p> <p><u>The following definitions apply in this chapter.</u></p> <p><u>Authorized Agent. A property management company or other entity or person who has been designated by the owner to act on their behalf. An authorized agent may or may not be the designated point of contact for complaints.</u></p> <p><u>Bed and Breakfast Facility. An owner occupied, single-family dwelling where meals are provided for a fee on a daily or weekly room rental basis, not to exceed 30 consecutive days.</u></p> <p><u>Bedroom. A habitable room that (a) is intended to be used primarily for sleeping purposes; (b) contains at least 70-square feet; and (c) is configured so as to take the need for a fire exit into account.</u></p> <p><u>Dwelling Unit. A single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.</u></p> <p><u>Home share. A short term rental, other than a Bed and Breakfast Facility, where a portion of a dwelling unit is rented while the homeowner is present. For the purposes of this definition, “present” means the homeowner is staying in the dwelling overnight.</u></p> <p><u>Owner. Means the natural person(s) or legal entity that owns and holds legal or equitable title to the property.</u></p> <p><u>Short Term Rental. A dwelling unit that is rented to any person on a day to day basis or for a period of less than thirty (30) consecutive nights.</u></p>	<p>Definitions are included for key terms. A definition for authorized agent has been added at the request of the City Attorney so that it is clear that the regulations apply to intermediaries and not just the property owner. A definition for short-term rental is included as a catch-all for transient rental uses (i.e. B&Bs, vacation rentals, and home shares). The definition for dwelling unit aligns with the definition of the same term contained in the 2017 Oregon Residential Specialty Code</p> <p>A definition for bedroom does not exist in the Newport Municipal Code or Building Code. The new definition aligns with the definition for this term contained in the Residential Landlord and Tenant Law statute (ORS 90.262(4)(a)).</p> <p>A definition for home share has been provided, as requested by the ad-hoc work group and it contains language stipulating that the owner reside within the dwelling when the rental is occurring.</p> <p>Definitions for owner, licensee, and transfer have been added to provide added context given that the proposed code will include a cap on the total number of annual business licenses issued.</p>
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<p><u>Transfer. Means the addition or substitution of owners not included on the original business license endorsement application, whether or not there is consideration. If multiple owners exist on a license, individual owners may be removed from the license without constituting a transfer.</u></p> <p><u>Vacation Rental. A short term rental, other than a Bed and Breakfast Facility, where the entire dwelling unit is rented for less than 30 consecutive days.</u></p>	
<p><u>4.25.015 Annual Short-Term Rental Business License Endorsement Required</u></p> <p><u>No owner of property within the Newport city limits may advertise, offer, operate, rent or otherwise make available for occupancy or use a short-term rental without a business license with a short-term rental endorsement. Advertise or offer includes through any media, whether written, electronic, web-based, digital, mobile or otherwise.</u></p>	<p>Establishes that a business license endorsement is required to advertise, offer, operate, rent or otherwise make available for occupancy or use a short-term rental. Incorporates concepts currently listed under NMC 14.25.020(A) and NMC 14.25.090(A) and (B).</p>
<p><u>4.25.020 Application Information and Filing Fee</u></p> <p><u>A. Applications for short-term rental business license endorsements are to be on forms provided by the City, and shall include the following:</u></p> <p><u>1. Owner Information. Owner’s name, permanent residence address, telephone number, email address (if available) and short-term rental address and telephone number.</u></p> <p><u>2. Authorized Agent. The name, telephone number, mailing address and email of a property management company or other</u></p>	<p>This section sets out the information that must be submitted to the City of Newport Finance Department to obtain a new business license endorsement, or to renew an existing endorsement. The requirement that owners possess liability insurance for the short-term rental is new, and has been added at the ad-hoc work group’s request. The Community Development Department will be responsible for verifying that the land use standards in NMC 14.25 have been met. This will be handled as a Land Use Compatibility Statement (LUCS). The LUCS includes substantive criteria, such as verification that a unit is being located in a permissible area, that there is room within a license caps, and that standards such as proximity limits, parking, and landscaping will be met. Checklists establishing that fire safety and structural safety standards have been met must also be completed prior to an application</p>

entity or person who has been designated by the owner to act on their behalf.

3. Representative Information. The name, telephone number, mailing address and email of a local representative who can be contacted concerning use of the property or complaints related to operation of the short-term rental. For the purposes of this requirement, local means the representative’s address is within 30 minutes travel time of the subject property.

4. Liability Insurance. Certificate of insurance establishing that the owner has liability insurance which expressly covers the vacation rental operations on the subject property in the amount of \$1,000,000 combined single limit for bodily injury and property damage.

5. Land Use Authorization. A land use compatibility statement, signed by the Community Development Director or designee and that is current within 90-days, indicating that the short-term rental satisfies the land use standards for short-term rentals listed in NMC Chapter 14.25.

6. Occupancy. Occupancy limits and number of bedrooms (as specified in the Land Use Authorization).

7. Parking. Statement that required parking spaces are available, with a dated photo(s) submitted of interior and exterior parking spaces. A site plan including a parking diagram of the parking spaces shall also be provided.

8. Proof of Residential Use (for Home shares and Bed and Breakfast Facilities): At least two of the following items shall be

being accepted. If a cap is put in place, then the City will reserve a license spot for 90-days to allow time for these approvals to be obtained.

A proof of residential use requirement applies to home shares and B&Bs, since they must establish that there is a permanent resident in the unit. Sample “good neighbor guidelines” are attached. A Newport version will be developed, based upon whatever final version of these code amendments is adopted. Given available resources, it is likely that building inspections will occur when there is a change in ownership. Fire Inspections will probably occur annually, or on a lottery basis. Both provisions have been drafted to provide flexibility.

Draft language borrows concepts from the existing Newport code, and from samples codes adopted by Bend, Hood River, and Lincoln City.

submitted as evidence that the dwelling is the primary residence of the owner.

- a. A copy of the voter registration
- b. A copy of an Oregon Driver’s License or Identification Card Listing Number
- c. A copy of federal income tax return from last tax year (page one only and financial data should be redacted)

9. Good Neighbor Guidelines. Acknowledgement of receipt and review of a copy of the good neighbor guidelines. In addition, evidence that the good neighbor guidelines has been effectively relayed to short-term rental tenants, by incorporating it into the rental contract, including it in the rental booklet, posting it online, providing it in a conspicuous place in the dwelling unit, or a similar method.

10. Listing Number. For renewals, the listing numbers or website addresses of where the short term rental advertises.

11. Fire Safety. Completed checklist identifying that the unit complies with the fire safety standards listed in NMC 4.25.030(C)(5).

12. Structural Safety. Completed checklist identifying that the unit complies with the Structural safety standards listed in NMC 4.25.030(C)(6).

13. Waste Management. Proof of garbage service as required in NMC 4.25.030(C)(7).

<p><u>14. Other Requirements. Such other information as the City Manager or designee deems reasonably necessary to administer this chapter.</u></p> <p><u>B. Incomplete Application. If a license application does not include all required materials, the application will be considered incomplete and the City will notify the applicant, in writing, explaining the information required. If the applicant provides the missing required information within 30 calendar days of the date of the notice, the application will be reviewed. If the applicant does not provide the required information, the application will be deemed withdrawn and the City will refund the application fee.</u></p> <p><u>C. License Fee. The fee for the application of a short-term rental business license endorsement, and any of its components requiring city action, shall be established by resolution of the City Council.</u></p>	
<p><u>4.25.025 Term of Annual Business License Endorsement and Transferability</u></p> <p><u>A. Term: A short-term rental business license endorsement shall be issued for a period of 12-months, effective July 1st of each year, and may be renewed annually by the owner provided all applicable standards of this chapter are met.</u></p> <p><u>POLICY ALTERNATIVES</u></p> <p><u>B.1. Transferability: The business license endorsement shall be issued in the name of the owner(s) and is not transferable.</u></p> <p><u>or</u></p>	<p>Establishes that business license endorsements are valid for a period of 12-months, as the ad-hoc work group discussed. Transferability is particularly relevant if a license cap is imposed. Alternatives listed reflect the options discussed with the ad-hoc work group.</p>

<p><u>B.2. Transferability: The business license endorsement shall be issued in the name of the owner(s) and is transferrable only in those cases where the property is commercially zoned.</u></p> <p><u>or</u></p> <p><u>B.3. Transferability: The business license endorsement shall be issued in the name of the owner(s) and is transferrable in those cases where the property is within, or across the street from, a commercial zone.</u></p>	
<p><u>4.25.030 Business License Endorsement and Endorsement Renewal.</u></p> <p><u>A. Endorsement Must Be Obtained. An endorsement to a business license for a short-term rental shall be obtained and renewed as required in this section. The ability to operate a short-term rental in the City of Newport shall be discontinued for failure to obtain or renew an endorsement to operate as provided in this chapter.</u></p> <p><u>B. Application and Renewal Application Process. A person engaging in a short-term rental who has not yet obtained a business license endorsement, or who is required to renew an existing endorsement, shall do so as follows:</u></p> <p><u>1. Time of Application.</u></p> <p><u>a. Existing Non-Conforming Short-Term Rentals. A business license endorsement renewal application completed in accordance with the provisions of NMC 4.25.020, is due on July 1, 2019 and annually every year thereafter.</u></p>	<p>Approval standards must be met at the time of application or renewal. Those listed are administrative in nature, as this chapter is not intended to contain land use regulations. Timing for applications and renewals aligns with how the Finance Department handles business licensing. A firm deadline is provided for renewals, after which an endorsement will expire.</p> <p>The ad-hoc work group wanted designated contacts to be local, to help improve response times. The new language includes a requirement that they be able to respond to the premises within 30-minutes.</p> <p>Two options are provided for notice. The city does not have staff to provide annual mailings to property owners within 250-feet of every short-term rental. The purpose of a mailing requirement is to provide neighbors with contact information should they have concerns. That need is addressed with the new sign posting requirement. An alternative gives the owner the option of posting a sign or distributing contact information to neighbors on an annual basis.</p> <p>Non-illuminated signs up to 2 square feet in size are currently permitted in R-1 and R-2 zones, which contains the most restrictive provisions (NMC 10.10.075(A)). Signs of this size also appear to be in line with what other jurisdictions require for short-term rentals.</p>

b. New Short-Term Rentals. A business license endorsement for a short-term rental shall be obtained before beginning operations. Endorsement applications, completed in accordance with the provisions of NMC 4.25.020, may be submitted and issued at any time. The endorsement may be renewed annually thereafter on July 1st of each year.

c. Sale of Property. Upon change in ownership of a property subject to a short-term rental endorsement, it is the obligation and responsibility of the new owner to obtain a new endorsement in order to operate the short-term rental. The new owner shall have 60 days from the date of ownership (closing of the sale) to apply for and receive a new operating license.

2. Notice. On or about July 1st of each year, the City shall send notice to owners of property with short-term rental endorsements informing them that the endorsement must be renewed no later than August 15th of each year and that failure to do so will result in expiration of the endorsement. Notice shall be sent by first-class mail to the address the owner provided with the endorsement on file with the City.

3. Expiration of Endorsement. Failure of an owner to renew an endorsement by August 15th shall result in expiration of the endorsement, and the ability of the owner to operate shall be conclusively presumed to be discontinued with no further action by the City. For new owners, once the 60 day grace period to apply for a license expires, as referenced in NMC 4.25.030(B)(1)(c) of this section, the ability to operate shall be conclusively presumed to be discontinued with no further action by the City.

C. Approval Standards. The owner or authorized agent has the burden of proof to demonstrate compliance with standards for the approval or

The fires and building safety standards listed in this section were reviewed by, or discussed with, the ad-hoc committee. Many of the safety standards were already in place, and they are being updated with this package of code amendments.

New language is added committing the City to making Short-term rental information available electronically to improve citizen access to the information. This is something the ad-hoc work group believes is needed to improve transparency.

Proof of use requirements are new and intended to ensure that license holders are actually using units as short-term rentals. This concerns about “license hoarding” under a cap system.

Endorsements that are revoked or subject to a 2-year cooling off period are not eligible for renewal. This is new language requested by the ad-hoc work group.

renewal of an endorsement. The approval standards also serve as continuing code compliance obligations of the owner. To receive approval, an owner or authorized agent must demonstrate that the approval standards listed below have been satisfied:

1. Zoning. The property is in compliance with requirements of NMC Chapter 14.25.

2. Contact Information. The owner or authorized agent has provided information sufficient to verify a qualified person will be available to be contacted about use of the short-term rental during and after business hours. The qualified person shall be available to be contacted by telephone to ensure a response to the short-term rental address at all hours (24 hours a day, seven days a week) while the dwelling unit is occupied for rent. The qualified person must be able to respond to the premises within 30 minutes. The individual identified as the “qualified person” may be changed from time to time throughout the term of a license. To do so, the license information shall be revised with the city at least 14-days prior to the date the change takes effect, except when the failure to do so is beyond the owner or authorized agent’s control. In an emergency or absence, contact forwarding information to a qualified person may be provided to the owner or authorized agent. In the case of home shares, the contact person shall be the permanent resident who will be hosting the transient accommodations.

POLICY ALTERNATIVES

3.1 Notice to Neighbors. The owner or authorized agent shall post a small, non-illuminated sign on the premises, not to exceed 2 square feet in size, containing the owner and/or representatives contact information. Such sign shall be placed in a location clearly visible from the adjacent street. In the event the City establishes a

24/7 hotline for dispatching calls to operators of short-term rentals, then the contact information contained on the placard or sign shall be that of the firm providing the dispatch service.

or

3.2 Notice to Neighbors. The owner or authorized agent shall either: (a) provide an annual mailing or otherwise distribute by hand, a flier to neighbors within a 250-foot radius of the short-term rental property containing the owner and/or representatives contact information, or (b) post a small, non-illuminated sign on the premises, not to exceed 2 square feet in size, in a location clearly visible from the adjacent street that contains the owner and/or representatives contact information. In the event the City establishes a 24/7 hotline for dispatching calls to operators of short-term rentals, then the contact information contained on the flier or placard/sign shall be that of the firm providing the dispatch service.

4. Electronic Availability. The City will make a database electronically accessible within which any person can enter in an address of a short term rental operator and obtain the owner, authorized agent, and/or representative's name, telephone number, and email address.

5. Fire and Emergency Safety. A completed checklist for fire safety (fire extinguishers, smoke alarms, carbon monoxide detectors, unobstructed exits, etc.) shall be required with each new endorsement and renewal. The owner or authorized agent shall be responsible for completing the fire safety checklist and ensuring continued compliance. Verification by the City of Newport Fire Marshall shall be required prior to issuance of a new endorsement and may be required for renewals at the City Manager's discretion.

6. Structural Safety. A completed checklist, signed by the City of Newport Building Official, indicating that the short-term rental has been inspected and complies with the building safety standards listed below. Such checklist shall be completed prior to issuance of a new endorsement and may be required for renewals at the City Manager’s discretion.

a. Bedrooms shall have an operable emergency escape window or exterior door with a minimum opening size of 5.7 sq. ft. (5.0 sq. ft. at grade floor), with minimum net clear dimensions of 20-inches in width and 24-inches in height and having a sill height not more than 44-inches above the finished floor.

b. All stairs with 4 or more risers shall have a handrail on at least one side. Handrails shall be secure, continuous, and have returns at each end.

c. The open sides of stairs, decks, porches or other walking surfaces more than 30-inches above grade or the floor below shall have guardrails configured such that a 4-inch sphere cannot pass through.

d. Windows within a 24-inch arc of doors and glass within bathtub or shower enclosures shall be safety glazed, or have an equivalent means of protection.

e. Wood frame decks shall be structurally sound. In cases where a deck supports a hot tub or other features of a similar size and weight, engineering analysis of the supports may be required.

f. Electrical plug-ins and light switches shall have faces plates.

g. Electrical breaker boxes shall have all circuits labeled, and empty breakers spaces must be plugged.

h. GFCI (Ground Fault Circuit Interrupter) protection shall be provided for exterior, kitchen, and bathroom receptacles.

i. Functioning smoke detectors shall be installed in all bedrooms and outside each bedroom in hallways or other rooms providing access to bedrooms, and on each story including basements.

j. Functioning carbon monoxide alarms shall be installed if the unit (a) contains a heater, fireplace, appliance or cooking source that uses coal, kerosene, petroleum products, wood or other fuels that emit carbon monoxide as a by-product of combustion; or (b) includes an attached garage with an opening that communicates directly with a living space. Such alarms shall be installed in compliance with State Fire Marshal Rules and any applicable requirements of the State Building Code, and there shall be available in the premises a written notice containing instructions for testing the alarm.

k. Water heaters shall be strapped and secured in accordance with seismic protections standards, with a TEP (Temperature and Pressure Relief) line that is run to an approved location.

l. A 2A10BC fire extinguisher shall be provided on each floor.

m. Address numbers shall be posted and visible from the street.

n. Any violation of applicable codes that the Building Official determines to be hazardous shall be corrected prior to use of the dwelling as a vacation rental.

<p><u>7. Proof of Use. For renewals, room tax remittance records show that the unit has been rented at least once during the previous 12 months.</u></p> <p><u>8. Room Tax Compliance. The unit shall be in compliance with room tax requirements of Chapter 3.05 of the Newport Municipal Code.</u></p> <p><u>9. Violations. A short-term rental business license endorsement that is suspended or revoked may not be renewed. An owner whose endorsement has been revoked shall not be eligible to reapply for a new endorsement involving the same property for a period of two years.</u></p>	
<p><u>D. Additional Operational Requirements</u></p> <p><u>1. Complaints. The owner or representative shall respond to neighborhood questions, concerns, or complaints in a timely manner and shall maintain a written record of complaints, the dates they were received, and efforts taken to resolve issues that have been raised. The written record shall be provided to the City upon request.</u></p> <p><u>2. Guest Registry. Owner or designee shall maintain a guest and vehicle register for each tenancy. The register shall include the name, home address, and phone number of the primary tenant; the total number of occupants; vehicle license plate numbers of all vehicles used by the tenants, and the date of the rental period. This information shall be provided to city emergency responders upon request.</u></p>	<p>Additional operational requirements are ongoing obligations that short-term rental operators must meet (as opposed to Approval Standards which are checked by the Finance Department at time of application or renewal).</p> <p>Information related to the handling of complaints, guest registry requirements, emergency information, and noise are similar to existing city rules. Mandatory posting requirements are explicit instructions for the type of information that must be reflected on an endorsement.</p> <p>Ongoing obligations for parking, occupancy, landscaping and waste management are spelled out. The section also includes the event prohibition requested by the ad-hoc work group.</p>

3. Mandatory Postings. The short-term rental business license endorsement issued by the City shall be displayed in a prominent location within the interior of the dwelling adjacent to the front door. The endorsement will contain the following information:

- a. A number or other identifying mark unique to the short-term rental endorsement which indicates that it was issued by the City of Newport, with date of expiration.
- b. The name of the owner or authorized agent and a telephone number where the owner or authorized agent may be contacted.
- c. The property address.
- d. The number of approved parking spaces.
- e. The maximum overnight occupancy permitted for the short-term rental.
- f. Any required information or conditions specific to the operating license.
- g. The City of Newport official logo.

4. Emergency Information. Owner or designee shall provide information within the dwelling unit to inform and assist renters in the event of a natural disaster, power outage, or other emergency. Required information includes, but is not limited to:

- a. A tsunami evacuation map produced by Lincoln County Emergency Services, Oregon Department of Geology and Mineral Industries or other agency with similar authority.

b. Phone numbers and addresses for emergency responders and utility providers.

c. Other information as established by resolution of the City Council.

5. Noise. Noise levels shall conform to the requirements of Chapter 8.15 of the Newport Municipal Code.

6. Required Parking. Off-street parking spaces approved for short-term rental use shall be available to tenants at all times that the unit is rented. A parking diagram of the approved parking spaces shall be provided to tenants and be available in a prominent location within the short-term rental dwelling.

7. Occupancy. Maximum overnight occupancy shall be limited to that which is specified in the Land Use Authorization.

8. Landscaping. Required landscaping shall be maintained. Changes may be made to the type and location of required landscaping as long as 50% of the front yard, and 40% of the total lot area remains landscaped.

9. Solid Waste Management. Weekly solid waste disposal service shall be provided while the dwelling is occupied as a short-term rental. The owner or authorized agent shall provide for regular garbage removal from the premises, and trash receptacles shall be stored or screened out of plain view of the street. City may require that an owner or authorized agent utilized solid waste collection service with assisted pick-up in circumstances where there have been verified complaints that a short-term rental is not adhering to these requirements. For the purpose of this section, assisted pick-up means the collection driver retrieves the cart from where it is stored.

<p><u>rolls it out for service, and then places it back in its original location.</u></p> <p><u>10. Events Prohibited. Company retreats, weddings, rehearsal dinners, family reunions and similar gatherings are prohibited on the premises of a short-term rental during periods of transient use.</u></p>	
<p><u>4.25.035 Inspections</u></p> <p><u>Dwelling units for which a short-term rental business license endorsement is being sought, or has been obtained, shall be subject to initial inspection, and periodic re-inspection, by the City to ensure compliance with the provisions of this chapter. The timeframe for such inspections is subject to the City’s discretion and available resources.</u></p>	<p>This section establishes the City’s right to perform inspections. It is similar to existing language in 14.25.060(C).</p>
<p><u>4.25.040 Appeals.</u></p> <p><u>A decision on a short-term rental business license endorsement application or renewal may be appealed as provided in NMC 4.05.075.</u></p>	<p>Appeals of business licenses and business license endorsements are addressed under NMC 4.05.075, Appeal, which states:</p> <p>A. Any person aggrieved by the City Manager’s (i) denial of a business license application; (ii) revocation of a business license; (iii) assessment of business license application fee or business license annual fees; or (iv) application of any rules or regulations pertaining to this Chapter; shall have the right to appeal to the City Council. The applicant or licensee shall file with the City Council a written statement setting forth fully the grounds for the appeal within twenty (20) calendar days after either: (i) the day the notice of denial is issued or the day the of revocation is mailed; (ii) the day the disputed fees are assessed; or (iii) the day that the rules or regulations were misapplied according to the applicant’s or licensee’s allegation.</p> <p>B. The City Council shall set a time and place for a hearing on the appeal within thirty (30) calendar days after receiving the appeal. Notice</p>

	<p>of the appeal hearing shall be mailed to the applicant or licensee’s last known address at least ten (10) calendar days prior to the hearing. During the hearing, the applicant or licensee shall have an opportunity to present in writing or orally the grounds for the appeal. The decision and order of the City Council on such appeal shall be final and conclusive.</p>
<p><u>4.25.045 Violations.</u></p> <p><u>Penalties, as specified in section 4.25.050, may be imposed for one or more of the following violations:</u></p> <p><u>A. Advertising; renting; using; or offering for use, occupancy or rent; a short-term rental where the owner does not hold a valid endorsement issued pursuant to this section.</u></p> <p><u>B. Advertising; renting; using; or offering for use, occupancy or rent; a short-term rental in a manner that does not comply with the endorsement requirements of Chapter 4.25.</u></p> <p><u>C. Failure to comply with the endorsement standards and operational requirements of Chapter 4.25.</u></p> <p><u>D. Failure by the owner to pay the transient room tax required by Chapter 3.05 of the Newport Municipal Code.</u></p> <p><u>E. Failure of the owner or owner’s representative to respond to tenant, citizen or City complaints or inquiries. “Failure to respond” occurs if City staff is unable to reach the owner or designated representative after three attempts, using the information that the owner or designee has on file with the City.</u></p>	<p>This language is taken from NMC 14.25.090. It is simply being taken</p>

4.25.050 Penalties.

Penalties for a violation of subsection 4.25.040(A) shall be a civil infraction to be enforced pursuant to the provisions listed in NMC Chapter 2.15. Where the owner possesses a valid short-term rental endorsement, the penalties for violations of 4.25.040 (B-E) shall be as follows:

A. For the first violation within a 12-month period, City shall issue a written warning to owner.

B. For the second violation within a 12 month period, City shall suspend owner’s short-term rental endorsement for 30 days.

C. For the third violation within a 12-month period: 1) City shall revoke owner’s short-term rental endorsement; and 2) where an endorsement includes a Conditional Use Permit, city shall also initiate the revocation procedure as outlined under 14.52.150.

While a license can be revoked administratively, state land use laws specify that different rules must be followed by jurisdictions when revoking final land use decisions. That language reads as follows:

14.52.150 Revocation of Decisions

In the event an applicant, or the applicant’s successor in interest, fails to fully comply with all conditions of approval or otherwise does not comply fully with the city’s approval, the city may institute a revocation proceeding under this section.

A. Type I, Type II, and Type III decisions may be revoked or modified if the Planning Commission determines a substantial likelihood that any of the following situations exists:

1. One or more conditions of the approval have not been implemented or have been violated: or

2. The activities of the use, or the use itself, are substantially different from what was approved or represented by the applicant.

B. A revocation shall be processed as a Type III decision. The Community Development Department or any private complaining party shall have the burden of proving, based on substantial evidence in the whole record, that the applicant or the applicant’s successor has in some way violated the city’s approval.

C. Effect of revocation. In the event that the permit approval is revoked, the use or development becomes illegal. The use or development shall be terminated within thirty days of the date the revocation final order is approved by the Planning Commission, unless the decision provides otherwise. In the event the Planning Commission’s decision on a revocation request is appealed, the requirement to terminate the use shall be stayed pending a final, unappealed decision.

<p><u>CHAPTER 14.25 SHORT-TERM RENTAL LAND USE REGULATIONS</u></p>	
<p><u>14.25.005 Purpose</u></p> <p><u>This chapter establishes criteria by which short-term rental uses may be permitted in order to ensure the safety and convenience of renters, owners, and neighboring property owners; protect the character of residential neighborhoods; protect the City’s supply of needed housing; and address potential negative effects such as excessive noise, overcrowding, illegal parking, and accumulation of refuse.</u></p> <p><u>It is the intent of these regulations to strike a reasonable balance between the need to limit short-term rental options within neighborhoods to ensure compatibility, while also recognizing the benefits of short-term rentals in providing recreation and employment opportunities, as well as transitional housing for tourists, businesses, and others who are in need of housing for a limited duration.</u></p>	<p>Similar to the purpose language in 4.25.005, except that this chapter contains the land use criteria used to establish if a short-term rental use is permissible (as opposed to the administrative framework for licensing them).</p>
<p><u>14.25.010 Approval Authority</u></p> <p><u>A. Upon receipt of a request by an owner or authorized agent to complete a land use compatibility statement for a short-term rental the Community Development Director, or designee, shall determine if the request satisfies the standards of 14.25.030. If the request satisfies the standards, then the Director shall sign the statement confirming that short-term rental is a permitted use. Such action is ministerial and, as a non-discretionary act, is not subject to appeal.</u></p> <p><u>B. In the event that the Community Development Director or designee, determines that an application does not meet one or more of the</u></p>	<p>Sets out the steps for how the Community Development Department will respond to requests for Land Use Compatibility Statement (LUCS) sign-off. Language is similar to the existing process outlined in NMC 14.25.030. Conditional Use Permit approval continues to be an option if an approval standard cannot be met.</p>

<p><u>standards of 14.25.030, then the land use compatibility statement shall not be signed.</u></p> <p><u>C. If one or more of the standards under 14.25.030 cannot be met, an owner may seek relief from those standards through a conditional use permitting process, pursuant to 14.34.010. Such an application is subject to review by the Planning Commission via a Type III decision making process, consistent with 14.52.010, and is to be limited in scope to those standards that cannot be satisfied.</u></p> <p><u>D. An approved Conditional Use Permit that grants relief from, or provides alternative requirements to, one or more of the standards of 14.25.030 shall serve as evidence that standards have been satisfied so that the Director can sign the land use compatibility statement.</u></p>	
<p><u>14.25.015 Submittal Requirements</u></p> <p><u>Land use compatibility statements shall be submitted on a form provided by the Community Development Department, and shall include the following:</u></p> <p><u>A. Site plan, drawn to scale, showing the dimensions, property lines, existing buildings, landscaped area, and off-street parking locations.</u></p> <p><u>B. Floorplan of the dwelling unit that identifies the rooms dedicated to short-term rental use.</u></p> <p><u>C. If the dwelling unit is within a residential zone, a calculation of the percentage of front yard and total lot area maintained in landscaping.</u></p>	<p>This section identifies the items an owner or their authorized agent must submit with a LUCS form. Borrows from NMC 14.25.040, but include additional requirements, such as providing a floorplan identifying the rooms to be rented, and a requirement that legal documents be provided when relying upon shared access. The information listed is needed so that the City can confirm that the approval standards of 14.25.030 are met.</p>

<p><u>D. If the dwelling unit relies upon shared parking areas, a copy of a covenant or other binding legal instrument detailing unit owner rights and responsibilities related to the parking areas.</u></p>	
<p><u>14.25.020 Establishment of a Vacation Rental Overlay Zone</u></p> <p><u>A Vacation Rental Overlay Zone is hereby established identifying areas within the city limits where vacation rentals have been identified as compatible uses and areas where they are prohibited in order to protect the City’s supply of needed housing and character of residential neighborhoods. The sole purpose of the Vacation Rental Overlay Zone is to identify where vacation rentals are permitted uses and does not alleviate a vacation rental from having to satisfy requirements that are otherwise applicable under the Newport Municipal Code.</u></p>	<p>This provision or something similar to it is needed if the City intends to put in place an overlay zone.</p>
<p><u>14.25.025 Allowed Locations</u></p> <p><u>POLICY ALTERNATIVES</u></p> <p><u>A.1 Home share and Bed & Breakfast use of a dwelling unit is permitted in all residential and commercial zone districts.</u></p> <p><u>A.2 Vacation rental use of a dwelling unit is permitted in those areas where they are identified as allowed uses on the Vacation Rental Overlay Map (Select Map Alternative).</u></p> <p><u>or</u></p> <p><u>A.3 Short-term rental use of a dwelling unit is permitted in all residential and commercial zone districts.</u></p>	<p>This section identifies where short term rental uses are allowed in the city. The first alternative notes that bed and breakfast facilities are allowed in dwelling units throughout the city. Vacation rentals are limited to areas where they have been identified as allowed uses, depending upon which of the three map alternatives, or a hybrid of one of the alternatives, is selected. The second alternative assumes that there will not be an overlay.</p>

<p><u>14.25.030 Approval Standards</u></p> <p>POLICY ALTERNATIVES</p> <p><u>A.1. Density. The total number of vacation rentals shall be capped at level not to exceed five (5) percent of the dwelling units within the city. A specific cap number shall be established by City Council resolution.</u></p> <p>POLICY ALTERNATIVES</p> <p><u>B.1 Spacing. In the R-1 and R-2 zones, not more than one vacation rental shall be located on a parcel or lot that abuts a street segment. For corner lots, this standard applies to both street segments that abut that corner lot and only one vacation rental is permitted on the corner lots that abut the intersection.</u></p> <p><u>or</u></p> <p><u>B.2 Spacing. In the R-1 and R-2 zones, not more than one vacation rental shall be located on a parcel or lot that abuts a street segment. For corner lots, this standard applies to both street segments that abut that corner lot and only one vacation rental is permitted on the corner lots that abut the intersection. In R-3 and R-4 zones, where both sides of the street segment are zoned for residential use, the same standards apply as those specified for R-1 and R-2 zones with the exception being that one multi-family dwelling or single dwelling is permitted per street segment.</u></p> <p>POLICY ALTERNATIVES</p>	<p>This section sets out the land use approval standards for short-term rentals. It included a number of alternatives discussed by the ad-hoc work group.</p> <p>A density limit sets a cap on the number of permissible vacation rentals. It does not apply to home shares or bed and breakfast facilities. This would be a new provision, and the ad-hoc work group discussed establishing a hard cap between 220 and 275, which is roughly 4- 5% of the City’s housing stock. This option allows the Council to specify the specific number and adjust it from time to time as additional housing units are constructed. Alternatives include adjusting the percentage, applying the cap to specific geographic areas, or not imposing a density limit.</p> <p>For spacing standards, two options have been developed, one of which is limited to R-1 and R-2 zones and the other which also applies to R-3 and R-4 zones. Maps have been developed showing how this would be implemented city wide. The rules are mirrored after the code developed by the City of Durango, Colorado. Some additional refinement to the standards may be needed for R-3 and R-4 zoned areas.</p> <p>Three options have been developed for overnight occupancy. One retains the existing standard of two persons per bedroom, plus two 14.25.050(A). The second alternative drops the plus two but exempts young children. The last option drops the plus two and does not include a child exemption.</p> <p>Parking includes two options, one of which allows short-term rentals in parking districts to utilize on-street spaces to address parking needs just like other uses in the district, without the need</p>
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C.1. Occupancy. Maximum overnight occupancy for a short-term rental shall be two (2) persons per bedroom, plus two additional persons per property.

or

C.2. Occupancy. Maximum overnight occupancy for a short-term rental shall be two (2) persons per bedroom, excluding children under three (3) years of age.

or

C.3. Occupancy. Maximum overnight occupancy for a short-term rental shall be two (2) persons per bedroom.

D. Guestroom Limitations. The following limitations apply to the number of bedrooms within a dwelling unit that may be occupied by guests staying at a short-term rental.

1. Vacation Rentals. A maximum of five (5) bedrooms.

2. Home shares. A maximum of two (2) bedrooms.

POLICY ALTERNATIVES

E.1. Parking Standards. One (1) off-street parking space per bedroom that is dedicated to short-term rental use. Parking spaces shall comply with the dimensional standards of 14.14.090(A). Off-street parking on driveways that extend into underdeveloped rights-of-way may be used to satisfy this requirement provided a stipulation is placed on the endorsement that the authorization may be revoked if the street is improved and driveway shortened.

for a Conditional Use Permit. The second option would require short-term rentals in parking districts obtain approval of conditional use permits if they want to use on-street parking (current process). The parking standards clarifies how off-street parking works for driveways that connect to under-developed streets, as discussed with the ad-hoc work group.

Guestroom limitations are included for home shares and vacation rentals. Landscaping and shared access provisions are similar to existing requirements listed in 14.25.050(E) and (K).

<p><u>or</u></p> <p><u>E.2. Parking Standards. One (1) off-street parking space per bedroom that is dedicated to short-term rental use, unless the dwelling unit is within a parking district as defined in 14.14.100, in which case on-street parking may be used to meet the one (1) space per bedroom requirement provided the parking is allocated in accordance with the requirements of the parking district. Parking spaces shall comply with the dimensional standards of 14.14.090(A). Off-street parking on driveways that extend into underdeveloped rights-of-way may be used to satisfy this requirement provided a stipulation is placed on the endorsement that the authorization may be revoked if the street is improved and driveway shortened.</u></p> <p><u>F. Shared Access. Short-term rentals that rely upon use of shared access and parking areas may only be permitted if a covenant or other binding legal instrument establishes that the owner of the unit maintains exclusive use of the required parking space(s).</u></p> <p><u>G. Landscaping. For short-term rentals situated on individual lots or parcels in residential zones, at least 50% of the front yard and 40% of the total area shall be landscaped. No more than 50% of the front yard landscaping may be impervious surfaces, such as patios and decks. Driveway and parking areas shall not satisfy any portion of these landscaping requirements.</u></p>	
<p><u>14.25.035 Non-Conforming Short-Term Rentals</u></p> <p>POLICY ALTERNATIVES</p>	<p>This section includes three alternatives for addressing how existing short-rentals are impacted by these changes. The first alternative is a grandfathering clause. They would be allowed to continue to operate, without having to satisfy the standards in NMC Chapter 14.25, until the use is discontinued for a one year period. The second alternative include amortization language that</p>

A.1. The non-conforming use provisions of NMC Chapter 14.32 shall apply to all short-term rentals that received endorsements prior to the effective date of this ordinance.

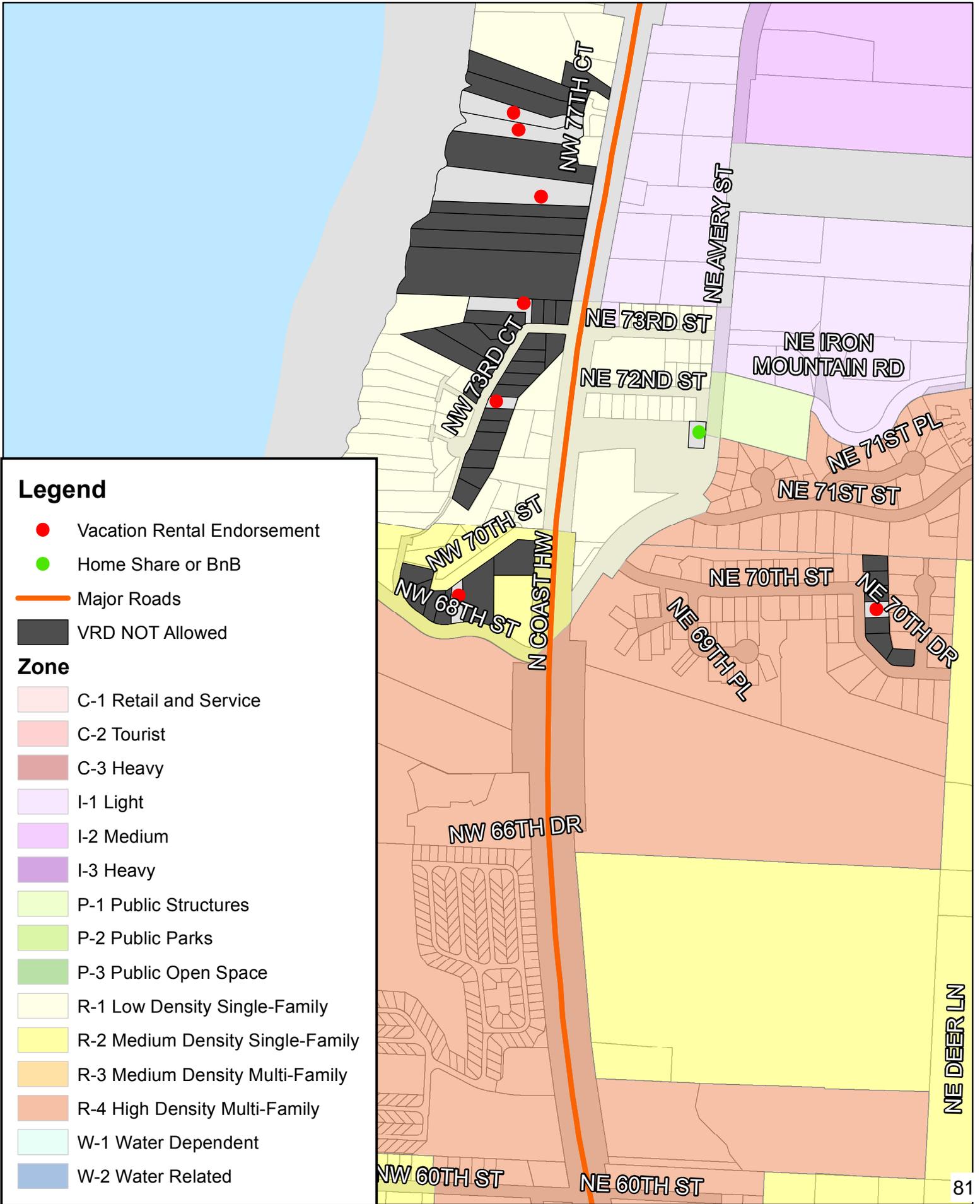
or

A.2. The non-conforming use provisions of NMC Chapter 14.32 shall apply to all short-term rentals licensed prior to the effective date of this ordinance for a period of five (5) years, after which dwelling units shall comply with all applicable provisions of this chapter, except the spacing requirements of 14.25.030(B).

or

A.3. The non-conforming use provisions of NMC Chapter 14.32 shall apply to all short-term rentals licensed prior to the effective date of this ordinance for a period of five (5) years, after which dwelling units shall comply with all applicable provisions of this chapter. In cases where there are two or more vacation rentals along a street segment, the vacation rental with the oldest endorsement date shall be acknowledged as satisfying the spacing requirement of 14.25.030(B).

requires compliance with NMC Chapter 14.25 within 5-years, except for the spacing standards, which would be satisfied over time as licenses are not renewed. The third option requires that all standards must be met in 5-years. Under this option the oldest license would be used to resolve compliance issues with spacing standards.

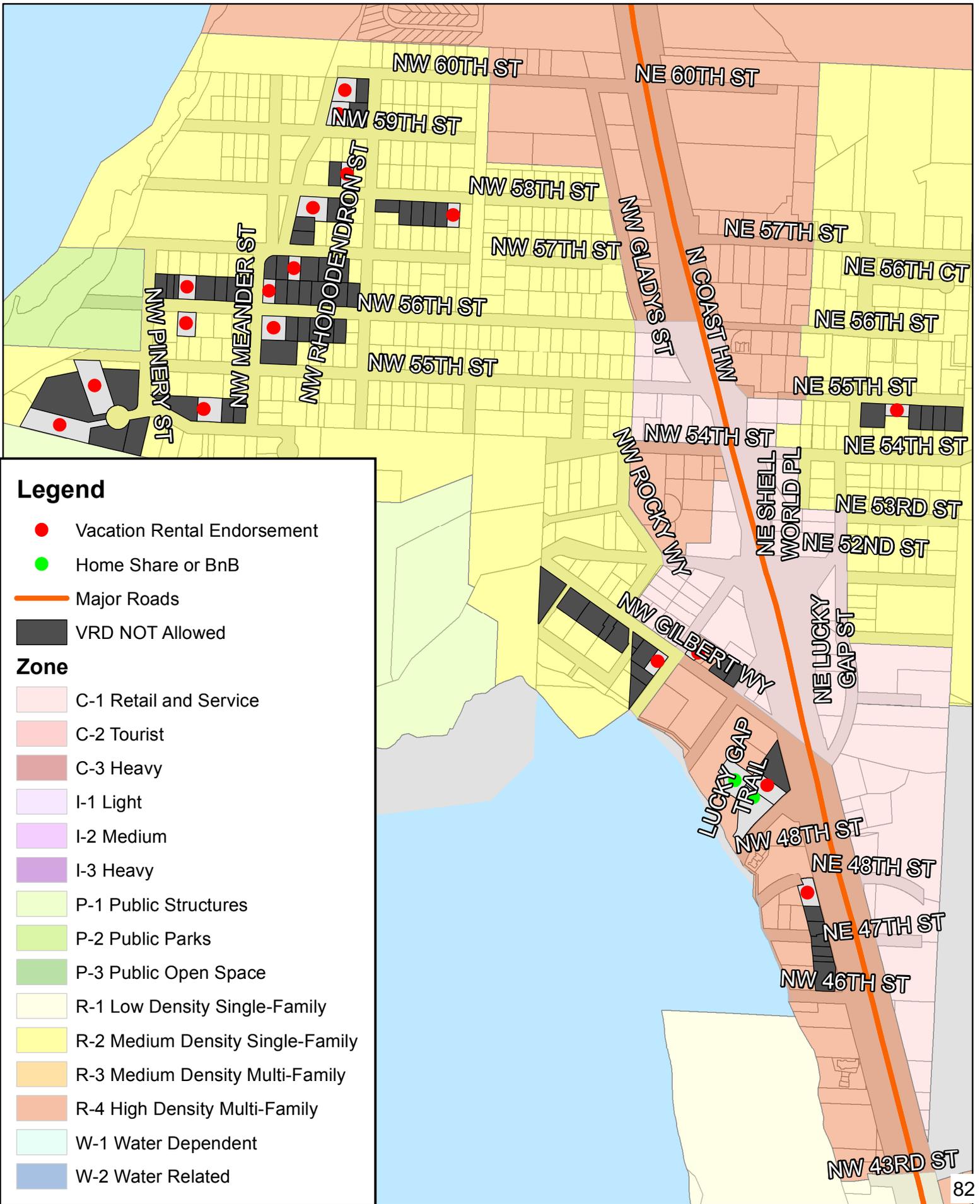


City of Newport
 Community Development Department
 169 SW Coast Highway
 Newport, OR 97365
 Phone: 1.541.574.0629
 Fax: 1.541.574.0644

Residential Zones # 1 - VRD Allowances



This map is for informational use only and has not been prepared for, nor is it suitable for legal, engineering, or surveying purposes. It includes data from multiple sources. The City of Newport assumes no responsibility for its compilation or use and users of this information are cautioned to verify all information with the City of Newport Community Development Department.



Legend

- Vacation Rental Endorsement
- Home Share or BnB
- Major Roads
- VRD NOT Allowed

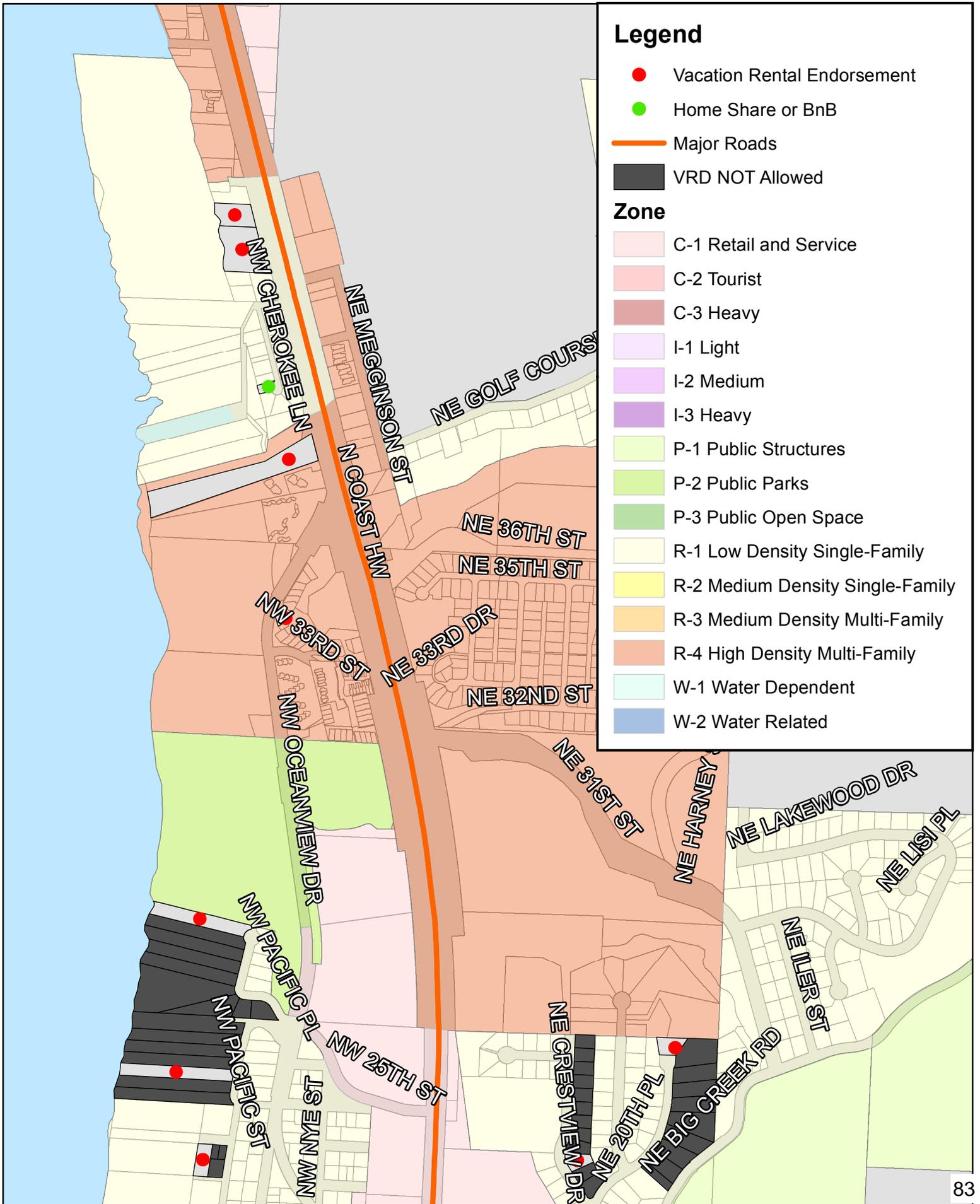
Zone

- C-1 Retail and Service
- C-2 Tourist
- C-3 Heavy
- I-1 Light
- I-2 Medium
- I-3 Heavy
- P-1 Public Structures
- P-2 Public Parks
- P-3 Public Open Space
- R-1 Low Density Single-Family
- R-2 Medium Density Single-Family
- R-3 Medium Density Multi-Family
- R-4 High Density Multi-Family
- W-1 Water Dependent
- W-2 Water Related

Residential Zones # 2 - VRD Allowances



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Legend

- Vacation Rental Endorsement
- Home Share or BnB
- Major Roads
- VRD NOT Allowed

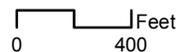
Zone

- C-1 Retail and Service
- C-2 Tourist
- C-3 Heavy
- I-1 Light
- I-2 Medium
- I-3 Heavy
- P-1 Public Structures
- P-2 Public Parks
- P-3 Public Open Space
- R-1 Low Density Single-Family
- R-2 Medium Density Single-Family
- R-3 Medium Density Multi-Family
- R-4 High Density Multi-Family
- W-1 Water Dependent
- W-2 Water Related



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Residential Zones # 3 - VRD Allowances



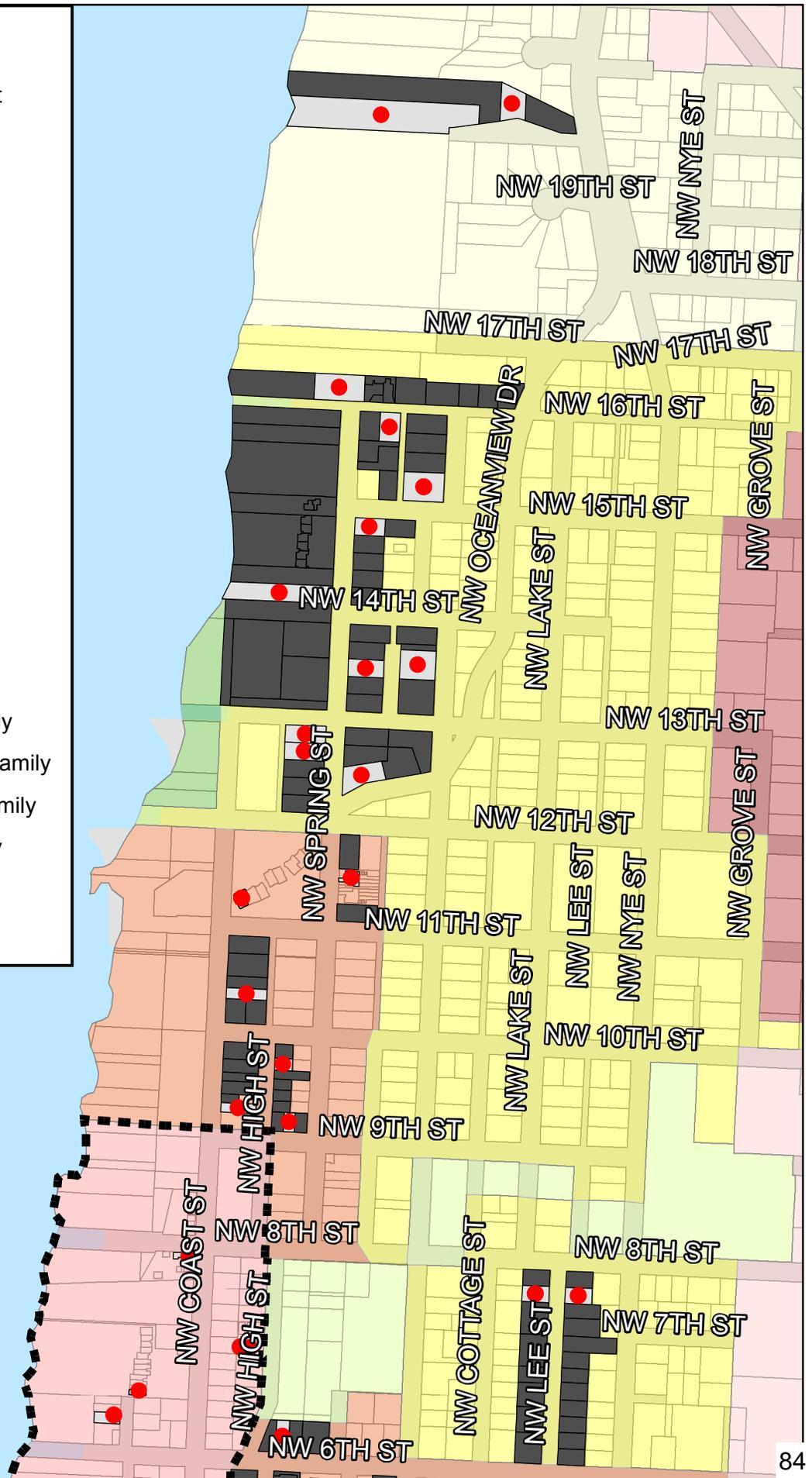
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Legend

- Vacation Rental Endorsement
- Home Share or BnB
- Major Roads
- VRD NOT Allowed
- C-2 Zone

Zone

- C-1 Retail and Service
- C-2 Tourist
- C-3 Heavy
- I-1 Light
- I-2 Medium
- I-3 Heavy
- P-1 Public Structures
- P-2 Public Parks
- P-3 Public Open Space
- R-1 Low Density Single-Family
- R-2 Medium Density Single-Family
- R-3 Medium Density Multi-Family
- R-4 High Density Multi-Family
- W-1 Water Dependent
- W-2 Water Related

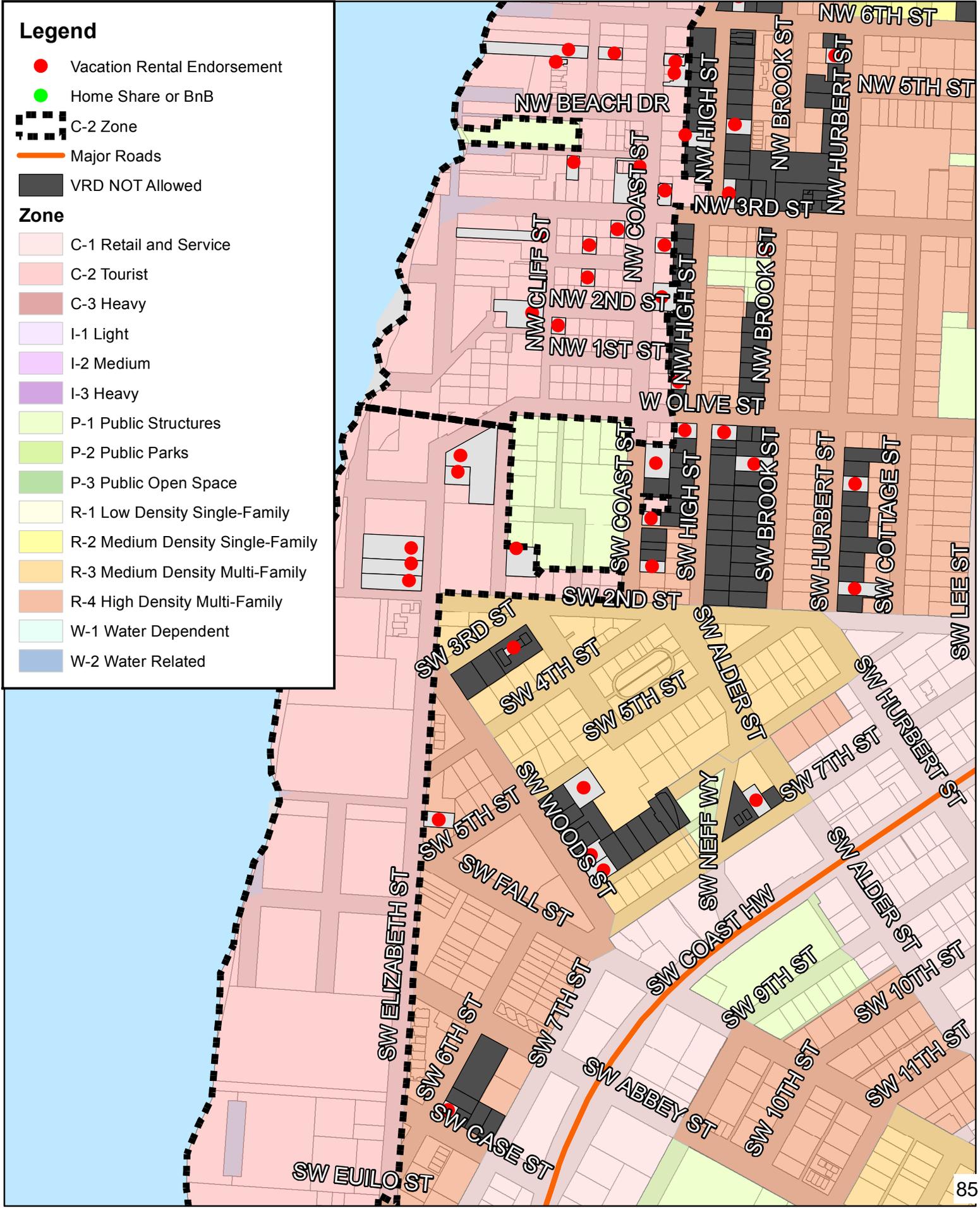


Legend

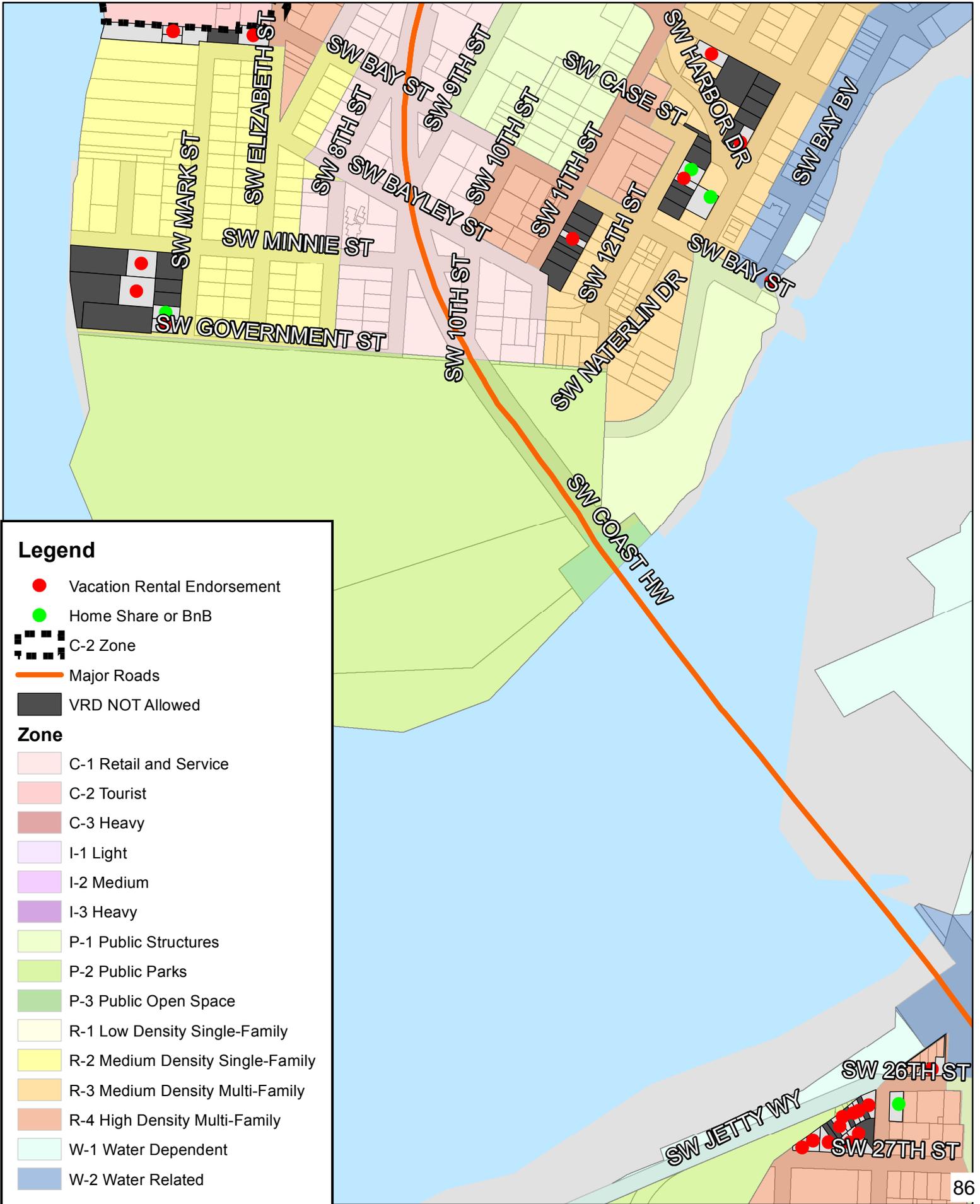
- Vacation Rental Endorsement
- Home Share or BnB
- C-2 Zone
- Major Roads
- VRD NOT Allowed

Zone

- C-1 Retail and Service
- C-2 Tourist
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- W-1 Water Dependent
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Legend

- Vacation Rental Endorsement
- Home Share or BnB
- C-2 Zone
- Major Roads
- VRD NOT Allowed

Zone

- C-1 Retail and Service
- C-2 Tourist
- C-3 Heavy
- I-1 Light
- I-2 Medium
- I-3 Heavy
- P-1 Public Structures
- P-2 Public Parks
- P-3 Public Open Space
- R-1 Low Density Single-Family
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- R-3 Medium Density Multi-Family
- R-4 High Density Multi-Family
- W-1 Water Dependent
- W-2 Water Related

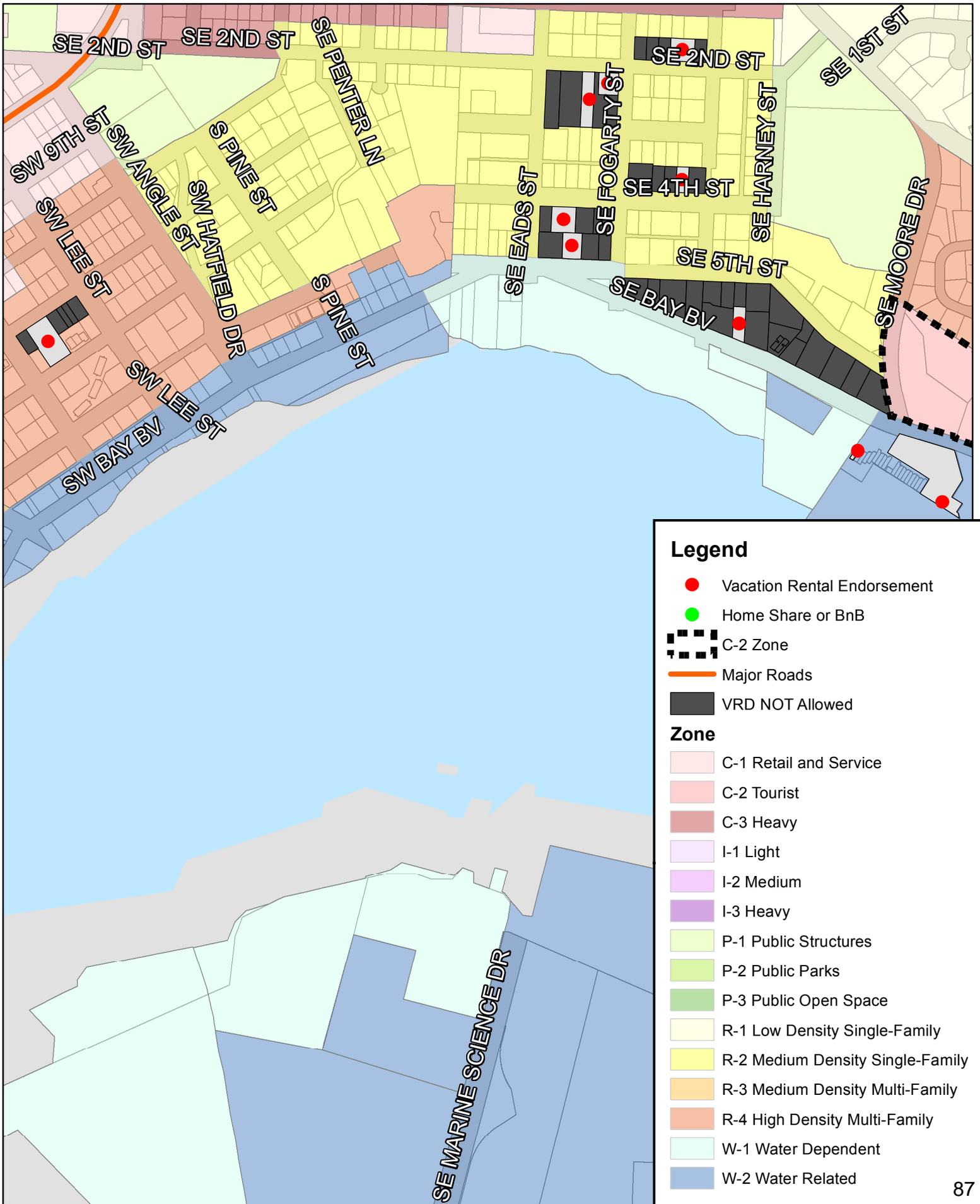


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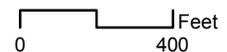
Residential Zones # 6 - VRD Allowances



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Residential Zones # 7 - VRD Allowances



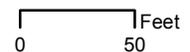
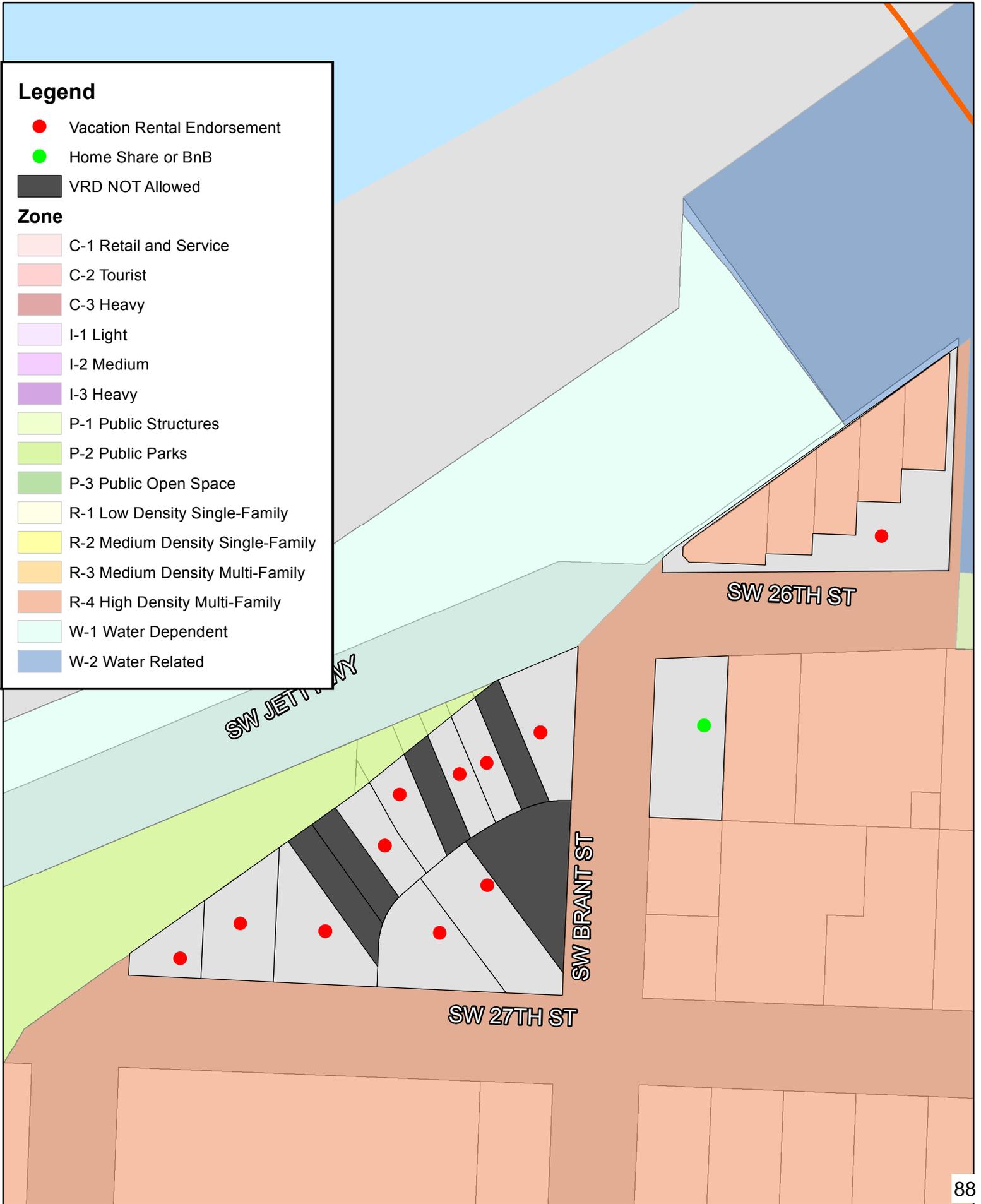
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Legend

- Vacation Rental Endorsement
- Home Share or BnB
- VRD NOT Allowed

Zone

- C-1 Retail and Service
- C-2 Tourist
- C-3 Heavy
- I-1 Light
- I-2 Medium
- I-3 Heavy
- P-1 Public Structures
- P-2 Public Parks
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- R-1 Low Density Single-Family
- R-2 Medium Density Single-Family
- R-3 Medium Density Multi-Family
- R-4 High Density Multi-Family
- W-1 Water Dependent
- W-2 Water Related



Sherri Marineau

From: Derrick Tokos
Sent: Friday, September 07, 2018 2:42 PM
To: Sherri Marineau
Cc: 'jeffgauvin@hotmail.com'
Subject: FW: Contact Us - Web Form

Hi Sherri,

Please include Mr. Gauvin's email in the packet for the Committee's upcoming meeting.

Thank you,

Derrick I. Tokos, AICP
Community Development Director
City of Newport
169 SW Coast Highway
Newport, OR 97365
ph: 541.574.0626 fax: 541.574.0644
d.tokos@newportoregon.gov

-----Original Message-----

From: jeffgauvin@hotmail.com [mailto:jeffgauvin@hotmail.com]
Sent: Friday, September 07, 2018 2:37 PM
To: Derrick Tokos <D.Tokos@NewportOregon.gov>
Subject: Contact Us - Web Form

City of Newport, OR :: Contact Us - Web Form

The following information was submitted on 9/7/2018 at 2:37:27 PM

To: Derrick Tokos
Name: Jeff Gauvin
Email: jeffgauvin@hotmail.com
Phone: 8012300545
Subject: Proposed Vacation Rental Changes

Message: Derrick, I was hoping you could share this e-mail with the advisory committee for the proposed vacation rental changes as I will not be able to attend the public hearings. While I do think current regulations are already sufficient, I would guess that there are some frequent offenders that paint a poor picture for all vacation home rental owners. That said, I am deeply troubled by the possibility of not being grandfathered in with my existing license if the districting is passed and my property is not inside the new district allowance. Why not prohibit new permits in areas outside the

permitted districts, this would naturally cull the existing licenses as properties sell or change use over time. Allowing a 5-7 year window for existing license holders may work for some, but all it does for me is to put an expiration date on my property. I grew up on the East Coast and every summer my family would rent a beach house for a week. I love that I can use my house for my own family yet share it with other families the rest of the year. My property is managed by Oregon Beach Vacations and to my knowledge, my property is well cared for with zero complaints due to my guests or my management company. I know that the public hearings will only give a megaphone to those locals that just hate that they live in a tourist town - it is unfortunate. I hope you can share my thoughts as it relates. Better enforcement of existing rules and regulations is all that is needed - more regulation has unintended effects on good people. I would hate to be forced to sell my home, that would be a tragedy. Respectfully, Jeff Gauvin

Sherri Marineau

From: Derrick Tokos
Sent: Friday, September 07, 2018 7:44 AM
To: Sherri Marineau
Cc: 'Rodney Croteau'; 'rfilby@charter.net'
Subject: FW: County of Hawaii VRD Bill

Hi Sherri,

Please include this email and the linked article (below) in the packet for the advisory committee's next meeting.

Thank you,

Derrick

-----Original Message-----

From: rfilby [mailto:rfilby@charter.net]
Sent: Wednesday, September 05, 2018 5:28 PM
To: Rod & Darlene Croteau <croteau@charter.net>
Cc: Derrick Tokos <D.Tokos@NewportOregon.gov>
Subject: County of Hawaii VRD Bill

Rod/Darlene,

Even the island of Hawaii plans to prohibit VRDs in residential and agricultural areas!

see

<http://www.westhawaiiitoday.com/2018/09/04/hawaii-news/vacation-rental-bill-16-tweaks-recommended-as-bill-heads-to-planning-commission/>

Might be worth sending to the Ad-Hoc Committee

Roy

Vacation rental bill: 16 tweaks recommended as bill heads to Planning Commission

By [Nancy Cook Lauer West Hawaii Today ncook-lauer@westhawaii.com](mailto:ncook-lauer@westhawaii.com) | Tuesday, September 4, 2018, 12:05 a.m.



Planning Director Michael Yee. (Nancy Cook Lauer/West Hawaii Today)



Karen Eoff

HILO — The county Planning Department is suggesting some tweaks to a bill regulating vacation rentals as it heads to its next stop in a long process toward becoming law.

The Windward Planning Commission has scheduled Bill 108 for 9:30 a.m. Thursday at Aupuni Center in Hilo. It then goes to the Leeward Planning Commission on Sept. 20 before returning to the County Council for possible amendments and vote. The public can testify at the planning commissions as well as at the council meetings.

Planning Director Michael Yee is asking the commissions to send a favorable recommendation on the bill with 16 suggestions for changes, some administrative in nature and some more substantive.

North Kona Councilwoman Karen Eoff, one of the bill sponsors, said late Friday she was still reviewing the recommendations and hopes to meet with the Planning Department staff next week to discuss the ramifications of the suggestions.

“This has been a long process with a lot of input from the public, the administration and from council members,” Eoff said. “I’m looking forward to the discussions with both the Windward and the Leeward Planning Commissions.”

The bill is an attempt to prohibit unhosted short-term rentals in residential and agricultural zones, while allowing them in hotel and resort zones as well as commercial districts. Existing rentals in

disallowed areas would be able to be grandfathered in by applying for a nonconforming use certificate that must be renewed annually.

Bill 108 applies only to unhosted, short-term or vacation rentals where the owner does not live on site. Hosted rentals, such as bed and breakfasts and home-sharing units, are not addressed in the bill.

The bill tries to strike a balance between residents facing an inundation of vacationers in their once-quiet neighborhoods, and those trying to supplement their income, or make an income, by renting homes to vacationers.

Hawaii Island relies on short-term vacation rentals to fill gaps in lodging inventory for visitors looking for lower-priced accommodations or for accommodations in areas visitors want to stay but are not served by hotels, notes the Planning Department staff analysis released Friday.

“Thus, any proposed regulation of vacation rentals should be made thoughtfully so that the safety and convenience of surrounding neighbors is balanced with the economic benefits of providing a mix of visitor accommodations,” the staff report says. “It is uncertain what the overall effect of this bill will have on the economy of the island, which relies heavily on tourism, but it is apparent that this bill may have beneficial economic impacts in some areas (primarily resort zoning) and adverse economic impacts in other areas like agricultural areas and Volcano Village.”

Vacation rentals in agricultural areas could especially be affected, because state land use law dictates that all dwellings on land in the state land use agricultural district are deemed farm dwellings and visitor accommodations are not allowed, except for the first dwelling on lots created before June 4, 1976. State law requires that farm dwellings be used to house farm workers rather than vacationers.

“Based on vacation rental statistics for the county it is likely that many hosted and unhosted short-term vacation rentals currently operate in the agricultural district without regard for state law,” the report notes.

Since the county zoning code currently doesn’t define or regulate short-term vacation rentals except for bed and breakfasts, these visitor accommodations have been established by landowners without any permitting requirements by the department.

“Thus it is likely that visitor accommodations in farm dwellings, which do not conform to state law, will come to light and be instructed to cease operations when the department investigates complaints as a result of this bill,” the analysis states.

That means each vacation rental within the agriculture boundary on land rezoned since 1976 must be handled on a case-by-case basis through a special use permit, Deputy Planning Director Daryn Arai told the County Council earlier this summer.

Article Link: <http://www.westhawaii.com/2018/09/04/hawaii-news/vacation-rental-bill-16-tweaks-recommended-as-bill-heads-to-planning-commission/>

Sherri Marineau

From: Gregory <pantherebear@yahoo.com>
Sent: Sunday, September 16, 2018 2:16 AM
To: Derrick Tokos; Sherri Marineau
Subject: Vacation Rental Rules Review

Dear Mr. Tokos and members of the ad-hoc committee on this issue:

I just learned of your imminent meeting, and am sending this brief missive from the road.

I'm quite concerned about the possibility that a person might be granted a vacation rental license, only have it rescinded arbitrarily after two or three years.

In my case, I have a home at 137 SW 12th in Newport, that I have owned since 2000. I raised my sons in that house. They are both in college, and I have taken a job in WA. Thus, the house sits empty. I'd love to keep for a retirement home for me, and as something to leave for my sons someday. However, since I am having to pay for housing in WA, keeping the house in Newport is only financially feasible by making it a vacation rental, since it still has a huge mortgage. This is a superior option to trying to rent it for a number of financial and practical reasons. Most importantly, I would still have access to my home for my own vacations from WA, and the monthly income would likely still be higher than renting, pretty critical for me.

In order to make my home a successful rental, I anticipate needing to make \$20,000 in improvements. It will also take one to two years for the home to reach it's maximum potential for occupancy rate.

To embark on this process, with the sizable investment involved, is somewhat risky under the best of circumstances. To do so under the shadow of a possible arbitrary withdrawal of permission by the city to continue to run the business, at any random time, would be foolish.

I do understand the concerns about a glut of vacation rentals, and the impact on housing for permanent residents. It seems reasonable to limit the total number of rentals as a percentage of total housing, or by some other strategy.

However, granting licenses without any promise to honor them in the future is unfair and unreasonable. I also feel that such an arbitrary policy fails to distinguish between long term residents of Newport, such as myself, who have a temporary need to create a vacation rental, and opportunistic newly arrived entrepreneurs who have no connection to the community.

I hope my comments are of some value in your deliberations. Thanks for taking the time to read them.

Sincerely,

Greg

Gregory Bear, MD

541-961-8177

pantherebear@yahoo.com