



**VACATION RENTAL AD-HOC COMMITTEE AGENDA**

**Wednesday, May 02, 2018 - 1:00 PM**

**City Hall, Council Chambers, 169 SW Coast Hwy, Newport, OR 97365**

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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.

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**MEETING #7**

**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 MIN)**

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

**2.1 April 18, 2018 Minutes**

[04-18-18 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.xlsx](#)

**4.2 Committee Member Submissions**

[Information\\_from\\_Committee\\_Member\\_Dailey-Spain\\_Article.pdf](#)

**5. REVIEW UPDATED COMMITTEE SCHEDULE (10 MIN)**

*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 - 4.26.18 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.*

**6.1 PowerPoint Presentation**

[Location - Density Limits Presentation - color.pdf](#)

[Location - Density Limits Presentation - black and white.pdf](#)

**6.2 Map Alternatives**

[Map Alternative 1.pdf](#)

[Map Alternative 2.pdf](#)

[Map Alternative 3.pdf](#)

**6.3 Posner Email**

[Email\\_from\\_Committee\\_Member\\_Posner.pdf](#)

[Memo.ComDev.VRD.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)**

**ADJORN**

*Next Meeting: May 16, 2018, 1-3pm, City Hall.*

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

Meeting Date: May 2, 2018

Submitted by: Sherri Marineau

Submitting Department: Community Development

Item Type: Minutes

Agenda Section: Approval of Minutes (10 MIN)

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**Subject:**

April 18, 2018 Minutes

**Suggested Action:**

**Attachments:**

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

**Draft MINUTES**  
**City of Newport**  
**Vacation Rental Ad-Hoc Committee Meeting #6**  
**City Hall Council Chambers**  
**Wednesday, April 18, 2018**

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

**AC Members Absent:** Norman Ferber, 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:** Roy Filby, 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, 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 April 4, 2018 Meeting.** Tokos asked for input on the minutes. Winsor noted minor corrections.

**MOTION** was made by Dailey, seconded by Saxton to approve the April 4, 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. None were heard.
5. **Committee Requests.** Tokos covered the committee request documents that were shared with the AC. Tokos said the number of VRDs for 2016-17 started at 140 and ended the FY at 163, with an average of 150.

Tokos reviewed the AC request for more information on the Nye Beach Design Review Overlay. He said he had drafted the last version of this code based on committee feedback and it had gone through a number of iterations over the years. Tokos described the area that was included in the Nye Beach Design Review Overlay and said it included tourist commercial, high density residential, and some public zoned areas. He said the intent of the historical overlay was to influence the form of architectural construction so it was consistent with the historic flavor of the area. He noted there were a set of nondiscretionary standards that people had to follow in the overlay in terms of things like having the right roof pitch, window sizing, and embellishments. Tokos said there were discretionary processes which would go to the Planning Commission if the owners felt they could achieve the architectural objectives in a different way. He said there were also alternative design standards in the district that were intended to create a little more density and a walkable community environment. The design review recognized that lot sizes were smaller there than the rest of the City and included an accommodation that halved the typical setbacks they would normally have. He said there were exemptions for off-street parking in the overlay zone and described how it was set up.

Perry said she wanted to add an agenda item to the current meeting to review the Conditional Use (CU) hearing for parking relief in the Nye Beach Overlay area. Tokos said he would add it to the section before his PowerPoint presentation. Connell asked Tokos to also provide context with what Perry was referencing. Tokos said he would do this when he reviewed it later in the meeting. Winsor said her understanding was that part of the overlay was to encourage residential over commercial. She asked if there was nothing in the overlay that tried to encourage more residential. Tokos said the overreaching policies had a desire to have a mixed use environment but didn't have specific standards or residential targets.

Tokos reviewed the updated VRD list. Connell requested that the AC be given the list in a format to allow them to sort it differently. Marineau to submit the list in a sortable format for future meetings.

6. **Review Updated Committee Schedule.** Tokos reviewed the updated schedule and asked for comments from the AC. He said the sense he got from the AC was a preference to not add additional meetings if at all possible so he didn't add any additional meetings in. He noted that enforcement would be on Meeting 8. He said with locational concerns and the mapping exercise they would need two meetings to complete the review. He said he wanted to see how things went and would continue to adjust on a meeting to meeting basis. Saxton asked how the AC would be furnishing their recommendations since they

don't vote on anything. Tokos said during the meetings he wanted to get a sense of what the AC was looking for and this would be captured on the Policy Topics sheet. It was a rolling and growing list. He said the sheet would inform him of what code amendments were needed to bring back to the AC for feedback. Tokos asked for any thoughts on the schedule. None were heard.

Tokos reviewed the CU hearing for a Nye Beach VRD that Perry referenced earlier in the meeting. He said the new owners of the property asked for relief from the three parking spaces normally required for a three bedroom VRD. He said the hearing went before the PC and they approved it. Tokos said Nye Beach was where the PC had granted most of the CUs before. He noted that Nye Beach area had public parking assets in place that are intended to relieve off-street parking obligations. The standards that are in place say the first 1,000 square feet of commercial wouldn't have to provide off-street parking. Owners get to claim on-street parking spaces immediately abutting their property on a one to one basis for which they would otherwise have to provide off-street parking. He noted the parking district there allowed businesses the capacity to grow as long as they didn't generate a demand of more than five new off-street spaces. Tokos said when the PC sat in a quasi-judicial capacity as a judge they had to evaluate the application based on the existing standards to see if they were met. The Nye Beach standards were drafted explicitly in the context of all uses and this application met the standards and was granted the CU.

Escobar asked if it was the consensus of the PC to approve the CU. Hanselman said there was one abstention for the vote by the PC. He said they were put in a position where the applicant had met the ordinances for the area because the VRD was considered "any use." Escobar asked if the owners could get parking permits. Hanselman said they could get a number of parking permits and this was their plan. He said the property was owned by two families using it as their vacation home and wanted to use it as a VRD when they weren't there. Hanselman noted that the property was apparently being used as a VRD by the previous owner but wasn't licensed. Connell asked if the zoning there was C-2. Tokos said yes. Connell said it sounded like the VRD was being treated as a business and was allowed to get a CU like a business would in the area. Tokos explained the zone allowed residential over retail such as this instance. Typically a single family home would be required to have two parking spaces but in this district it was reduced by one. He noted there were parking requirements for residential as well as commercial uses in this district. Connell asked if the issue was about it being a commercial use as a VRD in a commercial zone or because it was still deemed a residential space over commercial. Tokos said there was a different parking program in Nye Beach that said irrespective of what the use was, it changed what the off-street parking requirements were. In this instance, it was a VRD and if it was a different commercial use they would have a different off-street parking requirement than the one space per bedroom for VRDs. He said they didn't distinguish between uses with respect to parking standards. Tokos explained in this case the parking standard in Nye Beach said they got to count on-street spaces abutting their property irrespective of what the use was, and that no commercial property up to 1,000 square feet had to provide any off-street parking. He said because Nye Beach had the standard of claiming on-street spaces, the PC found it was how parking was managed there for all uses and VRDs were like any other use when it came to parking standards. He said the parking standards could be changed but it wouldn't be in the context of VRDs alone because the standards were for all uses. Connell asked if someone bought a home in the area would they be required to provide off-street parking or would they have to go through a CU process. Tokos said if it was an existing house, they would not. He said this situation needed to go through a CU process because they wanted to use it as a VRD. Hanselman said the PC explored trying to give less than three spaces for the CU but it wasn't possible because of the surrounding businesses. Boxer said she wrote a letter in opposition and said as a business owner parking was essential. She asked if the parking permits allowed the cars to park all day. Tokos said because of the parking district, residents could get parking stickers and door hangers for guests. If they had either of these, enforcement wouldn't tag them on the 3-hour parking time limit. Tokos said they are entitled to as many permanent parking stickers as they had permanent residence vehicles. Tokos said they could get as many door hangers as they wanted to hand out to guests and they wouldn't be subject to the parking time limit as well.

McElroy asked if there was a timeframe for CUs. Tokos said they ran with the land use and don't necessarily go away, but a new owner would have to get another CU approval. He said in respect to parking, all kinds of uses impacted parking. He said if the AC was concerned about there being a number of VRDs in a certain area, they should think about what was an appropriate parking standard for a VRD by looking at caps, limits and the change to the neighborhood instead of trying to control the number of VRDs with parking standards. Perry thought there were two things that needed to be addresses. First, there was no punishment for VRDs operating in the past without licenses. Tokos said this would be appropriate to talk about with enforcement. Perry said the other issue was allowing VRDs to have CUs at all. Hanselman said that CUs and adjustments that were permissible for homeowners created a huge conundrum for the PC because the criteria wasn't difficult to meet. He said the PC had to make their decisions based on the ordinance at the time and couldn't change what was written in the ordinances. Perry asked if Hanselman had an opinion on eliminating the possibility for CUs for parking for VRDs. Hanselman said he thought it was a usable concept. He said if a rule was set up that was unenforceable, it was a loss and was his concern. This was why he suggested the term onsite versus off-street parking. He said eliminating the possibility for CUs might ruin business plans for people who wanted to run VRDs. Tokos said they had to be careful on how the ordinance was drafted because they couldn't logically explain why a VRD was required to have off-street parking and other commercial and residential weren't. If they wanted to cap the number of VRDs in an area, that was different. Saxton asked if the only

people who got CUs were in the three zones. Tokos said the option was available for all zones. He said one previous CU outside of the parking zone was denied because the PC determined they had space to add parking on their property. Connell wanted the AC to consider that if changed the ordinance to limit to the number of occupants, they could in turn be pushing VRD owners to request more CUs. She asked the AC to remember the context and that even though there were only five CUs applied for so far, it didn't mean there wouldn't be more.

7. **Options for Amending VRD regulations.** Tokos reviewed the other use limitations. Saxton said she was in favor of saying there could be no events at VRDs. Tokos said what he heard was there was a desire to see some language that would limit events from a use perspective. The AC agreed.

Tokos covered the maximum overnight occupancy next. Escobar asked what the difficulty would be in limiting guests to two per bedroom and eliminating the plus two. Tokos said it could be done. Dailey thought it would remove some of the problems if they eliminated some of the occupancy. Perry was in favor of eliminating the plus two. Tokos said the two bedroom condos would be where there would be some enforcement issues if this was done. Posner said it made more sense for condos because the neighbors were so close. Winsor asked if limiting would include children. Tokos said there were some jurisdictions that tried to exclude small children being excluded. Boxer didn't think small children should be excluded. Michel said some jurisdictions made them count children over two years old and others made them count children over the age of four. She said it all came back to clear enforcement. Tokos said it sounded like the rationale there was that if a child who was under two, they wouldn't be occupying another bedroom. Michel said the AC needed to figure out if all people of all ages counted toward occupancy or if children over a certain age wouldn't be counted. Dailey asked if someone could tell the difference between a four and five year old child. Michel said you couldn't. She said the AC just needed to make sure there were clear rules to be in compliance. Posner said maybe that was what the plus two was set for. Tokos said in a manner of speaking the plus two was common amongst jurisdictions but the AC wasn't bound by it. Michel asked if Newport defined a bedroom as being a room with egress and a closet. Hanselman said it was a room with two egresses. Michel said they needed to be clear on what a bedroom was for a base of determining occupancy. Connell said simpler was better and having straight forward criteria was best. She thought that for enforcement, having two per bedroom without the plus two made sense. Saxton said if they took away the plus two they needed to allow small children to not be added to the count because they would be sleeping with parents. Tokos said he would provide optional language that included small children. He noted that for the existing standards, the reason units weren't getting occupancy was because they didn't meet parking standards.

McElroy asked if unused rooms needed to be locked off. Michel said they shouldn't get into whether or not to allow extra beds in the VRDs. The idea was that there would be codes in place that were enforceable that limited overnight guests or the number of guests at any time. Escobar asked if they could get a CU to allow more cars. Hanselman said they could depending on where they were located. Michel didn't want to see the AC say that VRDs had to lock off bedrooms. Saxton thought how the occupancy was advertised was important. Michel said if they advertised outside of their occupancy they would not be in compliance and they should get a strike against them. Escobar asked how Newport defined bedrooms. Tokos said the City defaulted to the building code that said an enclosed area with two points of egress used as a sleeping area. He said he could provide further definition if needed. Tokos noted that some owners were working around the system by splitting units into duplexes in order to have separate VRD endorsements. Connell said to keep in mind that people were creative on how they used their property and the ability to make money on properties was limited to what they are allowed. She thought they needed to limit what they allowed for CU so owners didn't find different ways to work around the system. Tokos said what he was hearing was the AC wanted to have an occupancy of two per room and drop the plus two, provide language about small children being exempt, and not worry about locking bedrooms. Escobar said he thought they agreed to default to the building code definition of a bedroom.

Tokos covered maximum building occupancy and wanted it clear that it was different from overnight occupancy. He said building occupancy defaulted to the fire code. Saxton said limiting events would help with this. Tokos agreed and said limiting events would be a way to tackle things rather than maximum occupancy. Connell said this pointed out how critical staffing for enforcement was.

Tokos covered the residency requirement. He asked if the AC wanted to add the concept for home shares and distinguish them as something slightly different than a short term rental with no owner present. Michel and Saxton said they would. Saxton asked what rules would be different for home shares versus VRDs. Boxer thought a home share should be a primary residence. Perry thought zoning issues could come into play. She said if it looked like the direction the AC was going was to not allow VRDs in R-1 or R-2 zones; homes that were owner occupied and wanted to rent out one room wouldn't be allowed. Perry said if there was an ability to separate home shares out, it would allow homes shares to happen where a VRD wouldn't be allowed. Tokos asked if what the AC was saying was they would like to see some home share language so they could allow VRDs to exceed caps put in any overlay area. Escobar asked if home shares were a new term for having a roommate. Tokos said it was renting out a room in your home short term and the owner lived onsite. Michel felt strongly that it needed to say it was a primary residence. Posner said his brother had a home share as his primary residence but was never there when renters came. Boxer said this was where only a one room rental could come into play and thought there

needed to be a call in line to report these. Hanselman asked if there should be a limit on the number of times done. Connell said they needed to look at what the thought was behind having an exception to the rule. If it was because the AC thought an owner would be present and would keep an eye on the renter creating less problems, they should write the standards to say that person had to be onsite. She said otherwise, owners could leave for six months at a time and still have the home be their primary residence. Posner thought the owner should have to be onsite at the time of rental. Tokos said it could be written this way but it might be an enforcement issue. Saxton noted that currently in R-1 & R-2 zones there were no one room VRDs and didn't know why the AC would want to write a rule for something they didn't have. Hanselman said the old rules said they could rent up to 10 times per year in residential. He said this was not enforceable. Michel asked if there was anything in the commercial code that talked about a low impact commercial use. Tokos said the City had home occupations which were allowed in all zones. He said these weren't tackled by zone but were more about impact to the area. Saxton said she must of missed the meeting where everyone decided they didn't want VRDs in R-1 and R-2 zones. She said this would wipe out a bunch of VRDs and didn't like it. Michel agreed with this. Tokos said this would be side barred until after the AC did their mapping exercise. He said what he was hearing as far as residency was there was a desire to make sure it was structured as such that the person should be residing at the home when it was rented. Winsor wanted to see this as an option to evoke given certain types of constraints.

Don Andre joined the meeting and noted he had a potential conflict of interest.

Tokos separated the AC into small groups to do a mapping exercise. He instructed them to draw on the maps where VRDs should be allowed and should be limited. He wanted to see a simple geographic outline to use for overlays. Once the exercise was completed, each group walked through their thoughts on what they drew on their maps. The first group thought everything East of Highway 101 and North of Highway 20 should be limited. The second group felt the same but wanted to add a limit to the area by the Yaquina View Elementary School and properties East of Nye Street. The third group said they looked at what people wanted: beach, community and what was walkable. They felt that all of the areas to the north side of town should be limited. They wanted the VRDs concentrated in the southern area in Nye Beach and the Bayfront and keep everything else as residential. The fourth group said they didn't come to a consensus. They couldn't get a clear line on what to limit and didn't draw in any lines. A discussion ensued regarding the thought process of which areas to include and exclude. Tokos said he would take the AC's input and create an overlay. He said what he had heard was that the areas marked in black on the maps were in proximity to services and amenities that were tourist, and the areas marked in red were areas that provided much needed affordable housing in the community and housing for workers. Boxer said there needed to be safe places in the City where people could expect to not be surrounded by VRDs. Tokos would put the AC's input into a GIS map and give a rough unit count and portion of units within each bubble at the next meeting.

Boxer said at the April 4th meeting the AC discussed off-street parking on undeveloped ROWs and asked for clarification on VRD owners being able to use undeveloped ROWs. Tokos said what he had heard at the meeting was that where driveways extended into the ROWs it was okay, provided there was a limitation that said if the ROW was developed the authorization went away. He said the portion of the driveway that went into the ROW would be the only part they could count for parking.

8. **Public Comment/Questions.** Roy Filby addressed the AC. He thought there was a need for more community input in the VRD process. The only time the public could provide input was in the complaint process. He though there was two areas where the committee could increase public input. The first one was in the application process. He proposed that the distance of 200 feet be changed to 500 feet or something else. He then said when an application was made, he wanted the neighbors to be informed prior to endorsement. Filby thought there should be some mechanism for contesting. He also thought there should be a three to five year period where there was a thorough review of the VRD licenses to take in account complaints, the history of the VRD, and how they had impacted the neighborhood. Filby felt this would give neighbors the feeling that they had a say.
9. **Policy Options for Code Amendments by Topic Area.** Perry asked about reviewing Policy Options. She said at the last meeting she brought up an annual review on the endorsement and it wasn't reflected on the sheet. She said the AC had also talked about requiring a local contact as a requirement. Perry noted that lighting pollution to surrounding areas was not included as well.
10. **Adjournment.** The meeting adjourned at 3:00 p.m.

Respectfully submitted,

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Sherri Marineau  
Executive Assistant

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

Meeting Date: May 2, 2018

Submitted by: Sherri Marineau

Submitting Department: Community Development

Item Type: Discussion

Agenda Section: Committee Requests (10 MIN)

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**Subject:**

Updated List of Licensed VRDs by Zone

**Suggested Action:**

**Attachments:**

[Active VRDs by Zone.xlsx](#)

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	Alesea, 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, Alesea, 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@dolphinrealtynwport.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	kbrlsr@gotmsky.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	gfibn@ortelco.net	Oregon Beach Vacations	4786 SE Hwy 101	Lincoln City, OR 97367	503-528-7480 ext. 200	joy@oregonbeachvacations.com	C-2	Condo/Apt	4	5244	12/13/2013	
30	9/26/2013	701 NW Coast St #107 "Charles & Jane Kemp"	Jane Kemp	1999 Farmer Dr	El Centro, 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 Mcrea, 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	jbedle@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  
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	Date Rcd.	Street Address	Property Owner	Address	City/State	Phone #	e-mail	Contact Name	Address	City/State	Phone #	e-mail	Zone	Const Type	Occ	Bus Lic #	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 541-231-7293	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 PI	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 10 NW 42nd St "Huff House Vacation Rental"	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 PI	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  
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	Date Rcd.	Street Address	Property Owner	Address	City/State	Phone #	e-mail	Contact Name	Address	City/State	Phone #	e-mail	Zone	Const Type	Occ	Bus Lic #	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 Rental s"	Louis Limrunner	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	kaykloseink@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	laurigsd@cox.net	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 ltr 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 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  
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	Date Rcd.	Street Address	Property Owner	Address	City/State	Phone #	e-mail	Contact Name	Address	City/State	Phone #	e-mail	Zone	Const Type	Occ	Bus Lic #	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 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/Apt	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	tonyhouse@hotmail.com	Donna Rudd, Vacasa Rentals	2865 NE Vine Maple Lp	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	alleahuttule@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 Lp	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 Lp	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	sanbohr@frontier.com	Vacasa Rentals - Donna Rudd or Ted Dougherty	2865 NE Vine Maple Lp	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	cjlala54@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 (Samanthah 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 "Yaquina Bay Club"	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	238 SW 27th St "Yaquina Bay Club"	Roy S Neff and Lauri Hines	32655 Glaisyer Hill Rd	Cottage Grove, OR 97424	858-395-7191	roysneff@gmail.com	Lauri Hines	same	same	858-688-8261	laurigsd@cox.net	R-4	Condo/Apt	8	5444		

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	pietrokgn@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@sweethomesrentals.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 "Tye 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 Hubert St "Neptune's Lair by the Sea"	Debbie Sloan	2654 NE Laramie Way	Bend, OR 97701	541-419-4172	q.bee@bendbroadband.com	same	same	same	same	same	R-4	SFD	4	5974	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 Gilsan 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/A pt	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/A pt	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/A pt	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/A pt	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/A pt	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 (J-2)	Loranger Properties LLC	PO Box 326	Hillsboro, OR 97123	503-648-1911	lorangerco@aol.com	same	same	same	same	same	W-2	Condo/Apt	4	5225	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@dharlandcpa.com	same	same	same	same	same	W-2	Condo/Apt	4	3184		

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

Meeting Date: May 2, 2018

Submitted by: Sherri Marineau

Submitting Department: Community Development

Item Type: Discussion

Agenda Section: Committee Requests (10 MIN)

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**Subject:**

Committee Member Submissions

**Suggested Action:**

**Attachments:**

[Information\\_from\\_Committee\\_Member\\_Dailey-Spain\\_Article.pdf](#)



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# Spain's Palma to ban holiday rentals after residents' complaints

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Palma has long been a key destination for tourists but residents say they want better regulation

**The Spanish resort city of Palma, on the island of Majorca, is to ban flat owners from renting their apartments to travellers, becoming the first place in Spain to introduce such a measure.**

The restrictions follow complaints from residents of rising rents due to short holiday lets through websites and apps.

Palma's mayor says the ban, to be introduced in July, will be a model for cities suffering with mass tourism.

But business associations say many families will be financially impacted.

It was not immediately clear if the ban was restricted only to private flats advertised by their owners on apps or websites.

Houses and chalets will be exempt from the restrictions unless they are located inside protected areas, next to the airport or in industrial zones.

## What is behind the decision?

Palma, like many other cities around the world, has seen an increase in visitor numbers driven, in part, by private rental accommodation offered through websites and apps.

Officials from the local left-wing governing coalition cited a study suggesting that the number of non-licensed apartments on offer to tourists increased by 50% between 2015 and 2017.

**According to Spanish newspaper El País, only 645 of 11,000 holiday rentals being offered to tourists on Palma have the licence required to do so.**

- **'Tourists go home': Leftists resist Spain's influx**
- **Five places tackling too many visitors**

Locally, there is resentment over tourism pushing up prices - rents in Palma have reportedly increased 40% since 2013 - but also about deteriorating conditions in neighbourhoods popular with travellers due to noise and bad behaviour.

"Palma is a determined and courageous city," Mayor Antoni Noguera said.

"We agreed on this [ban] based on the general interest [of the city] and we believe it will set the trend for other cities when they see that finding a balance is key."



Some groups warn that the restrictions could result in job losses

José Hila, Palma's chief of urban planning, said: "There is a parallel between the evolution of vacation rentals and the rise in rental prices.

"All European cities are being transformed overnight by this type of offer. We need some order. There will be vacation rental in Palma, but only where there needs to be."

Last year, Palma banned the advertisement of non-licensed flats, including hefty fines for owners and apps flouting the rules. Barcelona has taken similar action.

A record 82 million foreign tourists visited Spain last year, with Catalonia and the Balearic Islands - which include Majorca, Menorca, Ibiza and Formentera - being the top destinations.

## What has the reaction been?

Joan Forteza, president of Palma's federation of neighbourhood associations, welcomed the announcement, which followed a petition with more than 6,000 signatures, **the Diario de Mallorca newspaper reports (in Spanish)**.

But Pimeco, a local organisation representing small businesses, said the holiday rentals had "boosted consumption" and were an "important source of income" to many flat owners.

The holiday rentals association, **Habtur, said not only owners would be affected** but also restaurants and shops, warning that jobs could be cut.

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## Related Topics

[Travel & leisure industry](#)[Tourism](#)[Spain](#)[Renting](#)

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## More on this story

**Tourism pressures: Five places tackling too many visitors**

16 April 2018

**'Tourists go home': Leftists resist Spain's influx**

5 August 2017

**Cruise tourists overwhelm Europe's ancient resorts**

16 July 2017

**Balearic Islands ask EU for alcohol limit on flights**

12 July 2017

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

Meeting Date: May 2, 2018

Submitted by: Sherri Marineau

Submitting Department: Community Development

Item Type: Discussion

Agenda Section: Review Updated Committee Schedule (10 MIN)

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**Subject:**

Updated Schedule

**Suggested Action:**

**Attachments:**

[Committee Schedule - 4.26.18 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> </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>• Allowed Locations / Density Limits / Tenancy Limitations</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>• Continued Discussion Enforcement Policies</li> <li>• Room Tax &amp; Fees</li> <li>• 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: May 2, 2018

Submitted by: Sherri Marineau

Submitting Department: Community Development

Item Type: Presentations

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

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**Subject:**

PowerPoint Presentation

**Suggested Action:**

**Attachments:**

[Location - Density Limits Presentation - color.pdf](#)

[Location - Density Limits Presentation - black and white.pdf](#)

# CITY OF NEWPORT VACATION RENTAL CODE UPDATE

Options for Amending  
Allowed Locations, Density, and Tenancy Limits  
Related to Vacation Rentals

May 2, 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:
  - ▣ Allowed Locations
  - ▣ Density Limits
  - ▣ Tenancy Limits
  - ▣ Homeshare Requirements
- 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”*

# 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

# HOMESHARE REQUIREMENTS

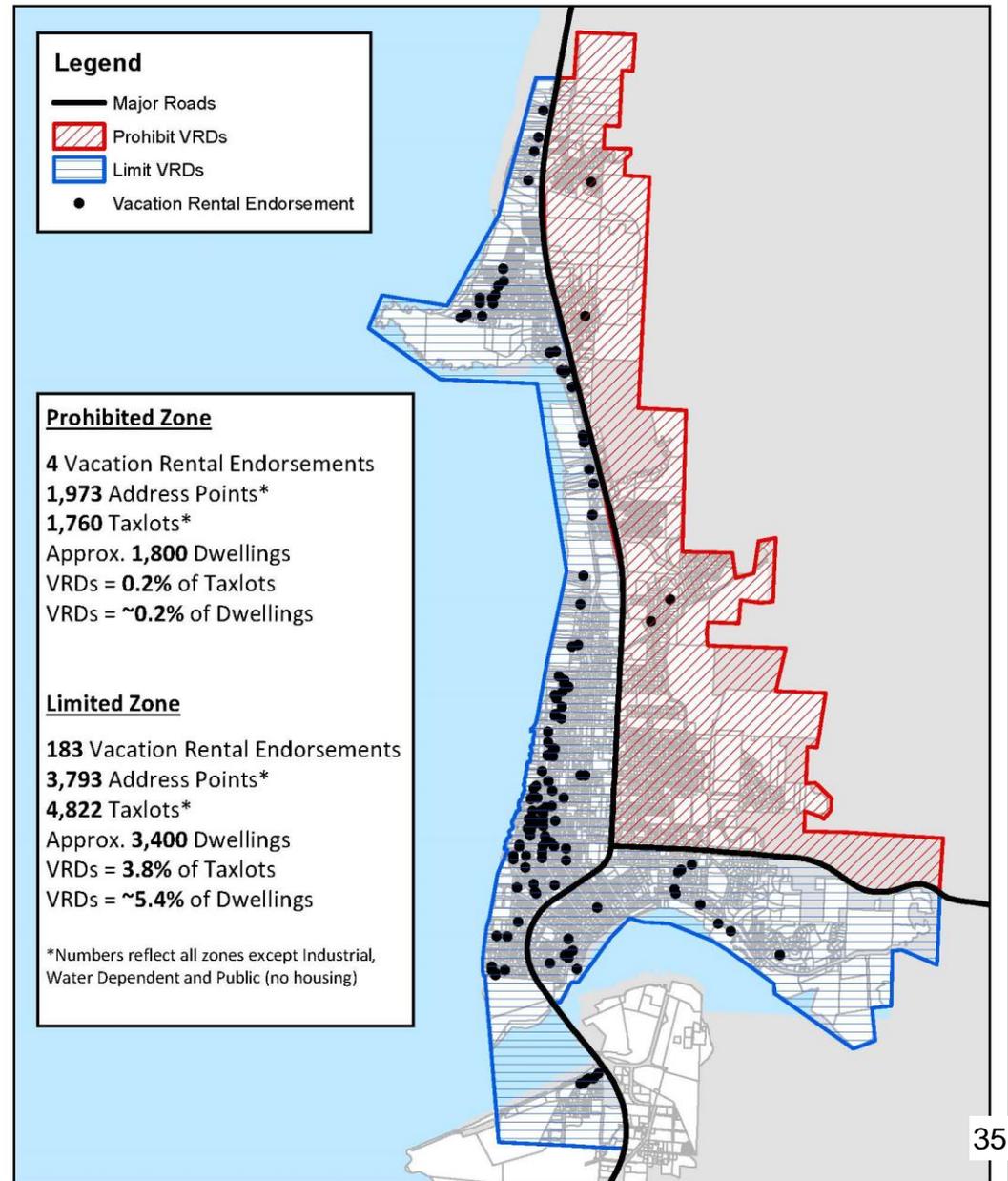
- ▣ Should they be generally exempt from VRD limited or prohibited area restrictions?
  - Argument For: Such arrangements are fundamentally different than VRDs because unit is a primary residence and presence of owner on site mitigates transient rental issues.
  - Argument Against: Impacts of transient rental use attributed to homeshare may not be any different than those of a VRD
- ▣ Is there a desire to limit the number of rooms that can be made available for transient use? Astoria's limit is two rooms.
- ▣ What about Accessory Dwelling Units that are a part of a dwelling or a separate unit on a lot? Could they qualify for homeshare?
- ▣ Is there a need for tenancy limits?

# RESULTS OF MAPPING EXERCISE

# ALTERNATIVE NO. 1

## Observations

- Easily understood break point along US 101 / US 20
- Few existing VRDs within “Prohibited Area”
- “Limited Area” includes a significant number of housing units in areas that lack tourist amenities (may not be an issue if hard cap limits VRD growth)
- Provides flexibility in where VRDs locate (i.e. it is not so tight that they are forced to concentrate)



35



City of Newport  
Community Development Department  
100 SW Coast Highway Phone: 541.574.0029  
Newport, OR 97365 Fax: 541.574.0644

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

Alternative 1

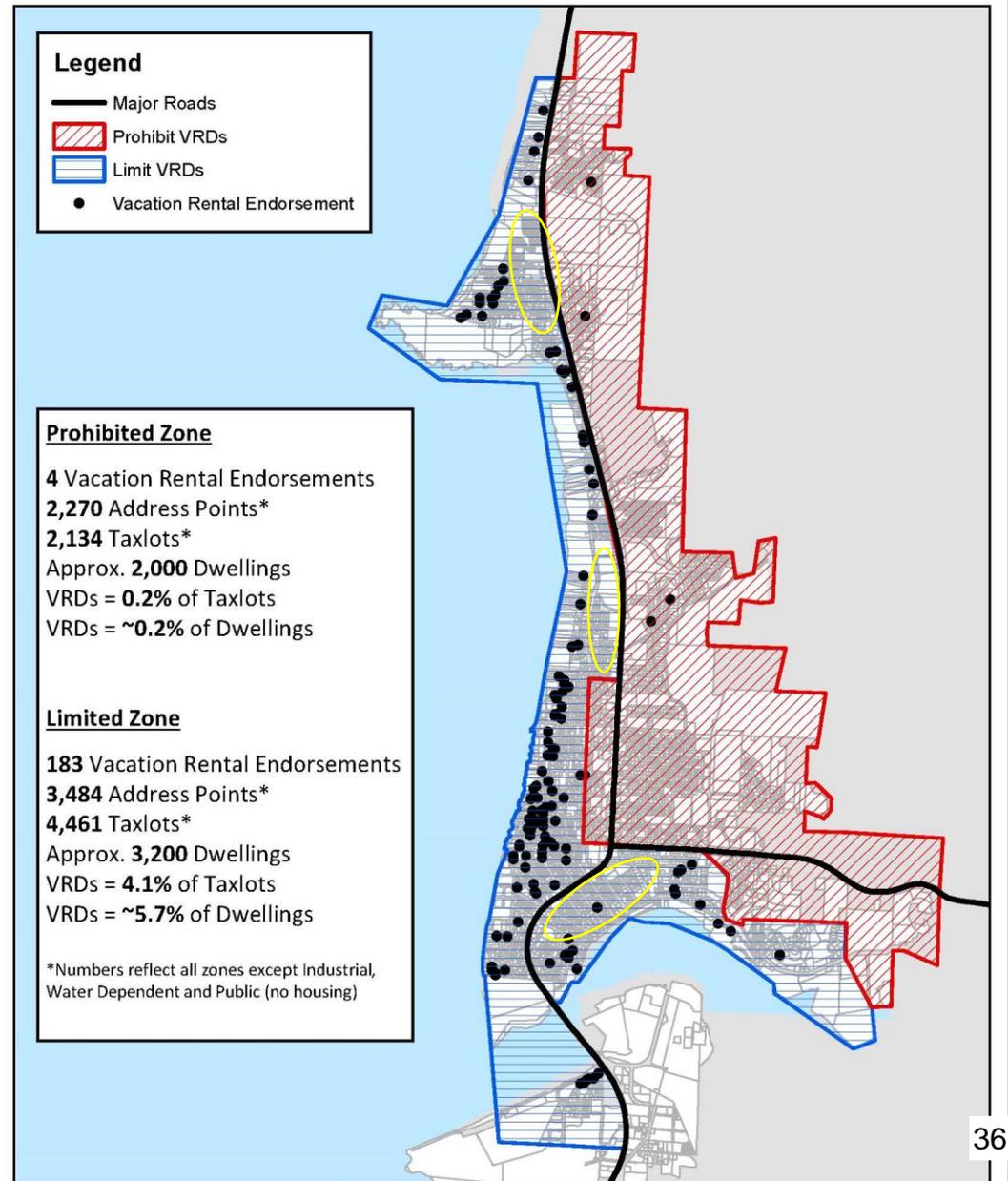
0 0.5 1 Miles



# ALTERNATIVE NO. 2

## Observations

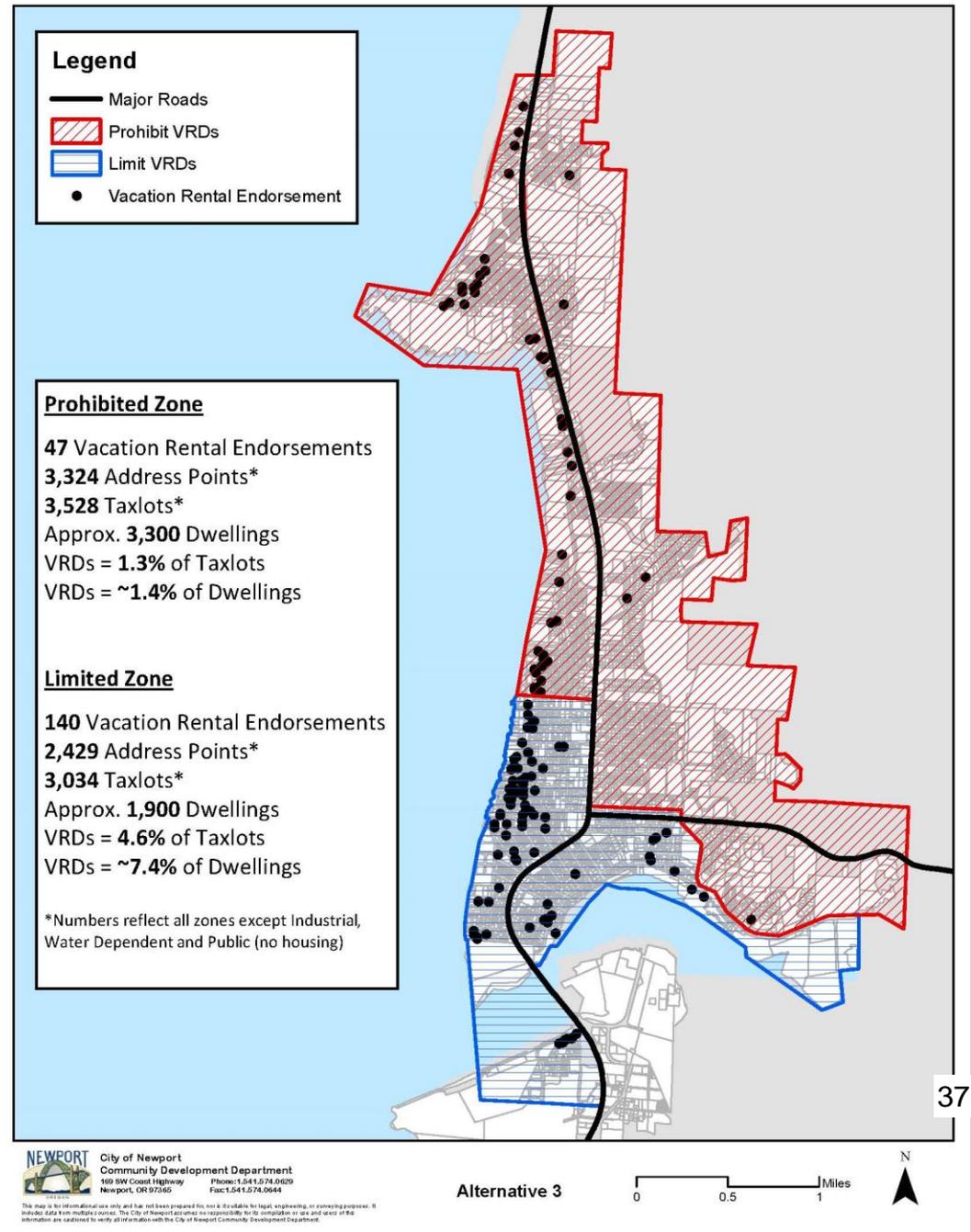
- ▣ Defines “Limit Area” considering existing geographic distribution of VRDs
- ▣ Few Existing VRDs within “Prohibited Area”
- ▣ “Prohibited Area” drawn to pickup housing that lacks tourist amenities. This could be expanded (see yellow areas)
- ▣ Areas where VRDs can locate is large enough that they are not forced to concentrate



# ALTERNATIVE NO. 3

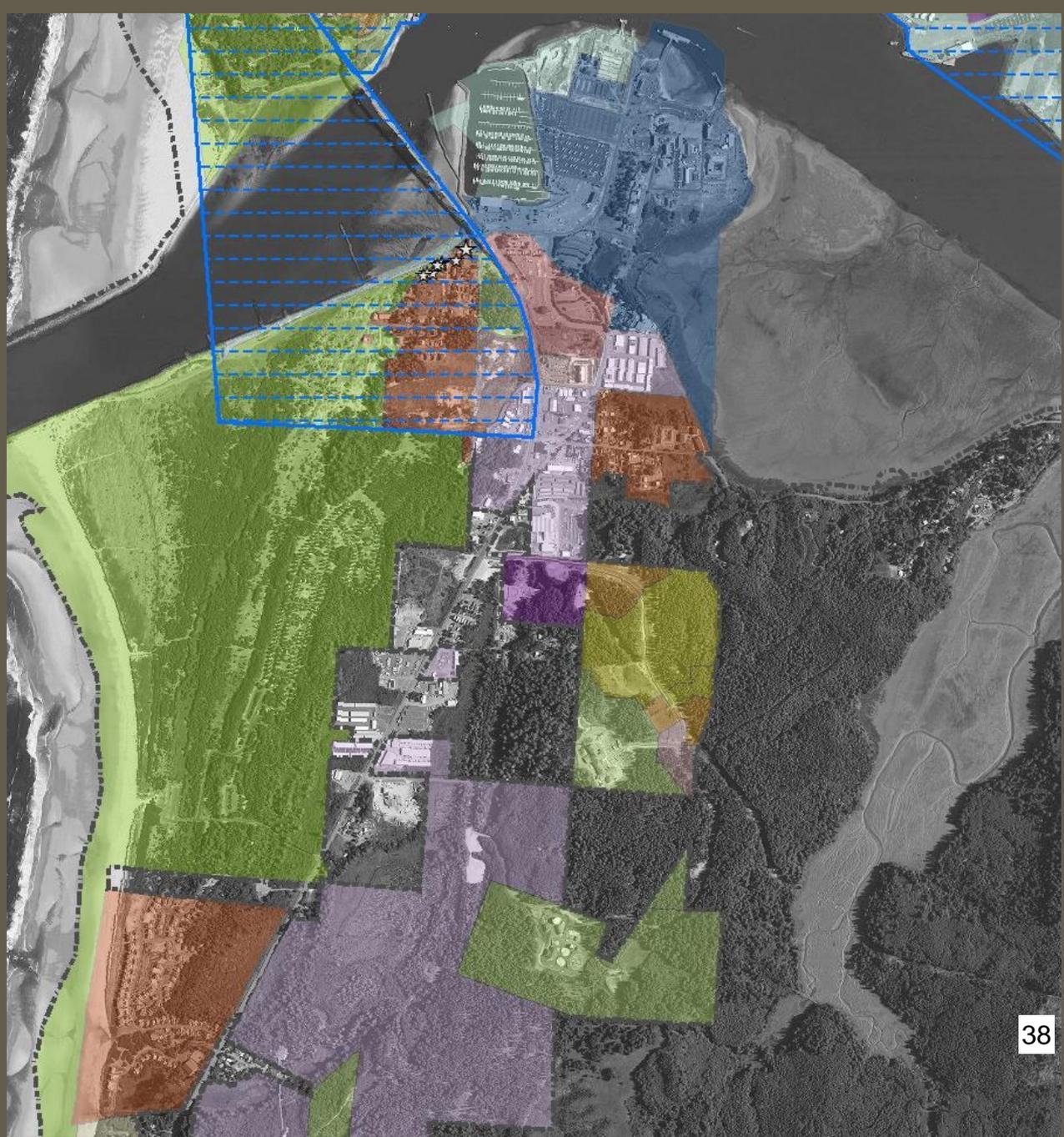
## Observations

- ▣ Limits VRDs to areas where tourist commercial uses are concentrated (versus ocean views or beach access)
- ▣ Large Number of Existing VRDs (25%) Within “Prohibited Area”
- ▣ Tight geographic boundary of “Limited Area” may lead to further concentration of VRDs in those areas without standards requiring they be dispersed.



# SOUTH BEACH OPTIONS?

- How does the Committee want to address the rest of South Beach?
- VRDs prohibited by covenant in Southshore
- Wilder Phase I (40 units) prohibits VRDs. Issue will be addressed in covenants on a case-by-case basis with future phases



QUESTIONS?

## CITY OF NEWPORT VACATION RENTAL CODE UPDATE

Options for Amending  
Allowed Locations, Density, and Tenancy Limits  
Related to Vacation Rentals

May 2, 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:
  - ☐ Allowed Locations
  - ☐ Density Limits
  - ☐ Tenancy Limits
  - ☐ Homeshare Requirements
- 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

2

## 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”*

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## 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?

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## 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

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## HOMESHARE REQUIREMENTS

- ☐ Should they be generally exempt from VRD limited or prohibited area restrictions?
  - Argument For: Such arrangements are fundamentally different than VRDs because unit is a primary residence and presence of owner on site mitigates transient rental issues.
  - Argument Against: Impacts of transient rental use attributed to homeshare may not be any different then those of a VRD
- ☐ Is there a desire to limit the number of rooms that can be made available for transient use? Astoria's limit is two rooms.
- ☐ What about Accessory Dwelling Units that are a part of a dwelling or a separate unit on a lot? Could they qualify for homeshare?
- ☐ Is there a need for tenancy limits?

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# RESULTS OF MAPPING EXERCISE

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## ALTERNATIVE NO. 1

**Observations**

- ▣ Easily understood break point along US 101 / US 20
- ▣ Few existing VRDs within “Prohibited Area”
- ▣ “Limited Area” includes a significant number of housing units in areas that lack tourist amenities (may not be an issue if hard cap limits VRD growth)
- ▣ Provides flexibility in where VRDs locate (i.e. it is not so tight that they are forced to concentrate)

**Legend**

- Major Roads
- ▨ Prohibit VRDs
- ▤ Limit VRDs
- Vacation Rental Endorsement

**Prohibited Zone**

4 Vacation Rental Endorsements  
 1,973 Address Points\*  
 1,760 Taxlots\*  
 Approx. 1,800 Dwellings  
 VRDs = 0.2% of Taxlots  
 VRDs = ~0.2% of Dwellings

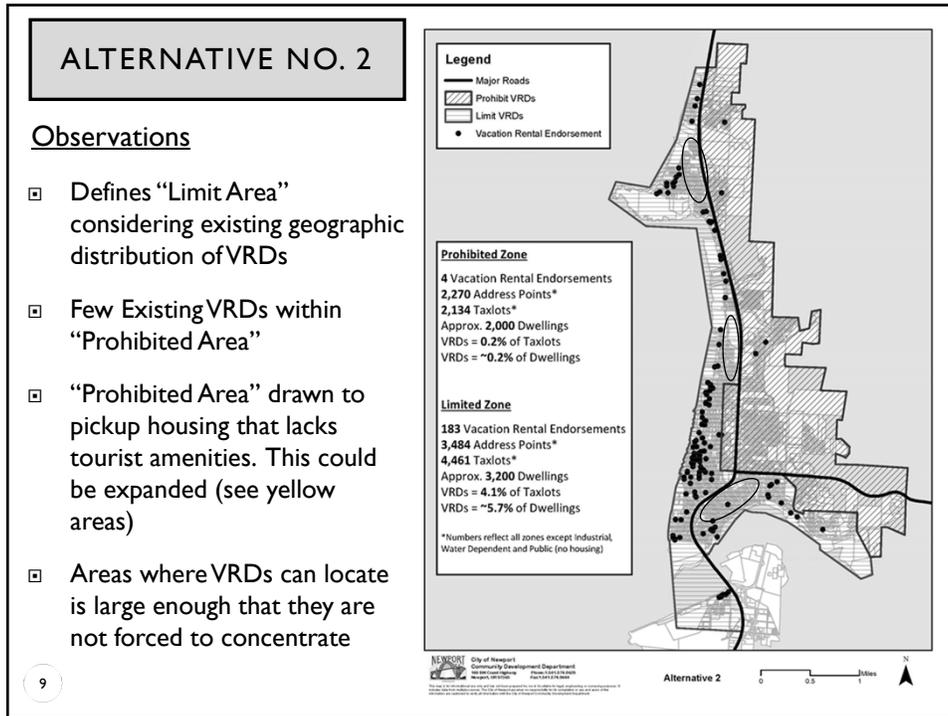
**Limited Zone**

183 Vacation Rental Endorsements  
 3,793 Address Points\*  
 4,822 Taxlots\*  
 Approx. 3,400 Dwellings  
 VRDs = 3.8% of Taxlots  
 VRDs = ~5.4% of Dwellings

\*Numbers reflect all zones except Industrial, Water Dependent and Public (no housing)

NEWPORT City of Newport  
Community Development Department  
1000 Oregon Street, Newport, OR 97131  
Phone: 503.241.2200 Fax: 503.241.2200

8



### SOUTH BEACH OPTIONS?

- ▣ How does the Committee want to address the rest of South Beach?
- ▣ VRDs prohibited by covenant in Southshore
- ▣ Wilder Phase I (40 units) prohibits VRDs. Issue will be addressed in covenants on a case-by-case basis with future phases



11

QUESTIONS?

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

Meeting Date: May 2, 2018

Submitted by: Sherri Marineau

Submitting Department: Community Development

Item Type: Presentations

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

---

**Subject:**

Map Alternatives

**Suggested Action:**

**Attachments:**

[Map Alternative 1.pdf](#)

[Map Alternative 2.pdf](#)

[Map Alternative 3.pdf](#)

# Legend

## Number of Units

-  City Limits
-  1 Units
-  2-5 Units
-  More than 5 Units

-  Prohibit VRDs
-  Limit VRDs

## Newport Zoning

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

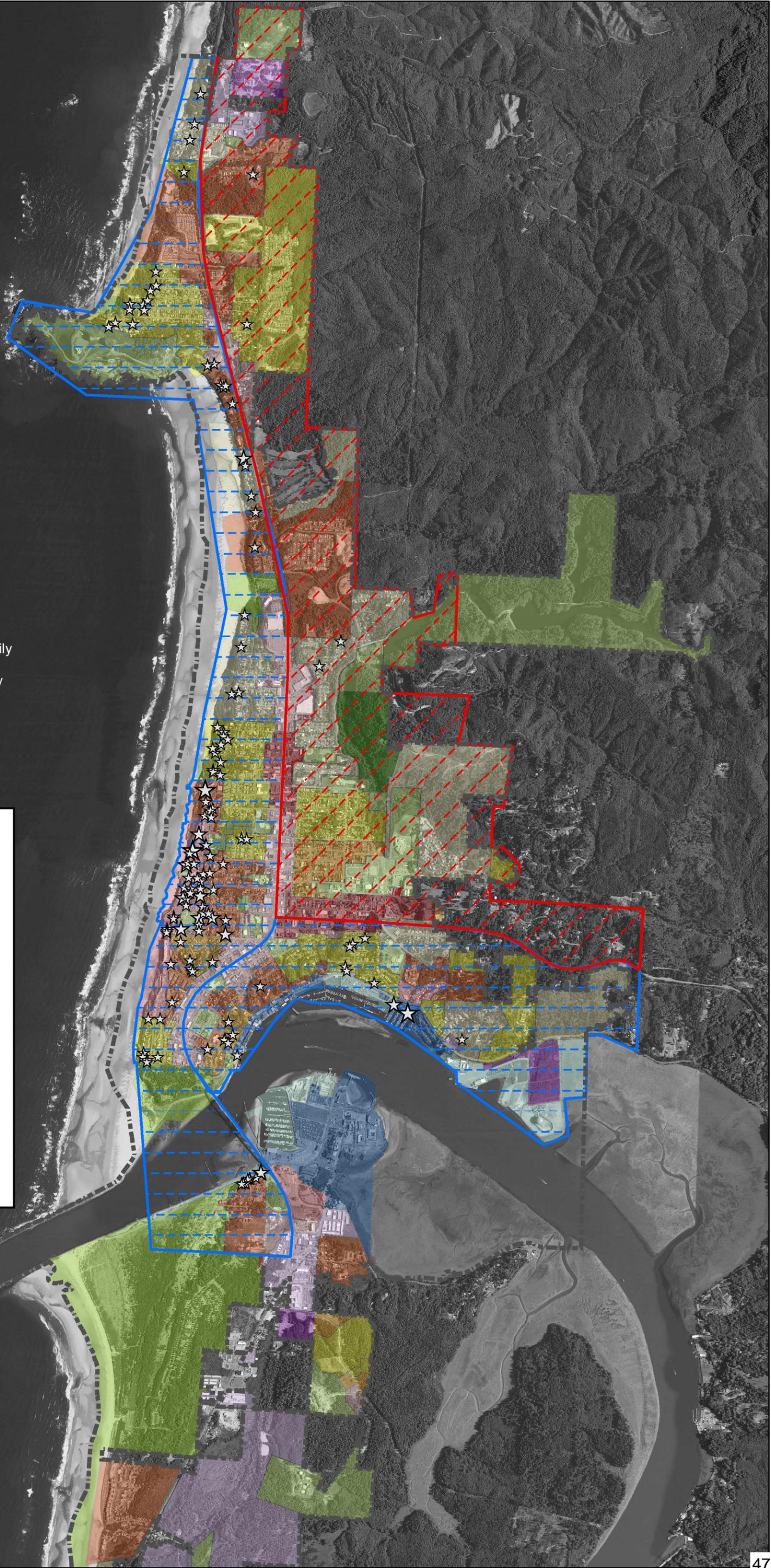
### Prohibited Zone

4 Vacation Rental Endorsements  
 1,973 Address Points\*  
 1,760 Taxlots\*  
 Approx. 1,800 Dwellings  
 VRDs = 0.2% of Taxlots  
 VRDs = ~0.2% of Dwellings

### Limited Zone

183 Vacation Rental Endorsements  
 3,793 Address Points\*  
 4,822 Taxlots\*  
 Approx. 3,400 Dwellings  
 VRDs = 3.8% of Taxlots  
 VRDs = ~5.4% of Dwellings

\*Numbers reflect all zones except Industrial, Water Dependent and Public (no housing)



# Legend

## Number of Units

-  City Limits
-  1 Units
-  2-5 Units
-  More than 5 Units

-  Prohibit VRDs
-  Limit VRDs

## Newport Zoning

-  C-1 Retail and Service
-  C-2 Tourist
-  C-3 Heavy
-  I-1 Light
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-  R-3 Medium Density Multi-Family
-  R-4 High Density Multi-Family
-  W-1 Water Dependent
-  W-2 Water Related

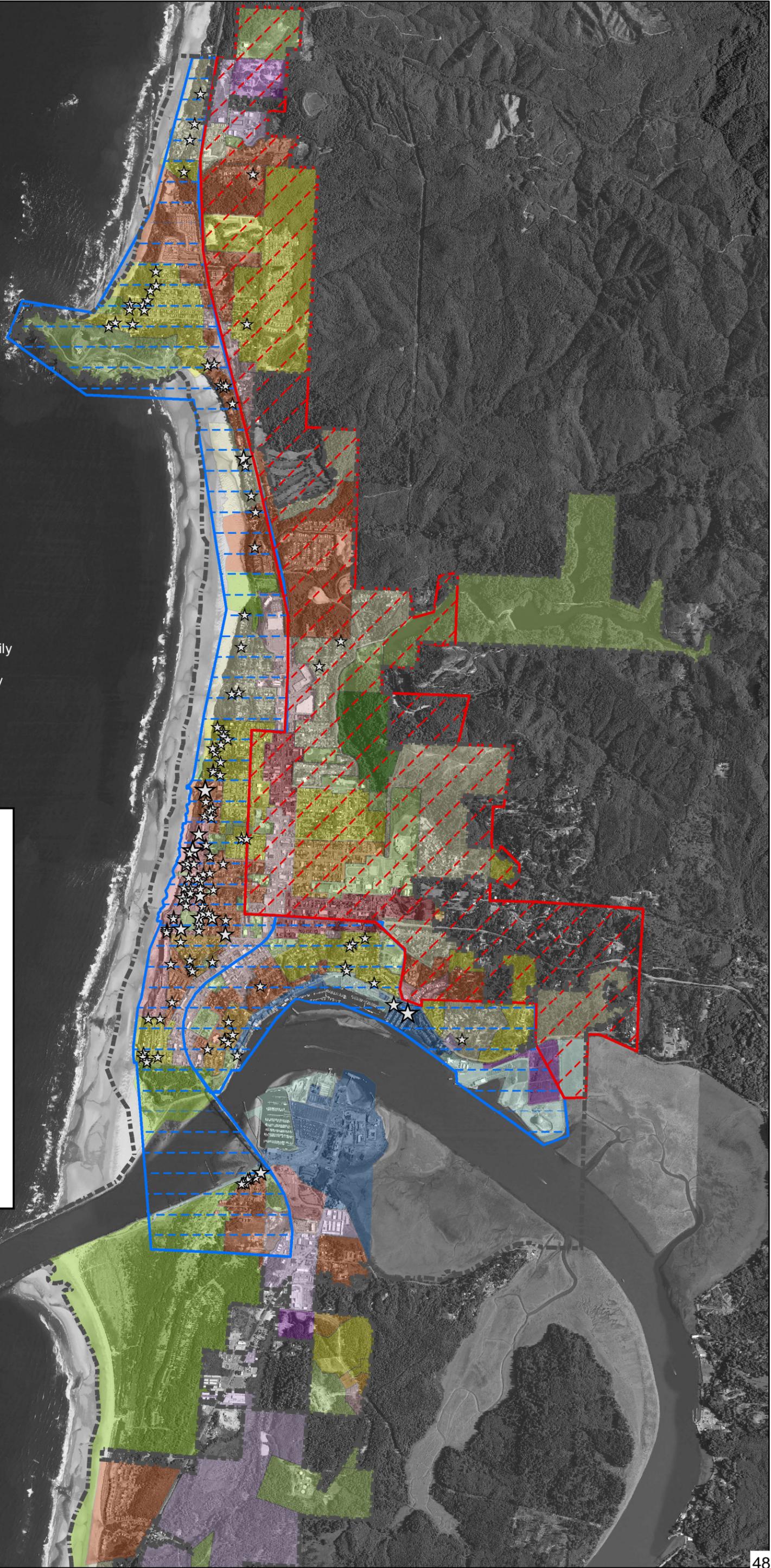
### Prohibited Zone

4 Vacation Rental Endorsements  
 2,270 Address Points\*  
 2,134 Taxlots\*  
 Approx. 2,000 Dwellings  
 VRDs = 0.2% of Taxlots  
 VRDs = ~0.2% of Dwellings

### Limited Zone

183 Vacation Rental Endorsements  
 3,484 Address Points\*  
 4,461 Taxlots\*  
 Approx. 3,200 Dwellings  
 VRDs = 4.1% of Taxlots  
 VRDs = ~5.7% of Dwellings

\*Numbers reflect all zones except Industrial, Water Dependent and Public (no housing)



**Alternative 2  
 Potential VRD Overlay with Zoning Designations**

Aerial Image Taken 2009

# Legend

## Number of Units

-  City Limits
-  1 Units
-  2-5 Units
-  More than 5 Units
-  Prohibit VRDs
-  Limit VRDs

## Newport Zoning

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

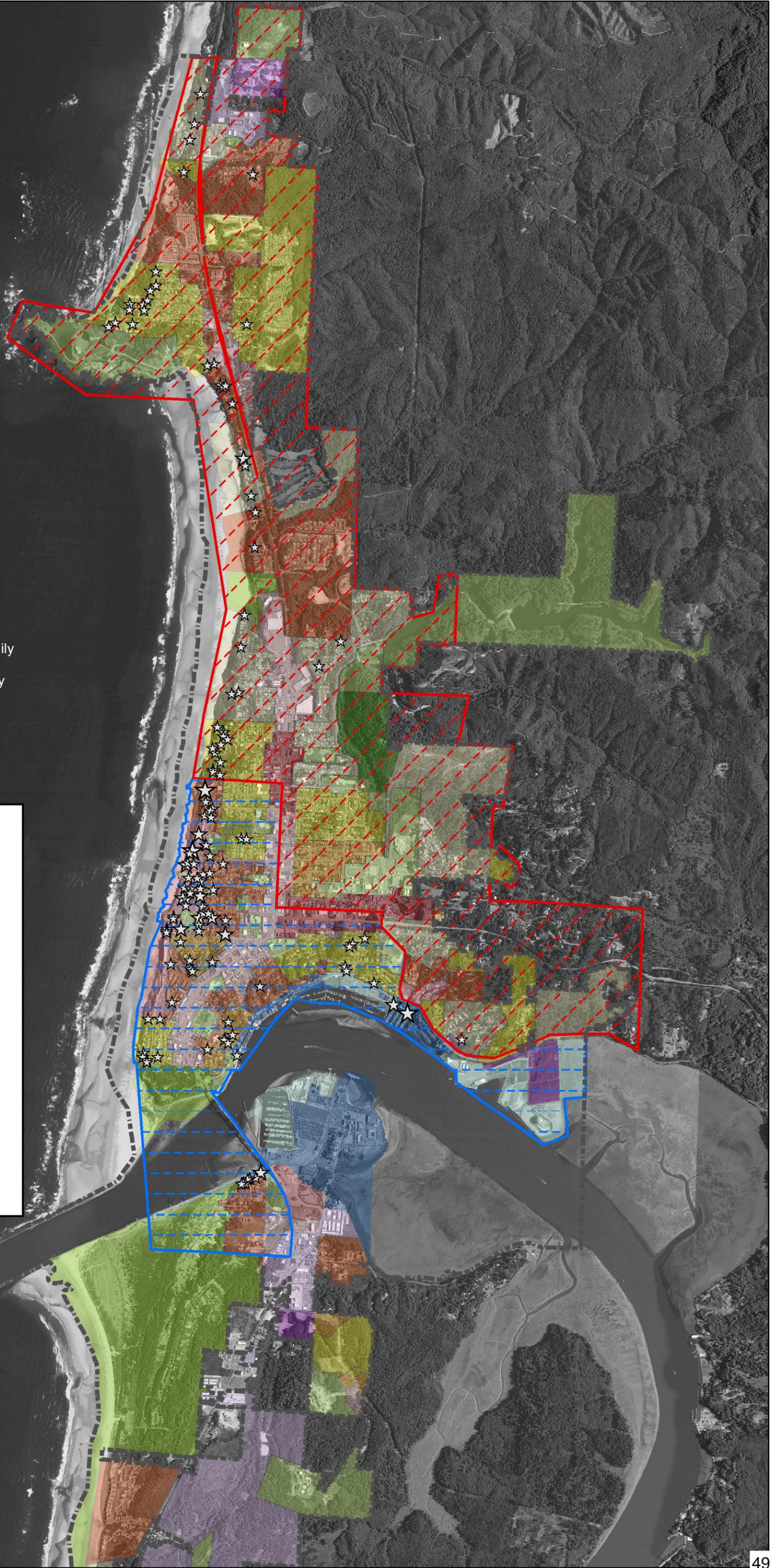
## Prohibited Zone

**47** Vacation Rental Endorsements  
**3,324** Address Points\*  
**3,528** Taxlots\*  
 Approx. **3,300** Dwellings  
 VRDs = **1.3%** of Taxlots  
 VRDs = **~1.4%** of Dwellings

## Limited Zone

**140** Vacation Rental Endorsements  
**2,429** Address Points\*  
**3,034** Taxlots\*  
 Approx. **1,900** Dwellings  
 VRDs = **4.6%** of Taxlots  
 VRDs = **~7.4%** of Dwellings

\*Numbers reflect all zones except Industrial, Water Dependent and Public (no housing)



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

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

Meeting Date: May 2, 2018

Submitted by: Sherri Marineau

Submitting Department: Community Development

Item Type: Discussion

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

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**Subject:**

Posner Email

**Suggested Action:**

**Attachments:**

[Email\\_from\\_Committee\\_Member\\_Posner.pdf](#)

[Memo.ComDev.VRD.pdf](#)

## Derrick Tokos

---

**From:** Charlotte Boxer <charboxer2@comcast.net>  
**Sent:** Thursday, April 26, 2018 6:22 PM  
**To:** 'Braulio Escobar'; 'Bill Posner'  
**Cc:** Derrick Tokos; 'Margaret'; 'James Hanselman'; 'carla perry'; simonis\_110@hotmail.com; 'Bonnie Saxton'; fairhaven@peak.org; 'dreamhomesof'; don@blueagate.com; jamie@sweethomesrentals.com; lauri.hines@icloud.com; 'Pam McElroy'; marthawinsor2@gmail.com; Sherri Marineau; 'Rodney Croteau'; 'Bob Berman'; 'Mike Franklin'; 'Lee Hardy'; 'William Branigan'; 'Jim Patrick'  
**Subject:** RE: For Discussion Purposes

I don't think that the Landlord Tenant laws would allow for a requirement that you must rent the property long term v. short term. My real estate background tells me that would be restriction on the use of the property. I think we need to discuss the zoning aspect of where the VRD's will be allowed before we discuss the term and length of term for the existing license holders. Rather than have a complex set of rules there should be caps on the number of VRD's – an easier way to control the number of units rather than the monitoring of which licenses expire and when. I also don't think it would be logical to offer a compensation package as an incentive to put the rental into long term use; who funds the cost of the incentive compensation package? I've not seen any type of incentive like that in any of the regulations we have reviewed or the regulations I've studied in other communities.

I certainly don't mean that as a group we can't discuss this, but considering the varied opinions of the committee to date, I could see us really getting stuck on this. First we should probably focus on whether or not they are allowed in residential zones, and if so, length of the license, caps and the number of VRD's v. distance from owners. The plan below does nothing to solve the issue of being surrounded by VRD's in a residential neighborhood. VRD's located in locations approved for VRD's (commercial zoning for example) should be able to keep their VRD license without regard to long term rental conversion and should be allowed to remain as VRD's for as long as the owner wants. The conditional use waivers seem like a bigger issue to tackle along with location.

VRD's can be a beneficial part of the community and no one wants to outlaw them in their entirety. But where they should be located is going to be a very heated topic in our next meeting. My two cents worth only.

Charlotte

**From:** Braulio Escobar <braulio.escobar@gmail.com>  
**Sent:** Thursday, April 26, 2018 4:57 PM  
**To:** Bill Posner <bposner@outlook.com>  
**Cc:** Derrick Tokos <d.tokos@newportoregon.gov>; Margaret <margaret@margaretedaileylaw.com>; James Hanselman <jj\_oregon@yahoo.com>; carla perry <carla@dancingmoonpress.com>; simonis\_110@hotmail.com; Bonnie Saxton <bonnie@advantagerealestate.com>; fairhaven@peak.org; dreamhomesof <oregon@gmail.com>; don@blueagate.com; jamie@sweethomesrentals.com; lauri.hines@icloud.com; charboxer2@comcast.net; Pam McElroy <pmcelroy456@charter.net>; marthawinsor2@gmail.com; Sherri Marineau <S.Marineau@newportoregon.gov>; Rodney Croteau <croteau@charter.net>; Bob Berman <CindyAndBob@earthlink.net>; Mike Franklin (mike@newportchowderbowl.com) <mike@newportchowderbowl.com>; Lee Hardy <lee@yaquinabayproperties.com>; William Branigan <phantom41@gmail.com>; Jim Patrick <jbpatrick@newportnet.com>  
**Subject:** Re: For Discussion Purposes

Bill,

Could we ask Derrick to put this on for discussion at a future meeting?

Thank you , Braulio Escobar

On Thu, Apr 26, 2018 at 4:13 PM, Bill Posner <bposner@outlook.com> wrote:

Greetings all,

I had an idea that I would like to share, and maybe we can discuss. I am sharing the idea, but really don't want or expect to discuss this in email. We can discuss during a scheduled meeting time, or part of another subject.

I see there is a conflict in housing, the need for transitional, long term rentals for new people in the area, including those who may come here for jobs, as well as the need for more good standing, short term rentals for those who want to enjoy the shore and our town.

I heard during one of the meetings, someone said, not a direct quote but something like "Vacation Rentals are a privilege not a right"

It's true, we (residents and those who work in Newport) are all in this together. There should be give and take on this subject with all stake holders.

If VRDs continue to be allowed in some residential areas, I believe there should be a stipulation where after x amount of years being a VRD, the dwelling should be then offered for x amount of years as a long term rental.

For example... Let's say new license, and updated licenses for a VRD, have a life of 5 years (numbers are just being used as a place holders) after the 5 year period, the VRD will then be required to be offered as a long term rental for minimum of 2 years. As an example we could start this new licensing system January 2020. All new VRDs would be required to start on this 5 year on, 2 year off, plan. Existing VRDs would be required to start on the new licensing at the same time. The list of current VRDs would be broken down into 4 groups, whether by location, last name of owner, or some other sort. During the first few months of 2020 the first group would start the with a new license. Each of the remaining groups would be relicensed during the next 3 years, such as 2021 group 2 would be relicensed, 2022 group 3 and 2023 group 4 would be relicensed. In theory what this will do would allow new long term rentals being continually placed on the market, in kind of a rolling perpetual way.

I have no idea if Oregon rental laws would even allow something like this, but it's just a point of discussion. VRDs would become a beneficial part of the community, bringing new long term rentals to the community every 5 years. I think some sort of solution based off this idea may solve some issues in both the short term and long term. I realize there are a lot of details, and maybe a nice compensation package of some sort for VRDs that want to convert to a 2 year long term rental part of the agreement on the front end of the license, allowing more immediate long term rentals.

I appreciate you reading, and again this is just a place to start a discussion.

Thanks  
Bill

# MEMORANDUM

TO: Derrick Tokos

FROM: Steve Rich, City Attorney

RE: VRD/Long Term Rental Discussion

DATE: April 27, 2018

---

You have asked for my thoughts/comment about a ‘discussion point’ raised by Mr. Bill Posner concerning alternating periods of vacation rental uses and ‘long-term’ rental uses. The proposal for discussion was allowing a period of use as a VRD followed by a ‘required’ period of use as a long-term (month-to-month?) The idea is original and interesting; my initial thoughts are shared below.

My foremost concerns are focused on potential claims for “just compensation” under Measure 49 (ORS 195.300 – 336). Such claims would be for the reduction in the ‘fair-market-value’ caused by the new restrictions on the uses of the residential property. There are a host of surrounding issues that would have to be addressed for an appropriate analysis of the legal consequences of such an action (i.e.: appraisals, notices, etc). That analysis is beyond the scope of your request and so will not be addressed further at this time. Of course, under Measure 49 VRD uses that are restricted could create significant liability for the City.

Another concern would be the ‘rational basis’ for distinguishing “short term” uses (VRDs) from “long term” uses and the substantive due process issues that would require evaluation and articulation. Again, there would other related concerns to be addressed (i.e: enforcement, accounting, etc).

Finally, as to whether a local government *could* impose such restrictions - my thought would be a qualified “Yes.” My concerns are the cost and consequence of such an action.

The *ad hoc* committee and Planning Commission are to be applauded for their efforts to grapple with the VRD issue and its impact on available housing. These issues are not unique to Newport or the Oregon Coast generally. I am confident the concerns of “available and affordable housing” will be with us for some time.

Please do not hesitate to contact me if you would like to discuss this further.

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

Meeting Date: May 2, 2018

Submitted by: Sherri Marineau

Submitting Department: Community Development

Item Type: Discussion

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

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**Subject:**

Policy Options

**Suggested Action:**

**Attachments:**

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

CITY OF NEWPORT  
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COAST GUARD CITY, USA



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mombetsu, japan, sister city

May 2, 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. Driveways for 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 improved such that the driveway is shortened. 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.

**Other Use Limitations** – Add language prohibiting use of VRDs for events.

**Overnight Occupancy** – Set overnight occupancy to two per bedroom, and drop the plus two allowance. Prepare optional language that would exempt small children. Define the term bedroom. A definition does not exist in the building code, but is provided in statute under the Residential Landlord and Tenant Laws. That definition reads: “Bedroom” means a habitable room that (a) is intended to be used primarily for sleeping purposes; (b) contains at least 70 square feet; and (c) is configured so as to take the need for a fire exit into account *ORS 90.262(4)(a)*. No restrictions to be imposed on use of surplus bedrooms in VRDs where maximum occupancy is less than the number of available bedrooms (typically due to lack of parking).

**Daily Occupancy** – Continue to rely upon fire code for maximum building occupancy.

**Residency Requirements** – Develop an alternative set of rules for persons who rent a room(s) in their primary dwelling (i.e. “homeshare”). Require the owner be residing at the home when it is rented. Committee to further discuss use allowances to be provided to homeshare arrangements.

**Approval Process** – Desire to see annual review of business licenses. Additional licensing details to be discussed at a future meeting.

**Lighting** – Desire to see standards put in place for situations where outdoor lighting is directed onto neighboring properties. Committee recognizes that this is not an issue specific to VRDs.

## **Upcoming Topics**

*Enforcement*

*Notice / Contact Information*

*Guest Registry*

*Approval Process*

*Effect on Existing Rentals*

*Room Taxes and Fees*