



**VACATION RENTAL AD-HOC COMMITTEE AGENDA**

**Wednesday, April 18, 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 #6**

**1. DISCLOSURES (10 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 (10 MINS)**

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

**2.1 April 4, 2018 Minutes**

[04-04-18 VRD Advisory Committee Minutes.pdf](#)

**3. REVIEW AGENDA (10 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 Updated List of Licensed VRDs by Zone.**

[Active VRDs by Zone.pdf](#)

**5. REVIEW UPDATED COMMITTEE MEETING SCHEDULE (10 MINS)**

*This is an opportunity for the group to discuss and make changes to an updated meeting schedule prepared by staff that accounts how the committee has been working through the issues to date.*

**5.1 Updated Schedule**

[Committee Schedule - 4.18.18 Draft.pdf](#)

**6. OPTIONS FOR AMENDING VRD REGULATIONS (50 MIN)**

*PowerPoint presentation. This is an opportunity for members to discuss options for amending development standards, allowed locations, and potential density and tenancy limits. A break out session is planned so that the group can mock up maps to identify neighborhoods of concern. Committee feedback will inform the development of draft code amendments for review at a future meeting.*

**6.1 PowerPoint Presentation**

[Options for Amendmning Development Standards - color.pdf](#)

[Options for Amendmning Development Standards - black and white.pdf](#)

**7. POLICY OPTIONS FOR CODE AMENDMENTS BY TOPIC AREAS (10 MIN)**

*This is a running summary of the types of code amendments that staff will be putting together for committee review at future meetings.*

**7.1 Policy Options**

[Policy Options by Topic Area.pdf](#)

**8. PUBLIC COMMENTS/QUESTIONS (10 MIN)**

**9. ADJORN**

*Next Meeting: May 2, 2018, 1-3pm, City Hall.*

## **Vacation Rental Ad-hoc Committee Agenda Item Report**

Meeting Date: April 18, 2018

Submitted by: Sherri Marineau

Submitting Department: Community Development

Item Type: Minutes

Agenda Section: Approval of Minutes (10 MINS)

---

**Subject:**

April 4, 2018 Minutes

**Suggested Action:**

**Attachments:**

[04-04-18 VRD Advisory Committee Minutes.pdf](#)

**Draft MINUTES**  
**City of Newport**  
**Vacation Rental Ad-Hoc Committee Meeting #5**  
**City Hall Council Chambers**  
**Wednesday, April 4, 2018**

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

**AC Members Present By Phone:** Charlotte Boxer, and Lauri Hines.

**Planning Commission Liaison Present:** Jim Hanselman.

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

**Public Members Present:** Sandy Benning and Chris Ehrmann.

1. **Call to Order.** The meeting was called to order at 1:00 p.m.
2. **Disclosures.** Tokos asked for conflicts of interest. Saxton, Ferber, Hines, and Michel disclosed they had potential conflicts of interest. Dailey, Hanselman, Perry, Connell, Escobar, Posner, Boxer, McElroy, and Winsor stated they had no conflicts.
3. **Approval of Minutes from the March 14, 2018 Meeting.** Tokos asked for input on the minutes. Winsor noted minor corrections to the minutes.

**MOTION** was made by Dailey, seconded by Winsor to approve the March 14, 2018 Vacation Rental Ad-Hoc meeting minutes with minor corrections. The motion carried unanimously in a voice vote.

4. **Review Agenda, and Revise as Needed.** Tokos asked for any adjustments to the agenda. Perry suggested the meeting number be added to all future agendas. Escobar suggested a new agenda item to inviting the City Council and City Attorney, Steve Rich to speak about the impact on modifying the existing ordinance as it applied to VRDs that already had an endorsement. Escobar asked if endorsements should be in perpetuity and thought it would be good to get guidance from the City's lawyer on this. Tokos said this would fall under Meeting 8 and he would ask Rich to attend to provide feedback. He noted the Planning Commission had received information on Measure 49 which had to do with the impact of proposed changes on property rights. Tokos thought this was something the AC should consider adding. Escobar said his concerns were that VRD endorsements would transfer to all future owners. Tokos said new owners would have to obtain new endorsements. He said once an owner received an endorsement they wouldn't, under the current rules, have to come in annually to update their license. Escobar asked if there was an ordinance change on the parking, would it relate back to the people who already had endorsements. Tokos said changes could be done retroactively but there would be phase out standards because of the impact on the property rights. Escobar wanted the City's attorney to educate the AC on this and give his recommendations. Tokos said discussing this in a later meeting would provide the City Attorney with a better sense of what the AC's policy preference would be. He thought Rich could speak about any issues there might be in how it could be set up for current licenses. Connell noted a property that was currently for sale that said their VRD endorsement was in perpetuity. Tokos said this wasn't true.

Andre joined the meeting and declared a potential conflict of interested.

5. **Committee Requests.** Tokos covered the committee request documents that were shared with the AC. He said there were no additional materials for the meeting but noted that Dailey's submittal was on the City's web page.

Connell noticed there had been a significant jump of VRDs that applied for endorsements. She wanted to get the average daily volume that VRDs generated during that time. Tokos said he would get some figures on where the City was at for the fiscal year. He said it wouldn't be exact but an average.

Braulio said at the last meeting there was mention of the Nye Beach Overlay and asked for someone to come and speak to the AC on it. Tokos said he could cover this and would add it to the next meeting. He said the mapping exercise the AC would be doing at this meeting would show the areas of concern, which would be put on an overlay with zoning.

6. **Review Updated Committee Schedule.** Tokos reviewed the updated schedule and asked for comments from the AC. Escobar asked if they could keep the meetings to the original schedule and have things presented in a more truncated fashion.

Tokos said he was happy to move as quickly as possible but this was up to the AC. Posner said many of the AC members were new to this and wanted time to review. Ferber said he didn't know how things would be collated into a solution and didn't want a truncated review. Escobar thought it might be time to bounce around ideas for recommendations for the PC. Ferber didn't think the AC was intentionally making things longer but wasn't sure about when the voting process would happen. He thought it would take time to formulate a working program. Windsor thought a lot of things would need to be readdressed with other decisions down the line and preferred a large number of meetings in order to find good solutions.

Tokos noted the Policy Options document given to the AC that noted the topic areas that came out of the AC's discussions. He said at Meetings 9 & 10 these details would be presented in a draft ordinance format, then the AC would bring it back with further revisions to take out to the public. Tokos said the public feedback would be brought back to the AC to make further changes in order to make a recommendation to the PC. He said the AC might be presenting more than one policy option. Perry asked if the AC would be able to go through the policies before the first draft because she understood the AC would only be going through the background of issues without making decisions. She wanted to know if there would be time to come up with consensus of the group for decision making or was it being incorporated with what Tokos was currently doing. Tokos said that was in part what the Policy Options sheet was for. He said the AC would provide policy direction on what they would like to see so that staff could prepare revisions. Perry asked if what Tokos was saying was they weren't proposing anything at this time. Tokos said the AC was sharing their thoughts on policies and without this information, he couldn't put a draft together. Perry said she was hearing that once the AC received the first draft they would have chance to get a group consensus of what they wanted to say. Tokos said yes. Andre reminded the AC that there may not be consensus. Tokos told the AC to let him know if they had concerns as they reviewed the policies.

Perry said she wanted lighting added to the topics and didn't want it overlooked. Boxer said she liked the schedule and thought the way it had been put together was what the AC talked about. Tokos said he would add lighting and thought it might lend itself to a discussion about what the City had as far as different tools for enforcement. He said that lighting was generally covered under the nuisance abatement code. Tokos thought it might fit best under Meeting 7.

Connell asked if the off-street parking stall dimensions being discussed were the standard parking size in the code for commercial application. Tokos said the size was 9 x 18 feet and was what he meant to convey. He said depending on the nature of the parking space and how they were there setup, there would be different dimensions. He said angled and parallel parking would be slightly different from a typical parking stall that you would just pull into.

- Options for Amending VRD regulations (Development Standards for Parking, Landscaping, Waste Management, Noise and Signage.** Tokos reviewed the meeting objectives and the topics to cover. He then reviewed parking and showed photos of the different off-street parking configurations that were reviewed at the previous meeting. Ferber asked if there should be a separation for the Nye Beach area and R-1 or R-2 zones if the outlying subject was parking. Tokos didn't know if residential zones were in correlation to the Nye Beach business district where the City had invested in public parking in lieu of the required off-street parking for commercial lots. Ferber asked if there was an acknowledgement being made that one parking space per bedroom in the Nye Beach area was unrealistic. Tokos said it was a fair discussion point and said the way it was handled currently was there was an option for a Conditional Use (CU) for the relief of parking. He said there had been a total of four requests through the CU process since 2012 and all but one had been in Nye Beach. He explained the criteria of gaining relief for parking through a CU and noted the decisions were currently on a case by case basis. Ferber asked for an acknowledgement of the inequity of parking requirements in the Nye Beach area. He said when the Nye Beach Overlay was being created, they had an acknowledged compromise that they preferred a viable commercial district over the slums that exist at the time. He said when he applied for his own CU permit there wasn't an requirement that said he needed parking spaces for each bedroom and said requiring parking spaces would be a loss of value for him. He wanted the AC to understand that he wasn't in favor of VRDs in R-1 & R-2 zones but in Nye Beach they wanted to stop the expansion of hotels in the area and the overlay was what the area residents wanted as a compromise. Hanselman said there had always been a fight to keep a strong residential component in the Nye Beach area. He said the PC had talked widely about VRDs and thought the definition of off-street parking was what the issue was. He suggested considering on-site parking where the owner had parking on their property so VRDs didn't use available on-street parking because it might have been used heavily already. He said some cities did their occupancy by how many cars they could park on the property.

Tokos said what he was hearing was that there were narrow substandard streets that the AC needed to be more critical about requiring off-street parking on. He also heard that there were three defined areas (Nye Beach, Bayfront, City Center) where there was a policy choice that parking was a publicly provided resource for all uses. Tokos said in those districts there needed to be language that acknowledged that they had their own way of managing parking. Boxer agreed with what Tokos said. She thought the AC talked at the last meeting about undeveloped right-of-ways (ROWS) not being available for parking because parking in the ROWs would block the street. She thought ROWs shouldn't be allowed as parking spaces for VRDs. She also said that even on dead end streets there were issues for fire trucks and other vehicles to turnaround and thought they should be limited. Connell said she lived in a residential area and to hear that VRDs could use on-street parking as a commodity wasn't helpful because it was residential. She disagreed very strongly with VRDs being able to use on-

street parking in the three districts and wanted to make sure that the AC understood that people had their primary residences in those areas. She said parking affected quality of life, safety, and the nature of the areas where people want to live fulltime. Saxton agreed and thought CUs should be for special cases and could be done for VRDs. A discussion ensued regarding how parking affected residents in different areas.

Tokos noted the street on his slide where it showed a car straddling the property line and said it was a circumstance that was common. Boxer asked if the City was able to put in sidewalks on that street, would a part of the driveway be taken out. Tokos said yes. Boxer said as part of a livable city, sidewalks were important and asked if they could get a CU approval to continue using it for a VRD but acknowledge it was a public ROW. Tokos said one way it could be set it up was to say it was permissible now, Then, when the street was improved and they lost parking, they wouldn't be eligible for the same type of VRD use they had when it was a substandard street. Boxer thought it was a good solution. Saxton asked if someone was building a new house on the platted street, would they be required to have a 20 foot setback. Tokos explained there was a 20 foot garage setback for new homes and there was variance or adjustment process where they could get that changed as a special case. He said he was hearing that in cases like the street they were talking about, the AC's concern was that it was important to have off-street parking because they wouldn't want cars to park parallel on those streets because there wasn't enough space because it wasn't a fully developed street. He said he also heard that for the Nye Beach, City Center, and Bayfront there was some comfort level with the existing CU process. He said people who had prior CU allowances were just carried forward with the 2012 changes. Tokos said the AC could also provide optional language to allow use without a CU process and leave it up to the parking district's mechanism to manage parking instead of a use by use basis. Tokos said he could bring separate maps to the AC to described these areas. Connell thought that would be helpful and said the current VRD process was more streamlined than in the past. She thought it was important to honor the properties who had to go through a different process in the past than the more contemporary VRD endorsements. Winsor said there was a lot of trickle down issues with parking such as employee and commercial truck parking in those areas. She said VRDs would add a lot of pressure for parking. Tokos wanted to make the AC aware that there was a committee working on a parking study and they were considering meters in areas such as Nye Beach and the Bayfront. He said there was a lot of thought put into managing limited resources to make them available for as many people as possible. Posner said they could do parking passes there as well. Tokos said passes were a part of the parking district for Nye Beach already.

Tokos asked the AC if they were confirming they didn't have concerns about the standard to have one parking space per bedroom. The AC said they were in agreement with the one parking space. Escobar suggested eliminating the two extra people for occupancy. Connell said that would be a part of the discussion about occupancy.

Tokos covered landscaping next. He showed examples of commercial and residential landscaping. Tokos said there hadn't been any concerns raised about landscaping for VRDs. Perry asked if landscaping was checked only by complaints. Tokos said landscaping was verified when inspections were done to issue endorsements. Connell said she would prefer less landscaping and more parking for VRDs. Boxer asked if Connell was saying this about commercial or residential. Connell said residential. Boxer disagreed and thought landscaping was part of the residential appeal. She thought that if landscaping was taken away for parking, it would take away from the residential feel. Connell said if it was used to allow for more off-street parking she thought it was less of an issue. McElroy thought it would open up the ability to put more people in the VRDs. Boxer thought getting rid of landscaping was a detriment to residential neighborhoods. Dailey suggested it could be a CU process so neighbors could give input. Andre agreed that a CU would be a way to handle it. Tokos said he would not be doing any revisions to landscaping then because there was already a CU process for it in place.

Connell said it sounded like the AC was making a decision. She said one of the things Tokos brought up was an option that suggested the VRD endorsement not be subject to the CU or variance process, and it would say the rules under the endorsement were what VRDs were limited to and couldn't vary from. Connell said if the AC was continuing to articulate that there would be an option to have a CU process, they were making a decision. Posner said this would be limited to certain areas, not in general. Connell said she didn't take it like that. She wanted it noted that what the AC was doing was making a decision. Dailey said what she thought they were saying was that some things like parking were hard to have a policy on that would fit city wide and would need some tailoring. She said they could set up what they wanted to allow to go to a CU and limit the others to the rules. Tokos said parking and landscaping were the only rules that people had submitted CU applications for and said the AC could limit CUs to just those two issues. Hanselman said the CUs were under the current codes and if codes changed it would be hard to know if CU applications would increase.

Perry asked if the notification area should be expanded on a street with more VRDs on them. Ferber said there had to be some fairness and said they couldn't simply enlarge the voting lot. He said if you have an area with multiple VRD owners and a few full time owners, why shouldn't the VRD owners have a vote. He asked why the notification area needed to be expanded to skew it to residential. Tokos said noticing was a specific item scheduled for another meeting. Connell wanted to add that the AC would be parsing what part of the endorsement would be subject to the CU process versus what was law. Tokos said this would be discussed in Meeting 7.

Tokos reviewed waste management and issues. Escobar asked what Thompsons' valet service was. Tokos said their employees would gather the garbage bins, dump them, and put them back. Ferber said VRDs were on an intermittent schedule and trash was picked up on a schedule day of the week. He said Thompsons didn't allow people to tie down cans and felt the solution was more about good management of VRDs. He thought a common garbage can for multiple rentals should be managed by the VRD owner. Andre asked what his solution was for single unit VRD owners. Ferber thought having a responsible manager locally would be the solution. Tokos asked if the AC wanted to make valet service a tool for chronic enforcement. Andre asked if Thompson could make the valet service a negotiable service. Hines said she used valet with Thompsons at all her VRDs. She said there were times the bins were missed for pick up but thought it was a good tool. Michel said her property management used the services in several municipalities that required VRD owners to provide valet service. She thought the AC should consider requiring VRDs to have cans in an outside enclosure. Michel said as a property manager they made sure to leave at least half a can for trash for the next renter. She thought they could order an extra pickup if it was needed and was something to consider. Andre thought requiring the valet service was a bad idea because there were good VRD managers who took care of waste management properly. Escobar agreed with Andre. Perry said in the case where there was no local person, it would be good. Andre thought it would be a good tool for absent managers but not for local. Michel said as a property manager she didn't ask renters to take out the trash. She thought the AC should consider clear rules and not have different rules for different neighborhoods. Dailey thought there would be a way to manage valet garbage locally and suggested it be a recommended idea for VRDs. She said when there were complaints, it could be made to be a requirement as a tool for enforcement. Ferber thought they could address it as an outline approach. He said if the AC established a requirement for local management that was responsible, there could be a caveat that garbage had to be contained in a receptacle and in an area that wouldn't be blown away. He thought there needed to be a larger category on responsible management. Posner thought they were headed towards local management as a requirement and thought valet service should be used as an enforcement tool. Ferber didn't think it would solve the problem. Connell wanted to point out that enforcement was critical. She felt they needed to know how to enforce, how to get the complaints in, how complaints would be handled, and what was the cost of handling complaints with enforcement was. Posner said he sent Tokos a proposal for a website call center. Tokos said the AC would have an opportunity to hear a lot of options on how to centralize this. Ferber said Bend had a FAQ page on their website for complaints to help people find information on owners of VRDs. He felt a lot of the issues were addressed by this page. Andre noted the AC hadn't added incentives to the topic areas. He thought building in incentives for VRD owners was important. The AC wasn't in agreement with this. Hanselman said VRDs were a business and if they were running a business you had to accept the less savory aspects of running a business.

Tokos said due to the timing the AC would move the mapping exercise to the next meeting. He asked for the AC's thoughts on extending the meetings more than two hours. Escobar said some of the AC had to work and wasn't in agreement with extending them. Perry was in favor of it. Andre said he was more in favor with asking the AC to move things along at meetings to get topics covered in two hours. There was a general concern by the AC about adding another half hour to the AC meetings.

Tokos covered the noise ordinance next. Escobar asked if the City heard a lot of concerns about noise. Tokos said yes. He said the City Council & Planning Commission had heard testimony where people were concerned about loud noises and felt they were correlated somewhat to VRDs. Connell said there wasn't good data on the complaints and she thought the question was who was best able to handle the complaints and what enforcement should be done. Michel thought current code was okay and thought they should focus on things like onsite parking, occupancy, and making sure no more than the number of people allowed for occupancy were on the property at any time. Dailey thought it was an enforcement issue and thought it was important to make sure the people doing enforcement had information on the property so they could start a process to deal with the VRDs. Michel asked if there was a community officer. Tokos said yes, and the concern was when the Community Service Officer wasn't on the clock when nuisances were happening. He said the police would cover those times. Escobar said he didn't have a problem with saying VRDs had to comply with the existing noise ordinance.

Tokos covered signage next. He asked if the AC wanted to see a requirement to have signage posted on VRDs. Ferber noted that Saxton had raised concerns that signage would notify thieves that the property wasn't owner occupied but thought it should be a requirement. Andre agreed with Saxton and thought it drew attention to the fact that the VRD wasn't owner occupied. Ferber said there were different degrees of signs. Tokos said what he was hearing was that there was enough interest in hearing a signage option. Hines said she wanted to point out that signage was appropriate in different areas. She noted that there were some CC&Rs that didn't allow signage. Connell noted that some of these areas didn't allow VRDs as well and felt signage and contact information was important. Tokos said he would make sure to bring an option of that nature and the AC could expect the signage to be modest.

8. **Public Comment/Questions.** Sandy Benning addressed the AC and handed out a document concerning her request for the AC to consider creating a VRD complaint registry. She noted the hiring of Jovita Ballentine as the Newport Community Service Officer. Benning said she had heard that Ballentine's recent VRD interactions had been positive. Tokos said that the

registry was something that had already been considered. He noted the registry wouldn't just be for VRDs, they would have their own category in it.

Perry said there wasn't any mention of an annual review of licenses added to the discussion to capture changes to ownership or management. Tokos said it could be structured that when owners fill out business licenses, there would be an additional form to check on this information. Perry said however it worked, there needed to be an annual check for VRDs. She noted she would be out of town on May 2<sup>nd</sup> and would miss the meeting. Hines said she would be out of town for the next meeting but would call in. Dailey said she liked the idea of an annual cross check but said the AC might want to do something more thorough than on a periodic basis. Tokos said doing something annually would be harder to manage but doing something on a five year basis could be better. He noted that fire inspections were more frequent. Dailey said the AC should consider what kind of insurance the VRD had as well.

9. **Adjournment.** The meeting adjourned at 2:59 p.m.

Respectfully submitted,

---

Sherri Marineau  
Executive Assistant

## **Vacation Rental Ad-hoc Committee Agenda Item Report**

Meeting Date: April 18, 2018

Submitted by: Sherri Marineau

Submitting Department: Community Development

Item Type: Discussion

Agenda Section: Committee Requests (10 MIN)

---

**Subject:**

Updated List of Licensed VRDs by Zone.

**Suggested Action:**

**Attachments:**

[Active VRDs by Zone.pdf](#)

**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 #	Date Notice mailed	Registered Agent / Trustee
1	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	C-1	SFD	6	5834	4/21/2017	Penelope McCarthy, 735 SW St Clair Ave Apt 901, Portland, OR 97205
2	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/Chad Newlin	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 541-921-3438	charles.newlin@vacasa.com	C-2	Condo/Apt	4	5835	5/17/2017	Kelly French, Trustee
3	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/Chad Newlin	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 541-921-3438	charles.newlin@vacasa.com	C-2	Condo/Apt	4	5835	7/19/2017	Kelly French, Trustee
4	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/Apt	6	5180	6/11/2014	
5	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/Apt	6	5180	6/11/2014	
6	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/Apt	6	5180	6/11/2014	
7	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/Apt	6	5180	6/11/2014	
8	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	11/17/2012	
9	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	11/17/2012	
10	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/Apt	4	2636	1/9/2014	
11	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/Apt	4	2636	1/9/2014	
12	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/Apt	4	2636	1/9/2014	
13	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/Apt	8	4927		
14	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/Apt	4	4927		
15	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/Apt	8	5790	3/20/2017	
16	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/Apt	6	4308	12/27/2012	
17	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	11/17/2012	
18	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	n/a	
19	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	11/6/2012 & 11/30/17	Prescott B Jones, 20368 Honey Grove Rd, Alsea, OR 97324
20	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/Apt	4	5620	5/19/2016	
21	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/Apt	4	5063		

**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 #	Date Notice mailed	Registered Agent / Trustee
22	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/Apt	4	5151	3/13/2013	
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	kbllsr@gotsky.com	same	same	same	same	joy@oregonbeachvacations.com	C-2	Condo/Apt	4	5014	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	turnerk1@comcast.net	same	same	same	same	same	C-2	Condo/Apt	4	5013	2/27/2014	
25	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	12/13/2013	
26	6/18/2015	540 NW Alpine St "Stempson Rental"	Greg Stempson & Lorene Johnson	2612 NW Nordeen Way	Bend, OR 97701	425-457-2837	gregstempson@hotmail.com	Vacasa Rentals			503-345-9399		C-2	SFD	8	5495		
27	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 Rentals - Ted Dougherty	6281 NW Pacific Coast Hwy	Seal Rock, OR 97376	541-270-1287	vacasa.ted@gmail.com	C-2	SFD	8	5513		
28	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 Rentals (Andrew Young)	3934 NE MLK Blvd #200	Portland, OR 97212	503-345-0300 541-351-1537	andrewy@vacasa.com	C-2	Condo/Apt	6	5570		
29	9/16/2013	701 NW Coast St #101 "Haven by the Sea"	Gwenith M Filbin	PO Box 309	Dufur OR 97021	541-467-2204	gflbn@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	12/13/2013	
30	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	12/13/2013	LLC not on Business Registry
31	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	Inn @ Nye Beach - Prop. Mgr.	Patricia Kelly, Trustee
32	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	lilmacslc@gmail.com	Alema Mcrea	same	same	same	same	C-2	Condo/Apt	4	4526	10/24/2013	Alema Joy McCrea, 1040 SE 78th Ave, Portland, OR 97215
33	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	11/27/2012	
34	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	1/31/2013	
35	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		
36	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	4/7/2014	
37	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	7/13/2013	
38	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	7/31/2013	
39	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	7/31/2013	
40	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	7/31/2013	

**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 #	Date Notice mailed	Registered Agent / Trustee
41	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	11/6/2012	
42	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	7/31/2013	
43	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	12/26/2012	
44	5/26/2017	707 NW High St "Yolanda Suarez"	Yolanda Suarez	707 NW High St	Newport, OR 97365	661-400-3819	ybsuarezdo@charter.net	same	same	same	same	same	C-2	SFD	8	5873	6/16/2017	
45	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@bendistrillery.com	Vacasa/Chad Newlin	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 541-921-3438	charles.newlin@vacasa.com	C-2	SFD	6	5812	3/20/2017	
46	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		
47	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	9/3/2014	
48	2/19/2015	745 NW Beach Dr "P Roth"	Paula Roth	PO Box 92	Lockwood, CA93932	831-594-7684	paularoth5@aol.com	Joe Daugherty/Vacasa	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399; 541-351-5935	joe.daugherty@vacasa.com	C-2	SFD	6	5431	7/7/15 & 7/19/16	
49	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	11/7/2012	
50	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	8/14/2017	
51	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	3/26/2018	
52	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		
53	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	11/17/2012	
54	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	5/9/2013	
55	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	Donna Rudd, Vacasa Rentals	2865 NE Vine Maple Lp	Yachats, OR 97418	541-547-5177	rudd.donna@gmail.com	R-1	Condo/Apt	10	5146	5/6/2013	Cliff Johnson, 4440 SW Corbett #204, Portland, OR 97239
56	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	Donna Rudd, Vacasa Rentals	2865 NE Vine Maple Lp	Yachats, OR 97418	541-547-5177	rudd.donna@gmail.com	R-1	Condo/Apt	8	5146	4/2/2013	Cliff Johnson, 4440 SW Corbett #204, Portland, OR 97239
57	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	5/13/2014	
58	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	12/8/2017	
59	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	1/29/2013	
60	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	12/28/2016	
61	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	Donna Rudd, Vacasa Rentals	4440 SW Corbett Ave #204	Portland, OR 97239	503-345-9399	info@vacasarentals.com	R-1	SFD	8	5109	7/10/2013	

**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 #	Date Notice mailed	Registered Agent / Trustee
62	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		
63	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	12/12/2017	
64	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	6/2/2017	
65	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	1/9/2014	
66	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	3/12/2018	
67	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/Chad Newlin	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 541-921-3438	charles.newlin@vacasa.com	R-1	SFD	6	5765	2/9/2018	
68	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/Samantha Ewing	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/541-974-3811	samantha.ewing@vacasa.com	R-1	SFD	6	5765	3/17/2017	
69	7/11/2017	1128 SW Elizabeth St "Cheever BnB"	Jeff Cheever	1128 SW Elizabeth St	Newport, OR 97365	541-961-2431	ditto2@charter.net	same	same	same	same	same	R-2	SFD	4	6025	8/14/2017	
70	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	12/14/2017	
71	4/5/2016	1144 SW Mark St "Klose Enterprises"	Kay Klose / Richard Rainery	1144 SW Mark St	Newport, OR 97365	907-952-0659	kaykloseoink@gmail.com	same	same	same	same	same	R-2	SFD	4	5643		
72	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		
73	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	3/22/2017	
74	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	5/9/2013 & 11/30/17	
75	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	2/28/2013	
76	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	same	R-2	SFD	8	5444		
77	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/Rose Lupton	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 541-961-0364	rose.lupton@vacasa.com	R-2	SFD	10	5982	4/6/2018	
78	10/23/2017	1409 NW Spring St "RSSC Mariner"	Jeff & Karin Gauvin	1409 NW Spring St	Newport, OR 97365	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	12/14/2017 Updated Contact tr sent 1/19/18	
79	5/31/2016	1452 NW Spring St "Wave Crest"	Scott McDowell	6553 S Madison Ct	Centennial, CO 80121	303-482-5544	mcdowells1@yahoo.com	Joe Daugherty/Vacasa	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399; 541-351-5935	joe.daugherty@vacasa.com	R-2	SFD	8	5675		
80	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	same	same	same	same	same	R-2	SFD	10	5946	2/5/2018	Dan Knight, Trustee
81	6/1/2015	185 NW 70th St "Oregon Coast Vacation Homes"	Susan & Steven Johnston	10779 N Minnewawa Ave		559-355-9718	suedriver66@yahoo.com	Vacas Rentals - Eric Nicholson	3934 NE MLK Blvd. #204	Portland, OR 97212	971-201-5953	ericn@vacasa.com	R-2	SFD	8	5484		

**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 #	Date Notice mailed	Registered Agent / Trustee	
82	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 (Donna Rudd, regional mgr)	2865 NE Vine Maple Lp	Yachats, OR 97418	41-547-5177 or 971-998- 2448	rudd.donna@gmail.com	R-2	SFD	8	5236	10/2/2013	Cynthia Cristofani, 2860 NW Bauer Woods Dr, Portland, OR 97229	
83	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	3/12/2018	
84	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	2/17/2017	
85	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	12/4/2012	
86	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/Chad Newlin	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 541-921- 3438	charles.newlin@vacasa.com	R-2	SFD			5852	6/16/2017	
87	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	888-512-0498	reservations@turnkeyvr.com	R-2	SFD		12	5190	3/21/2014	John Mace, 6225 SE Carlton, Portland, OR 97206
88	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	Sent new contact info on 3/18/18	
89	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	Donna Rudd, Vacasa Rentals	4440 SW Corbett Ave #204	Portland, OR 97239	503-345-9399	info@vacasarentals.com	R-2	SFD		12	5111	1/11/2013	
90	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 Rentals - Donna Rudd	2865 NE Vine Maple Lp	Yachats, OR 97498	503-345-9399 or 971-998- 2448	rudd.donna@vacasarental.com	R-2	SFD		6	5381	9/30/2014	
91	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	12/14/2017	
92	7/14/2016	524 A SE 4th St "Baker Rental Properties LLC"	Sandra Baker	6300 SE Roothe Rd	Portland, OR 97267	503-891-0683	bakerskay@gmail.com	Vacasa/Drew Young	121 N 9th St Ste 302	Boise, ID 83702	541-351-1537	andrewy@vacasa.com	R-2	Condo/Ap t		4	5534		
93	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	1/19/2018	
94	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	12/18/2013	LLC not on Business Registry
95	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	5/6/2013	
96	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/Chad Newlin	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 541-921- 3438	charles.newlin@vacasa.com	R-2	SFD		6	5821	3/27/2017	
97	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	7/3/2014	
98	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/Chad Newlin	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 541-921- 3438	charles.newlin@vacasa.com	R-2	SFD		6	5853	6/16/2017	
99	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	3/6/2014	
100	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/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	1/19/2018	

**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 #	Date Notice mailed	Registered Agent / Trustee
101	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	Donna Rudd, Vacasa Rentals	2865 NE Vine Maple Ln	Yachats, OR 97498	541-547-5177	donna@vacasarentals.com	R-2	SFD	18	5329		LLC not on Business Registry
102	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	3/20/2017 & 12/15/17 (New Mngt Ltr)	
103	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	1/11/2013	
104	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/Chad Newlin	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399 / 541-921-3438	charles.newlin@vacasa.com	R-2	SFD	8	5820	3/27/2017	
105	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 Rentals - Donna Rudd	2865 NE Vine Maple Ln	Yachats, OR 97498	503-345-9399 or 971-998-2448	rudd.donna@vacasarental.com	R-2	SFD	8	5388	9/3/2014	
106	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 LLC (Drew Young)	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399 or 541-351-1537	andr3ewy@Vacasa.com	R-2	SFD	8	5607		
107	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	8/6/2013	
108	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	10/26/2016	David Scott, 10300 Greenburg Rd, Suite 270, Portland, OR 97223
109	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/Drew Young	121 N 9th St Ste 302	Boise, ID 83702	541-351-1537	andrewy@vacasa.com	R-3	SFD	8	5689		
110	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/Nikki Moore	121 N 9th St Ste 302	Boise, ID 83702	541-272-3163 / 503-345-9399	nikki.moore@vacasa.com	R-3	Condo/Apt	6	6024	1/19/2018	
111	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/Chad Newlin	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399 / 541-921-3438	charles.newlin@vacasa.com	R-3	Condo/Apt	6	5101	5/6/2013	
112	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 (Donna Rudd, regional mgr)	2865 NE Vine Maple Ln	Yachats, OR 97418	541-547-5177 or 971-998-2448	rudd.donna@gmail.com	R-3	SFD	12	5182	7/11/2012	
113	8/21/2014	607 SW Woods St "Hill Villa"	Sandra & Bob Ringo	14735 SW Tierra del Mar Dr	Beaverton, OR 97007	503-643-5151	sanbobr@frontier.com	Vacasa Rentals - Donna Rudd or Ted Dougherty	2865 NE Vine Maple Ln	Yachats, OR 97498	541-547-5177; 971-998-2448; 961-1287	rudd.donna@vacasarental.com	R-3	SFD	6	5389	9/3/2014	
114	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	11/21/2012	
115	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	11/7/2012	Cheryl J Lalack, Trustee
116	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/Drew Young	121 N 9th St Ste 302	Boise, ID 83702	541-351-1537	andrewy@vacasa.com	R-3	SFD	4	5715		
117	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	6/9/2017	
118	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	11/14/2012	
119	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/Rose Lupton	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399 / 541-961-0364	rose.lupton@vacasa.com	R-4	Condo/Apt	6	5944	10/18/2017	
120	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	2/26/2018		

**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 #	Date Notice mailed	Registered Agent / Trustee
121	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	7/11/2017	
122	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	11/30/2017	
123	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		
124	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/Joe Daugherty	121 N 9th St Ste 302	Boise, ID 83702	541-351-5935/503-345-9299	joe.daugherty@vacasa.com	R-4	Condo/Apt	8	5729		
125	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/Joe Daugherty	121 N 9th St Ste 302	Boise, ID 83702	541-351-5935	joe.daugherty@vacasa.com	R-4	Condo/Apt	8	5688	change of ownership 8/9/16	
126	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)	suelong@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	12/28/2012 & 11/30/17	
127	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	12/13/2013	
128	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	9/12/2013	
129	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		
130	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 LLC (Samanth Ewing)	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399 541-974-3811	samantha.ewing@vacasa.com	R-4	SFD	6	5764	3/16/2017	
131	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 Rentals (Ted Dougherty)	6281 NW Pacific Coast Hwy	Seal Rock, OR 97376	541-961-1287	tedd@vacasarentals.com	R-4	SFD	6	5411		
132	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		Brodie Becksted, The Becksted Team LLC, 144 SW 26th St Unit #10, Newport, OR 97365. Bus Lic says Peter Heisler
133	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	9/25/2017	Brad and Kathy Dixon, PO Box 483, Corvallis, OR 97339
134	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	9/25/2017	Brad and Kathy Dixon, PO Box 483, Corvallis, OR 97339
135	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						R-4	SFD	12	4740	1/8/2014	
136	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		R-4	Condo/Apt	8	5419		Cuttaliya Robinson, 530 Fawn Ln, Philomath, OR 97339
137	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/Rose Lupton	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 541-961-0364	rose.lupton@vacasa.com	R-4	Condo/Apt	6	5951	1/19/2018	
138	10/25/2017	232 SW 27th St 238 SW 27th St	Colleen Harris	7137 SW Lola Ln	Tigard, OR 97223	503-209-9816	colleenh@harrisworksystems.com	Vacasa/Rose Lupton	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 541-961-0364	rose.lupton@vacasa.com	R-4	Condo/Apt	6	5716	1/19/2018	
139	8/5/2016	"Yaquina Bay Club"	Roy S Neff and Lauri Hines	32655 Glaisyer Hill Rd	97424	858-395-7191	roysneff@gmail.com	Lauri Hines	same	same	858-688-8261	laurigsd@cox.net	R-4	Condo/Apt	8	5444		

**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 #	Date Notice mailed	Registered Agent / Trustee
140	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	12/13/2012	
141	1/17/2014	252 SW 27th St "The House on the Bay"	Jennie Thomas	532 NW Riverside	Bend, OR 97701			Donna Rudd, Vacasa Rentals	2865 NE Vine Maple Lp	Yachats, OR 97498	503-914-0947 or 541-547-5177	rudd.donna@gmail.com	R-4	SFD	8	3988	1/24/2014	
142	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/Drew Young	121 N 9th St Ste 302	Boise, ID 83702	541-351-1537	andrewy@vacasa.com	R-4	Condo/Apt	6	5705		
143	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/Drew Young	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399	andrewy@vacasa.com	R-4	Condo/Apt	6	5716		
144	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	7/8/2014	
145	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	4/6/2018	
146	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	2/5/2018	M Pieter Bergshoeff, 3109 NE Cooper Rd, Camas, WA 98607
147	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	2/5/2018	M Pieter Bergshoeff, 3109 NE Cooper Rd, Camas, WA 98607
148	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	2/5/2018	M Pieter Bergshoeff, 3109 NE Cooper Rd, Camas, WA 98607
149	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	2/5/2018	M Pieter Bergshoeff, 3109 NE Cooper Rd, Camas, WA 98607
150	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	10/13/2017	M Pieter Bergshoeff, 3109 NE Cooper Rd, Camas, WA 98607
151	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	10/25/2012	
152	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	10/25/2012	
153	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	10/25/2012	
154	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	12/5/2013	
155	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	12/8/2017. Sent New Contact Info on 3/12/18	
156	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	12/26/2012	
157	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	10/13/2017	
158	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	5/30/2017	Michele Longo Eder, 4064 NW Cherokee Lane, PO Box 721, Newport, OR 97365
159	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	pietrokcgne@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	8/11/2016 & 10/16/17	David J Pietrok, 1495 Larkspur Lane NW, Salem, OR 97304

**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 #	Date Notice mailed	Registered Agent / Trustee
160	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@sweethomerentals.com	R-4	SFD	6	5923	10/17/2017	
161	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	3/21/2014	
162	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		
163	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	11/29/2012	Brian Haggarty, 236 W Olive St, Po Box 510, Newport, OR 97365
164	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	11/29/2012	
165	11/9/2017	521 NW Hurbert 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	2/26/2018	
166	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		R-4	SFD	12	2702	10/15/2014	
167	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		
168	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	3/12/2018	
169	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 (Donna Rudd, regional mgr)	2865 NE Vine Maple Lp	Yachats, OR 97418	541-547-5177 or 971-998-2448	rudd.donna@gmail.com	R-4	SFD	8	4222	12/5/2012	
170	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/Chad Newlin	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 541-921-3438	charles.newlin@vacasa.com	R-4	SFD	8	5938	1/19/2018	
171	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		
172	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 Rentals - Ted Dougherty	6281 NW Pacific Coast Hwy	Seal Rock, OR 97376	541-270-1287	vacasa.ted@gmail.com	R-4	SFD	6	5409	12/10/2014	
173	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	9/8/2017	
174	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		W-2	Condo/Apt	4	5222	8/6/2013	
175	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/Apt	4	5212	11/4/2013	David E Morales, 10855 SW Cascade Ave, Tigard, OR 97223
176	9/16/2013	1000 SE Bay Blvd #130 "Clopine Vacation Rental"	Robert, Betsey, Alan & Anne Clopine	PO Box 1401	Idyllwild, CA 92549	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		
177	7/2/2013	1000 SE Bay Blvd #132 "Smith Newport Condo LLC"	Smith Newport Condo, LLC.	4601 NE 77th Ave Ste 180	Vancouver, WA 98662	360-326-6000	denas@mikatomi.co,	Embarcadero Resort Service Provider, LLC	1000 SE Bay Blvd.	Newport, OR 97365	541-265-8521		W-2	Condo/Apt	4	5203	11/4/2013	Jerome Elliot, 707 SW Washington St, Ste 1500, Portland, OR 97205
178	6/7/2017	1000 SE Bay Blvd #146 "Richen Vacation Rental"	Sylvia Richen	9031 SW Summerfield Ct	Tigard, OR 97224	503-624-6032	sylviarichen@comcast.net	Vacasa/Chad Newlin	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 541-921-3438	charles.newlin@vacasa.com	W-2	Condo/Apt	4	5879	2/9/2018	

**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 #	Date Notice mailed	Registered Agent / Trustee
179	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 (Ted Dougherty)	2865 NE Vine Maple Lp	Yachats, OR 97418	541-961-1287	tedd@vacasarentals.com	W-2	Condo/Apt	6	5175	7/17/2014	
180	7/2/2013	1000 SE Bay Blvd #403 "Smith Newport Condo LLC"	Smith Newport Condo, LLC	4601 NE 77th Ave Ste 180	Vancouver, WA 98662	360-326-6000	denas@mikatomi.co,	Embarcadero Resort Service Provider, LLC	1000 SE Bay Blvd.	Newport, OR 97365	541-265-8521		W-2	Condo/Apt	4	5203	11/4/2013	Jerome Elliot, 707 SW Washington St, Ste 1500, Portland, OR 97205
181	7/2/2013	1000 SE Bay Blvd #427 (12)	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	5/20/2014	Claire Loranger, 2990 Baseline Rd, Cornelius, OR 97113
182	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	11/13/2013	Terri & Janice Gould, Trustees
183	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	10/2/2013	
184	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		
185	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/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	2/9/2018	
186	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	12/13/2012	
187	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		
188	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	12/27/2012	
189	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		

## **Vacation Rental Ad-hoc Committee Agenda Item Report**

Meeting Date: April 18, 2018

Submitted by: Sherri Marineau

Submitting Department: Community Development

Item Type: Discussion

Agenda Section: Review Updated Committee Meeting Schedule (10 MINS)

---

**Subject:**

Updated Schedule

**Suggested Action:**

**Attachments:**

[Committee Schedule - 4.18.18 Draft.pdf](#)

# City of Newport – Vacation Rental Ad-Hoc Committee Schedule

<b>Meeting #1</b>	January 31, 2018
<ul style="list-style-type: none"> <li>• Committee Organization and Responsibilities</li> <li>• Future Meeting Schedule and Topics</li> <li>• History of VRD Regulations in Newport</li> </ul>	
<b>Meeting #2</b>	February 14, 2018
<ul style="list-style-type: none"> <li>• Review and Discuss VRD Best Management Practices</li> </ul>	
<b>Meeting #3</b>	February 28, 2018
<ul style="list-style-type: none"> <li>• Rationale for Regulating</li> <li>• Safety Requirements (Building Official / Fire Dept. Attended)</li> <li>• Definitions</li> </ul>	
<b>Meeting #4</b>	March 14, 2018
<ul style="list-style-type: none"> <li>• Off-Street Parking Requirements</li> </ul>	
<b>Meeting #5</b>	April 4, 2018
<ul style="list-style-type: none"> <li>• Continued Discussion Off-Street Parking</li> <li>• Landscaping / Waste Management / Noise / Signage</li> </ul>	
<b>Meeting #6</b>	April 18, 2018
<ul style="list-style-type: none"> <li>• Maximum Overnight/ Daily Occupancy / Residency Requirements</li> <li>• Locational Concerns – Mapping Exercise</li> <li>• Allowed Locations / Density Limits / Tenancy Limitations</li> </ul>	
<b>Meeting #7</b>	May 2, 2018
<ul style="list-style-type: none"> <li>• Locational Concerns Map (Rendered in GIS with Dwelling Unit Count and Zoning)</li> <li>• Continued Discussion Allowed Locations/Density Limits</li> </ul>	
<b>Meeting #8</b>	May 16, 2018
<ul style="list-style-type: none"> <li>• Enforcement Overview (Police Department Staff to Attend)</li> <li>• Discuss Enforcement Policies / Effect on Existing Rentals</li> </ul>	
<b>Meeting #9</b>	June 13, 2018
<ul style="list-style-type: none"> <li>• Room Tax &amp; Fees / Begin Review Draft Policy Alternatives</li> </ul>	
<b>Meeting #10</b>	June 27, 2018
<ul style="list-style-type: none"> <li>• Finalize Draft Policy Alternatives</li> </ul>	
<b>Outreach</b>	<i>Public Open Houses (July – August)</i>
<b>Meeting #11/12</b>	August - September
<ul style="list-style-type: none"> <li>• Reconvene to Review Feedback and Adjust Recommended Alternatives, as Needed</li> <li>• Recommendation to Planning Commission (Start of Formal Adoption Process)</li> </ul>	

\* All meetings to be held 1 – 3pm in Newport City Hall Council Chambers unless otherwise noted on agenda.

\*\* Mtg materials will be posted to the Committee webpage at: <http://newportoregon.gov/citygov/comm/vr.asp>

## **Vacation Rental Ad-hoc Committee Agenda Item Report**

Meeting Date: April 18, 2018

Submitted by: Sherri Marineau

Submitting Department: Community Development

Item Type: Presentations

Agenda Section: Options for Amending VRD Regulations (50 MIN)

---

**Subject:**

PowerPoint Presentation

**Suggested Action:**

**Attachments:**

[Options for Amendmning Development Standards - color.pdf](#)

[Options for Amendmning Development Standards - black and white.pdf](#)

# CITY OF NEWPORT VACATION RENTAL CODE UPDATE

Options for Amending  
Occupancy, Events, Location, Density, and Tenancy  
Limits Related to Vacation Rentals

April 18, 2018

Vacation Rental Ad-Hoc Committee Meeting

# MEETING OBJECTIVES

- Obtain Committee input on changes it would like to see made to safety and development standards for vacation rentals
- Topics to be covered include:
  - ▣ Parking Standards (wrap-up)
  - ▣ Landscaping
  - ▣ Waste Management
  - ▣ Noise
  - ▣ Signage
- Staff will take feedback from this meeting to develop draft code amendments for review by the Committee at future meetings
- These same requirements apply to Bed & Breakfast (B&B) establishments, so if you see a reason to treat them differently relative to these topic areas, now is the time to point it out

# FORMAT

- The following slides frame as “issues” areas where the City may want to revise its vacation rental rules as a result of public feedback, code implementation, or the review of best management practices
- Issues are organized by topic area and are not intended to be exhaustive
- Committee members are encouraged to identify additional issues they believe should be addressed
- When identifying potential problems with the rules, Committee members should consider the following question:

*“What it is about VRDs, as opposed to other like type uses, that justifies the change you would like to see implemented”*

# OTHER USE LIMITATIONS

## Issues

- Should the City put in place limitations on specific activities, such as events, weddings, reunions, etc.
- 

## Observations

- ▣ This might be desirable if you believe these activities will occur more frequently in VRDs than in owner-occupied or long-term rental units
- ▣ Such a limitation may not be appropriate in commercial areas
- ▣ If there is interest in imposing this type of limitation, it may be prudent to require the restrictions be included with advertisements and/or materials posted on the premises
- ▣ Justification for this type of limitation can be based on concerns related to projected growth of VRDs and this might be the best approach given the lack of hard data showing that this is an existing “nuisance” issue

# MAXIMUM OVERNIGHT OCCUPANCY

## Issues

- Is the current 2 persons per room, plus two limitation adequate?
  - Are standards needed for surplus bedrooms (i.e. those that are unavailable because of a lack of parking)?
- 

## Observations

- ▣ When considered in conjunction with a 5-bedroom limitation, the standard establishes a maximum overnight occupancy of 12 persons
- ▣ This is a common top end limit that jurisdictions impose.
- ▣ Small children are not excluded from the limit. Some jurisdictions offer this option (Cannon Beach and Sonoma). It tends to come up with units that have tight occupancy limits (e.g. 4 or 6 max guests)
- ▣ Many homes have more bedrooms than can be used for vacation rental purposes because of parking limitations. In those cases it might be beneficial to address whether or not the surplus rooms may be used by guests

# MAXIMUM BUILDING OCCUPANCY

## Issue

- Is the City's existing standard limiting maximum building occupancy to that which is specified within the Uniform Fire Code inadequate?
- 

## Observations

- ▣ Maximum occupancy limits contained in the Uniform Fire Code are established to ensure that the occupants of the building can safely exit in the event of an emergency
- ▣ It is common to rely upon fire codes for this purpose
- ▣ Concerns about nuisance impacts attributed to large gatherings can be addressed by other means (e.g. parking, noise limitations, etc.)

# RESIDENCY REQUIREMENT

## Issues

- Is there a desire to distinguish between owner-occupied units that are used as short term rentals (i.e. homeshares) and those that are dedicated to transient rental use?
- 

## Observations

- ▣ Testimony has been provided that B&Bs do not create the same enforcement issues because an owner resides on the premises
- ▣ The same concept can be extended to “homeshares”
- ▣ If there is interest in seeing separate rules developed for homeshares, should the number of available rooms be capped (Astoria) or is there a need to require that it is a primary residence (Hood River)?
- ▣ For those interested in caps, should homeshare situations be treated differently?

# MAPPING EXERCISE BREAK OUT SESSION

- ❑ Committee members will be asked break out into small groups
- ❑ Maps will be provided showing streets, tax lots, and VRD locations
- ❑ Members will be asked to draw boundaries of areas where VRDs should be prohibited (red) or limited (black)
- ❑ Group members interested in city-wide limits or no limits can indicate as much with notes on the maps
- ❑ Committee members will then be asked to review the maps as a group and discuss potential refinements
- ❑ Staff will then take the information and convert it into a GIS format with housing unit counts, zoning, and other information the Committee believes relevant to for a 4/18/18 policy discussion on code alternatives

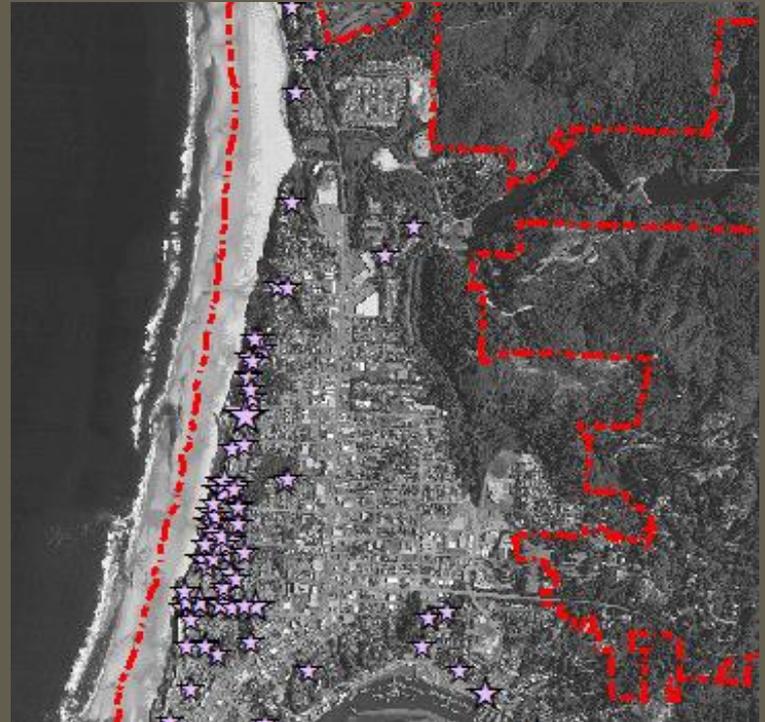
# LOCATIONS ALLOWED

## Issue

- Should the City identify areas where VRDs are allowed and prohibited?
- 

## Observations

- ▣ The City now has data showing the geographic distribution of VRDs
- ▣ Units are concentrated in areas with tourist amenities (e.g. ocean/bay views, beach access, retail/restaurants, etc.)
- ▣ As the number of VRDs grows, units are beginning to establish in residential areas that lack these amenities
- ▣ A prohibition as opposed to some form of density limitation may be more effective in areas where there are relatively few vacation rentals



# DENSITY LIMITATIONS

## Issues

- Should the City limit the concentration of VRDS in certain areas?
  - If so, which method or method(s) of limiting density are appropriate?
- 

## Observations

- ▣ Hard caps on the number of licenses issued can be imposed citywide or in a specific areas and may be the most easily understood option
- ▣ Proximity based limits will cause VRDs to be dispersed which may help to reduce adverse impacts. May be difficult to apply to condominiums
- ▣ Ratio based caps are appropriate in areas where growth is expected and are more labor intensive to administer than hard caps
- ▣ Ownership based limits can get at issues of fairness when viewed in the context of caps.
- ▣ Some thought should be given to the scope of any density limitations. Should they apply to “home shares”? Bed and Breakfast establishments?

# TENANCY LIMITS

## Issues

- Should the City limit the number of days units can be rented in a calendar year?
- 

## Observations

- ▣ Tenancy limits reduce the frequency of guests coming to and from a unit decreasing the chances of nuisance issues
- ▣ There are significant differences in how local governments apply tenancy limits with Cannon Beach being the most restrictive (14-days) and Hood River the most permissive (90-days)
- ▣ Can be difficult to enforce and would not apply to non-paying guests
- ▣ Should be viewed in context with other use limitations

QUESTIONS?

## CITY OF NEWPORT VACATION RENTAL CODE UPDATE

Options for Amending  
Occupancy, Events, Location, Density, and Tenancy  
Limits Related to Vacation Rentals

April 18, 2018  
Vacation Rental Ad-Hoc Committee Meeting

### MEETING OBJECTIVES

- Obtain Committee input on changes it would like to see made to safety and development standards for vacation rentals
- Topics to be covered include:
  - ☐ Parking Standards (wrap-up)
  - ☐ Landscaping
  - ☐ Waste Management
  - ☐ Noise
  - ☐ Signage
- Staff will take feedback from this meeting to develop draft code amendments for review by the Committee at future meetings
- These same requirements apply to Bed & Breakfast (B&B) establishments, so if you see a reason to treat them differently relative to these topic areas, now is the time to point it out

## FORMAT

- The following slides frame as “issues” areas where the City may want to revise its vacation rental rules as a result of public feedback, code implementation, or the review of best management practices
- Issues are organized by topic area and are not intended to be exhaustive
- Committee members are encouraged to identify additional issues they believe should be addressed
- When identifying potential problems with the rules, Committee members should consider the following question:

*“What it is about VRDs, as opposed to other like type uses, that justifies the change you would like to see implemented”*

3

## OTHER USE LIMITATIONS

### Issues

- Should the City put in place limitations on specific activities, such as events, weddings, reunions, etc.
- 

### Observations

- ☐ This might be desirable if you believe these activities will occur more frequently in VRDs than in owner-occupied or long-term rental units
- ☐ Such a limitation may not be appropriate in commercial areas
- ☐ If there is interest in imposing this type of limitation, it may be prudent to require the restrictions be included with advertisements and/or materials posted on the premises
- ☐ Justification for this type of limitation can be based on concerns related to projected growth of VRDs and this might be the best approach given the lack of hard data showing that this is an existing “nuisance” issue

4

## MAXIMUM OVERNIGHT OCCUPANCY

### Issues

- Is the current 2 persons per room, plus two limitation adequate?
  - Are standards needed for surplus bedrooms (i.e. those that are unavailable because of a lack of parking)?
- 

### Observations

- ☐ When considered in conjunction with a 5-bedroom limitation, the standard establishes a maximum overnight occupancy of 12 persons
- ☐ This is a common top end limit that jurisdictions impose.
- ☐ Small children are not excluded from the limit. Some jurisdictions offer this option (Cannon Beach and Sonoma). It tends to come up with units that have tight occupancy limits (e.g. 4 or 6 max guests)
- ☐ Many homes have more bedrooms than can be used for vacation rental purposes because of parking limitations. In those cases it might be beneficial to address whether or not the surplus rooms may be used by guests

5

## MAXIMUM BUILDING OCCUPANCY

### Issue

- Is the City's existing standard limiting maximum building occupancy to that which is specified within the Uniform Fire Code inadequate?
- 

### Observations

- ☐ Maximum occupancy limits contained in the Uniform Fire Code are established to ensure that the occupants of the building can safely exit in the event of an emergency
- ☐ It is common to rely upon fire codes for this purpose
- ☐ Concerns about nuisance impacts attributed to large gatherings can be addressed by other means (e.g. parking, noise limitations, etc.)

6

## RESIDENCY REQUIREMENT

### Issues

- Is there a desire to distinguish between owner-occupied units that are used as short term rentals (i.e. homeshares) and those that are dedicated to transient rental use?

### Observations

- ☐ Testimony has been provided that B&Bs do not create the same enforcement issues because an owner resides on the premises
- ☐ The same concept can be extended to “homeshares”
- ☐ If there is interest in seeing separate rules developed for homeshares, should the number of available rooms be capped (Astoria) or is there a need to require that it is a primary residence (Hood River)?
- ☐ For those interested in caps, should homeshare situations be treated differently?

7

## MAPPING EXERCISE BREAK OUT SESSION

- ☐ Committee members will be asked break out into small groups
- ☐ Maps will be provided showing streets, tax lots, and VRD locations
- ☐ Members will be asked to draw boundaries of areas where VRDs should be prohibited (red) or limited (black)
- ☐ Group members interested in city-wide limits or no limits can indicate as much with notes on the maps
- ☐ Committee members will then be asked to review the maps as a group and discuss potential refinements
- ☐ Staff will then take the information and convert it into a GIS format with housing unit counts, zoning, and other information the Committee believes relevant to for a 4/18/18 policy discussion on code alternatives

8

## LOCATIONS ALLOWED

### Issue

- Should the City identify areas where VRDs are allowed and prohibited?

### Observations

- ☐ The City now has data showing the geographic distribution of VRDs
- ☐ Units are concentrated in areas with tourist amenities (e.g. ocean/bay views, beach access, retail/restaurants, etc.)
- ☐ As the number of VRDs grows, units are beginning to establish in residential areas that lack these amenities
- ☐ A prohibition as opposed to some form of density limitation may be more effective in areas where there are relatively few vacation rentals



9

## DENSITY LIMITATIONS

### Issues

- Should the City limit the concentration of VRDS in certain areas?
- If so, which method or method(s) of limiting density are appropriate?

### Observations

- ☐ Hard caps on the number of licenses issued can be imposed citywide or in a specific areas and may be the most easily understood option
- ☐ Proximity based limits will cause VRDs to be dispersed which may help to reduce adverse impacts. May be difficult to apply to condominiums
- ☐ Ratio based caps are appropriate in areas where growth is expected and are more labor intensive to administer than hard caps
- ☐ Ownership based limits can get at issues of fairness when viewed in the context of caps.
- ☐ Some thought should be given to the scope of any density limitations. Should they apply to “home shares”? Bed and Breakfast establishments?

10

**TENANCY LIMITS**

Issues

- Should the City limit the number of days units can be rented in a calendar year?

---

Observations

- ▣ Tenancy limits reduce the frequency of guests coming to and from a unit decreasing the chances of nuisance issues
- ▣ There are significant differences in how local governments apply tenancy limits with Cannon Beach being the most restrictive (14-days) and Hood River the most permissive (90-days)
- ▣ Can be difficult to enforce and would not apply to non-paying guests
- ▣ Should be viewed in context with other use limitations

11

**QUESTIONS?**

12

## **Vacation Rental Ad-hoc Committee Agenda Item Report**

Meeting Date: April 18, 2018

Submitted by: Sherri Marineau

Submitting Department: Community Development

Item Type: Discussion

Agenda Section: Policy Options for Code Amendments by Topic Areas (10 MIN)

---

**Subject:**

Policy Options

**Suggested Action:**

**Attachments:**

[Policy Options by Topic Area.pdf](#)

CITY OF NEWPORT  
169 SW COAST HWY  
NEWPORT, OREGON 97365

COAST GUARD CITY, USA



phone: 541.574.0629  
fax: 541.574.0644  
<http://newportoregon.gov>  
mombetsu, japan, sister city

April 4, 2018

## VACATION RENTAL AD-HOC COMMITTEE

### POLICY OPTIONS FOR CODE AMENDMENTS BY TOPIC AREAS

---

**Rationale for Regulating** - Add language to the purpose section of the vacation rental code indicating that (a) regulations are intended to protect long term housing supply by limiting conversion of residential land to transient use and (b) acknowledge the need to weigh VRD limitations against the economic benefit of short term rentals.

**Definitions** – Definitions for “home share” and “owner” will provided and the five (5) guest room limit for a VRD (as opposed to a hotel or motel) will be listed as a development standard

**Safety** – The standards will be updated in line with the Building Official memo distributed at the 2/28/18 meeting. Responsibilities for common areas will be clarified and language will be prepared outlining the Fire Departments inspection responsibilities

**Off-Street Parking** – Off-street parking standard of one-space per bedroom to be retained. Applicants to be required to show that spaces are sized to meet City parking stall dimensional standards. Required off-street parking may extend into underdeveloped rights-of-way. In such cases, approvals will include a stipulation that the permit will be revisited if the street is further improved. With respect to VRD proposals in “parking districts,” two options will be developed for circumstances where public parking is provided and relied upon to meet need. One will require VRDs to conform to the same rules that all other uses in the district are required to meet. It would be non-discretionary. The other will retain the conditional use process, which allows VRD requests in districts that rely on public parking to be addressed on a case by case basis, following a public hearing. Maps of the parking districts will be made available to the Committee with the draft code amendments.

**Landscaping** – No changes. Existing language requiring a fixed percentage of the lot area be retained in landscaping for VRDs in residential zones will be retained. The same goes for the conditional use option, as an alternative for those that cannot meet the landscaping standard.

**Waste Management** – The ability to require “valet service” will be added as an enforcement tool for properties waste management (or lack thereof) is a reoccurring issue. No changes proposed to existing provisions requiring weekly solid waste disposal service while the unit is occupied, and that receptacles be stored such that they are out of plain view from the street.

**Noise** – No changes. Decibel limitations contained in the City nuisance code are clear. Issue is enforcement.

**Signage** – Language will be prepared requiring VRD operators to post a sign in plain view of the street identifying the unit as a vacation rental with a phone number for the designated contact.

## **Upcoming Topics**

*Other Use Limitations*

*Overnight Occupancy*

*Daily Occupancy*

*Residency Requirements*

*Locations Allowed*

*Density Limits*

*Tenancy Limits*

*Guest Registry*

*Enforcement*

*Notice / Contact Information*

*Effect on Existing Rentals*

*Room Taxes and Fees*