



SHORT-TERM RENTAL ORDINANCE IMPLEMENTATION WORK GROUP AGENDA
Tuesday, November 19, 2019 - 10:30 AM
City Hall, Conference Room A, 169 SW Coast Hwy, Newport, OR 97365

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

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

1. INTRODUCTIONS
2. REVIEW AND AMEND AGENDA AS NEEDED
3. APPROVAL OF MINUTES
- 3.A August 20, 2019 STR Implementation Work Group Meeting
[08-20-19 Draft STR Work Group Minutes](#)
4. UPDATE ON LICENSED SHORT-TERM RENTALS, CAP, AND WAITLIST
- 4.A Materials:
[Memorandum](#)
[STR List and Summary Table](#)
[Referenced Municipal Code Provisions](#)

5. DISPOSITION OF SHORT-TERM RENTAL APPLICATIONS SUBMITTED PRIOR TO ORDINANCE ADOPTION

5.A Materials:

[Memorandum](#)
[List of Pre-Ord. 2144 Missed Deadline Applications](#)
[Sample No Further Action Letter](#)

6. 24/7 HOTLINE IMPLEMENTATION

6.A Materials:

[Memorandum](#)
[Hotline Sign Posting Notice and Distribution List](#)
[Press Release - News-Times Articles](#)
[Screen Prints](#)
[Incident Report Samples](#)
[List of Operators without Signs](#)

7. ENFORCEMENT UPDATE

7.A Materials:

[Memorandum](#)
[LodgingRevs Compliance Dashboard](#)
[Copy of Referenced Business License Code](#)

8. OUTREACH NEEDS

8.A Materials:

[Memorandum](#)

9. WORK GROUP STATUS REPORTS

9.A Materials:

[Memorandum](#)
[Resolution No. 3857](#)

10. PUBLIC COMMENT

11. ADJORN

Draft MINUTES
City of Newport
Short-Term Rental Implementation Work Group Meeting
City Hall, Conference Room A
Tuesday, August 20, 2019

Members Present: Bill Branigan, Dietmar Goebel, Cynthia Jacobi, Jamie Michel, Spencer Nebel, Bill Posner, and John Rogers.

City Staff Present: Community Development Director (CDD), Derrick Tokos; Police Chief, Jason Malloy; Community Service Officer, Jim Folmar; Finance Director, Mike Murzynsky; and Executive Assistant, Sherri Marineau.

Public Members Present: Carla Perry, Cheryl Connell, Wayne Benson, and Mona Linstromberg.

1. **Call to Order.** The meeting was called to order at 1:05 p.m.
2. **Introductions.** Introductions were done. Tokos noted that Bill Posner and Jamie Michel served on the Short-Term Rental Advisory Committee (AC). He explained that the Short-Term Rental Work Group (WG) were exempt from the disclosures requirements required of that prior group because the new work group was appointed to fill specific roles as outlined in the resolution.
3. **Review and Amend Agenda as Needed.** Tokos reviewed the agenda and pertaining materials. He asked for adjustments to agenda. None were heard.
4. **Committee Scope of Responsibilities.** Tokos reviewed Resolution No. 3857 for the establishment of the Short-Term Rental Implementation Work Group, including the responsibilities of the group and staff.
5. **Short-Term Rental Ordinance Q&A.** Tokos noted that the ordinance was currently a part of the Municipal Code and was what the City was working under. He covered NMC Chapters 4.25 and 14.25, maps of the overlay zone, and Resolutions 3850 and 3849.
6. **Staff Roles and Responsibilities.** Tokos reviewed the staff roles and responsibilities. The Community Development Department (CDD) would ensure that Short-Term Rental (STR) licenses meet the current land use rules, or if they fell under the prior rules as nonconforming to the new rules. The CDD would also answer questions on the standards and land use rules. Nebel asked for an explanation of what nonconforming was. Tokos explained that most of the licensed STRs didn't meet current rules due to things like occupancy, parking, spacing standards, B&Bs that have more rooms than permitted in the new rules, and landscaping. This meant they did not conform to the new rules. Tokos explained the CDD maintained the STR waitlist, answered questions on the applicability of the rules, and supported the Police Department (PD) in the enforcement of the rules. He also explained how violations for licensed and non-licensed STRs would be enforced. The PD did the enforcement. The Finance Department did the license renewals and room tax collections.

Jacobi asked when would a suspension start when someone had two strikes with a suspension. Tokos explained it would be determined on the letter. If they didn't amend then they would get to another strike. Jacobi asked if the owner would have to cancel reservations. Folmar explained they are expected to take down advertisements and stop operations. Malloy said there was a challenge with the units that weren't licensed and were booked out a number of months, and it was hard to be sure that they stopped the rentals they had booked already when they took down the listing. The PD had to make a decision on how to enforce this. Folmar noted that the goal was to have everyone follow the rules, and they were in the process of finding the people who weren't doing this to educate them.

Branigan asked what happened with challenging complaints. Malloy said there was a recent complaint that was a continuation of the same complaint, that the person disagreed should be a continuation. When this happened the PD would open up the complaint list and look at the history to determine if it was another complaint. Tokos

noted the way the ordinance was drafted was the second and third letters went to the City Council and the Judge. The first violation needed to be worked out internally for the appropriate course of action. Malloy said the first letter didn't have a monetary loss and didn't hold as much weight as the next letters that did. The City still needed to map out a due diligence process.

Michel asked if the property owner had to bring the appeal to the city or if a property manager could. Folmar thought the property manager or representative could if they had written authorization. Tokos explained the violation would be against the property owner.

7. **Renewal Update.** Tokos reviewed the status of the STR renewals and the procedures going forward. He noted the STRs that didn't renew were not licensed at that time. They would remain eligible for STR use for 12 months under the nonconforming rules, starting on August 16, 2019.

Tokos reviewed the STRs that were still in process under the old rules. They had until November 1, 2019 to complete their applications before they were considered expired, because they had 180 days since the date the ordinance was approved (May 6, 2019) to bring their applications to licensing.

Tokos noted that when the numbers were tallied up for the STRs in the overlay, it came up to the cap number of 176. As of the date of the meeting, there was a waitlist with 15 people on it. Tokos noted that once the November 1st deadline passed, he expected some of the pending applications to not be complete, and assumed there might be open spots for new STRs at that time. Nebel asked when the nonconforming status would go away for the STRs that didn't renew. Tokos said it was 12 months from when the STR ceased its nonconforming use. Tokos said the City would have to wait for 12 months for the nonconforming uses to go away until the city added new licenses from the waitlist for those spots. He explained that there would be open spots after the 12 months was up on August 16, 2020.

Tokos reported that the City had forgone enforcement of the sign requirement until the third party vendor was hired. The City was in the process of ordering the uniform signs that would need to be posted. Michel asked if the property management placard could be posted alongside the City sign. Tokos said there were no rules that said they couldn't post the management sign as well. Michel asked if the City would be providing the signs to be installed, and if it would be at the City's expense. Tokos said he would look at the fee contract collected for the third party to see if it offset the costs. He thought it was reasonable to have the City cover the costs. If the fee contract didn't cover the costs, it would be on the property owner to pay for the signs. Michel suggested writing in the fees for the sign with the license costs.

Tokos explained that a more detailed list of licensed units would be posted on the website when the renewal list had been confirmed. Michel requested the contact information for the management or local contact be included on this list. She also requested the list on the website be searchable.

8. **Status of Third Party Enforcement Implementation.** Tokos noted that the 24-hour hotline was now up and operable. LodgingRevs was the vendor who the City contracted with. Tokos reported they had just completed a sweep of addresses in Newport to compare it to the list the City gave them on licensed rentals. LodgingRevs would send out one of two violation warning letters to the rentals that weren't licensed. Tokos noted the online version was in English and Spanish. He explained that the online complaint system wasn't active yet because staff training hadn't happened yet. The City would send a letter to everyone who participated in the process when the online system was open. Tokos explained that LodgingRevs would dispatch on complaints to the manager/local representative of the unit and the Community Service Officer (CSO) would follow up with these individuals.

Tokos said at first the City hoped to do online room tax payments through the LodgingRevs system but the City decided to use the Caselle system. Each owner would do this online as part of their room tax remittance and was about 3 months out for it to start. In the meantime, owners would do paper submittals. LodgingRevs would be auditing what the City should be collecting, and they would do a boiler plate reminder to owners to pay room taxes. Nebel thought the reminder would have a link to the website.

Posner asked if the City would get a feedback report from the public on how the vendor was doing. Malloy said the PD could monitor when calls came in and when they were dispatched to see if there was follow up as a way to monitor the vendor. Goebel asked how LodgingRevs would report to the City. Tokos explained the enforcement would be given to the PD and the room tax estimates would be submitted to the Finance Department. Murzynsky reported that owners would get a pin number to pay the room tax payments.

Michel asked if the report the vendor gave on the number of nights a unit was rented for room tax remittance took into account different times of the year the unit was rented and the different rates. Tokos said they would look at significant discrepancies for issues. Michel voiced concern about complaints not being assumed to be violations. She asked if a neighbor called about a disturbance and the management called the guest and it was stopped, would it be a violation. Folmar said it wouldn't be a violation until it reached the PD and there was multiple evidence. A letter wouldn't be sent for every call. There needed to be evidence that the violation occurred and something to support it. Michel was concerned that the signs would only have the 24/7 hotline information, and not the management information on it. Folmar said the PD would be looking at complaints on a case by case basis. Nebel noted that the 24/7 hotline would call the managers first. Malloy said that the PD needed to determine how to be consistent with the complaints and how violations were determined. Tokos said a violation needed tangible evidence to prove it violated the code.

9. **Complaint Resolutions.** Folmar reviewed the PD memorandum on letters sent out for violations. He noted he was looking at various websites to determine if STRs were licensed until the third party website was up and running. Letters had been sent out for over occupancy and were complaint driven. Nebel noted there would be a better report at the next meeting on where things stood. Tokos thought it would be helpful for the CSO to get as much of his research and complaints he had dealt already within the system. Nebel thought the PD needed some standard protocol when responding to STR complaints to make sure the CSO was informed.

Branigan asked if there was a backup for the CSO when he was out of the office. Malloy said there were two CSOs and each would back up the other. They were establishing protocols, and Officer Ballentine would be trained to step in when Folmar was gone. They would both share job duties until close to the beginning of the year when they would see what happened with the third party vendor. Goebel asked if the CSO saw an increase in complaints. Folmar said they had not received a lot of complaints. There had only been one or two complaint driven letters sent out to owners. Folmar thought a lot of people didn't know how to log a complaint yet. He felt signage would help officers. Malloy said there had been about a dozen complaints that came in before Folmar started and they were from people who were part of the STR process. He worked with Tokos on responding to them. There had been four cease and desist letters sent and a few phone calls. Malloy thought there would be more of this happening after people understood the process.

10. **Frequency of Meetings.** Tokos noted that the resolution committed the WG to report to the Planning Commission and City Council on a quarterly basis. He asked for input on when the WG should meet. Nebel thought a meeting in the next month would be advantageous. Tokos would do a poll to get dates in October/November for the next meeting. Malloy noted that if the WG had enforcement questions they could reach out to him and Folmar.
11. **Public Comment.** Tokos opened up the meeting for public comments. Carla Perry asked how people would provide direct evidence if they used the phone to make a violation report. Tokos would talk to the vendor about this and thought the vendor would direct them to upload the evidence. Perry was concerned that not everyone had a computer to do this. Malloy said there could be a request for follow up by the CSO to talk to the complainant about the evidence. Nebel thought they City needed to have a discussion with LodgingRevs on what the agents should say. Tokos would write a script for the agents at LodgingRevs to use.

Perry asked if the information on the list of licensed STRs would be done and how the local representatives were going to be shared. Marineau explained that the list provided had the most up to date information on the local representatives. This information was what was provided as part of the STR license renewals. Some of the STR renewals listed as "incomplete" were still missing the local representative information. Perry didn't see Meredith Lodging on the list and she knew there were some rentals that used them as a manager. Folmar reported that he had been looking at Meredith Lodging's website along with other property management websites for compliance.

He reminded that the owner would be contacted first and then would talk to the manager. Perry suggested that LodgingRevs said “property violation report form” instead of just saying “property complaint form”. She felt complaint was a negative word and thought violation would go over better with the populous. Malloy said complaints was a standard word. Using the word “violation” indicated there was already a violation.

Cheryl Connell addressed the WG. She wanted to rename the complaint button and try to get the nomenclature different. She asked the WG to consider that many of the people reporting complaints had been undergoing this for many months and needed to be treated with respect. She wanted to know what the process would be to let people know about the new reporting process. Nebel said once the City knew things were working with the third party vendor, they would look at ways to get the word out. They could look at a standard press release and giving it a prominent place on the website. They could also possibly put a notice in a utility bill mailing. Tokos explained that they wanted to reach out to everyone who participated in the process to let them know. He hoped the signs would also inform the public. Connell thought multiple types of notifications would reach many people and was necessary for the City to be successful in getting the word out. Nebel thought it was important to direct people to a central location and do internal training with staff on forwarding complaints in this system. Connell requested that whatever they decided, they should do a direct mailing to residents next to STRs. Nebel asked to add an agenda item on the next meeting to discuss the outreach process. Connell requested the CSO be available to speak to groups on how to make a report on complaints.

Wayne Benson asked for clarification on how an STR could operate for 12 months if they didn’t renew. Tokos explained the STRs that didn’t renew couldn’t operate, but had a right to come in to get a proper license within 12 months. If they were operating at the time, they were in violation. Tokos explained that these STRs could still get a license, but it would be a brand new license with their spot held open for 12 months. Once the 12 months passed and they discontinued use, this went away. Wayne suggested “incident” instead of “complaint” when reporting. He asked if the signs would be clear that the units were STRs. Tokos confirmed they would.

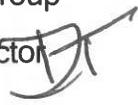
Goebel asked if someone who called in a complaint report had to follow up with a written form. Nebel explained that the call would generate a report and the vendor would call the owner. The CSO would get a report each morning on who called in, what the complaint was, who responded, and a brief description of what happened. Michel asked if the property manager would have to report back to the city on how they responded. Folmar hoped that there was something on the complaint system to request the property management report back to the CSO on what had been done. Michel requested this be discussed in the staff training.

12. **Adjournment.** The meeting adjourned at 2:53 p.m.

Respectfully submitted,

Sherri Marineau
Executive Assistant

Memorandum

To: Short-Term Rental Ordinance Implementation Work Group
From: Derrick I. Tokos, AICP, Community Development Director 
Date: November 15, 2019
Re: Update on Licensed Short-term Rentals, Cap, and Waitlist

Enclosed is a list and summary table of licensed short-term rentals as of November 12, 2019. At this time, there are 204 licensed short-term rentals. Of that number, 151 are vacation rental dwellings inside the overlay, 45 are vacation rentals outside the overlay, and 8 are B&Bs or home shares.

Property owners with licensed vacation rentals at the time the new ordinance was adopted, who decided not to renew their licenses, are listed in the summary table as inactive non-conforming vacation rentals. This is because the non-conforming use right that those owners had to license a vacation rental is not extinguished until the use is discontinued for a continuous 12-month period (NMC 14.32.060(A)(2)). That 12-month period started at the renewal deadline (i.e. August 15, 2019) and will extend to August 15, 2020.

Non-conforming vacation rentals within the overlay, both active and inactive, count towards the density limit (i.e. license cap) that the City Council established as 176 licenses (NMC 14.25.035(A)(1)). As the summary table shows, there are presently 173 active or inactive vacation rentals, meaning that there are 3 licenses available for qualifying properties on the wait list.

Those non-conforming vacation rentals situated outside of the overlay, whether active or inactive, are not subject to the license cap; however, the use must cease upon sale or transfer of the units (NMC 14.25.035(A)(3)). There are presently 39 property owners on the wait list.

Attachments:

List and summary table of short-term rentals
Copies of the referenced Municipal Code provisions

STR Counts as of 11-12-19

Active VRDs Inside Overlay Zone:	151
Inactive, Nonconforming VRDs Inside Overlay Zone:	22
Total Number of VRDs in Overlay Zone:	173

Active Home Shares:	5
Active B & Bs:	3
Active VRDs Outside of Overlay Zone:	45
Inactive, Nonconforming VRDs Outside of Overlay Zone:	11

Short-Term Rentals List

	Date Rcd.	Street Address	Map Taxlot	Property Owner	Zone	In or Out of Overlay Zone	License Renewal Status	Date of Endorsement	VRD, B&B, or Homeshare
1	10/22/2018	1000 SE Bay Blvd #117 (D-4)	11-11-09-CB-90404-00	Jason Baker	W-2	In	Completed	12/27/2018	VRD
2	6/7/2017	1000 SE Bay Blvd #146 (G-8)	11-11-09-CB-90708-00	Sylvia Richen	W-2	In	Completed	2/9/2018	VRD
3	5/17/2013	1000 SE Bay Blvd #225 (E-10)	11-11-09-CB-90510-00	Christie M Connard	W-2	In	Completed	7/17/2014	VRD
4	4/30/2019	1000 SE Bay Blvd #405 (B-4)	11-11-09-CB-80087-00	Stanley & Debra Kramien	W-2	In	Completed	7/23/2019	VRD
5	3/28/2018	1000 SE Bay Blvd #532/632 (K-9)	11-11-09-CB-91109-00	Kevin & Danielle Stewart	W-2	In	Completed	4/16/2019	VRD
6	9/26/2017	1000 SE Bay Blvd #536 (K11)	11-11-09-CB-91111-00	Eric Breon	W-2	In	Completed	10/18/2017	VRD
7	1/23/2018	1000 SE Bay Blvd #G-245 (G-19)	11-11-09-CB-90719-00	Kevin & Danielle Stewart	W-2	In	Completed	2/9/2018	VRD
8	7/8/2019	105 N Coast St	11-11-08-BB-08700-00	Terry & Eileen Obteshka	C-2	In	Completed	9/18/2019	VRD
9	7/6/2017	107 SW Coast St	11-11-08-BB-21700-00	Roy S Neff and Lauri Hines	R-4	In	Completed	7/11/2017	VRD
10	8/9/2018	109 NW Cliff St, Unit 6	11-11-08-BB-13100-00	Crowe Rentals LLC	C-2	In	Completed	1/23/2019	VRD
11	4/19/2017	109 NW Cliff St, Unit 7	11-11-08-BB-13100-00	Crowe Rentals LLC	C-2	In	Completed	5/17/2017	VRD
12	5/17/2017	109 NW Cliff St, Unit 8	11-11-08-BB-13100-00	Crowe Rentals LLC	C-2	In	Completed	7/19/2017	VRD
13	10/30/2012	1125 NW Spring St #A 203 (A-6)	11-11-05-CB-80006-00	Patrick & Susan Long	R-4	In	Completed	11/1/2019	VRD
14	5/11/2015	1125 NW Spring St #A-103	11-11-05-CB-80003-00	Toby Ross & Jo Duthie	R-4	In	Completed	11/30/2017	VRD
15	11/8/2013	1125 NW Spring St #A-201	11-11-05-CB-80004-00	Michael Adams	R-4	In	Completed	12/13/2013	VRD
16	9/14/2015	1125 NW Spring St #C101	11-11-05-CB-80016-00	Kenneth Sever	R-4	In	Completed	9/21/2015	VRD
17	8/16/2016	1125 NW Spring St #C201	11-11-05-CB-80019-00	Denise & Brian Velaski	R-4	In	Completed	8/22/2016	VRD
18	8/9/2016	1125 NW Spring St C-2 (c102)	11-11-05-CB-80017-00	Wendi & Eric Lonquist	R-4	In	Completed	8/15/2016	VRD
19	5/6/2016	1125 SW Spring St #C303 (C-9)	11-11-05-CB-80024-00	Dylan & Teri Ann Mason	R-4	In	Completed	5/19/2016	VRD
20	11/6/2018	1126 SW 8th St	11-11-08-CC-05000-00	Aaron & Mallory Hegge	R-2	In	Completed	3/15/2019	VRD
21	2/15/2019	1130 NW Hurbert St	11-11-05-CA-00801-00	Javier & Angelica Hernandez	R-2	In	Completed	8/30/2019	VRD
22	9/14/2017	1130 SW Martin St	11-11-08-CC-02600-00	Richard Savicky	R-2	In	Completed	12/14/2017	VRD
23	11/21/2018	1140 NW Hurbert St	11-11-05-CA-00802-00	Maria Van Houten	R-2	In	Completed	12/27/2018	VRD
24	4/5/2016	1144 SW Mark St	11-11-08-CC-02900-00	Kay Klose & Richard Rainery	R-2	In	Completed	5/10/2016	Home share
25	8/31/2012	1156 SW Mark St	11-11-08-CC-02800-00	Glenn F & Lori A Stockton Revocable Living Trust	R-2	In	Completed	1/15/2013	VRD
26	5/19/2014	129 SW Dolphin St Unit 129	11-11-08-BB-17400-00	John & Teri Rogers	C-2	In	Completed	6/11/2014	VRD
27	5/19/2014	129 SW Dolphin St Unit 133	11-11-08-BB-17400-00	John & Teri Rogers	C-2	In	Completed	6/11/2014	VRD
28	5/19/2014	129 SW Dolphin St Unit 137	11-11-08-BB-17400-00	John & Teri Rogers	C-2	In	Completed	6/11/2014	VRD
29	5/19/2014	129 SW Dolphin St Unit 139	11-11-08-BB-17400-00	John & Teri Rogers	C-2	In	Completed	6/11/2014	VRD
30	10/20/2016	13 NW High St	11-11-08-BB-07200-00	White Pine Properties LLC / James & Camille Norwick	R-4	In	Completed	3/16/2017	VRD
31	11/15/2018	134 SW Elizabeth St	11-11-08-BB-27501-00	Hallmark Inns & Resorts, Inc.	C-2	In	Completed	7/5/2019	VRD
32	9/19/2018	137 SW 12th St	11-11-08-AC-08000-00	Greg Bear	R-2	In	Completed	4/16/2019	VRD

Short-Term Rentals List

	Date Rcd.	Street Address	Map Taxlot	Property Owner	Zone	In or Out of Overlay Zone	License Renewal Status	Date of Endorsement	VRD, B&B, or Homeshare
33	7/2/2012	144 SW 26th St #1	11-11-17-BD-80001-00	Charles & Michele Acock	W-2	In	Completed	12/13/2012	VRD
34	11/15/2018	144 SW Elizabeth St	11-11-08-BB-27300-00	Hallmark Inns & Resorts, Inc.	C-2	In	Completed	7/5/2019	VRD
35	4/26/2017	145 SW Hurbert St #1	11-11-08-BA-11300-00	Golden Larch, LLC (Brad & Kathy Dixon)	R-4	In	Completed	9/25/2017	VRD
36	4/26/2017	145 SW Hurbert St #2	11-11-08-BA-11300-00	Golden Larch, LLC (Brad & Kathy Dixon)	R-4	In	Completed	9/25/2017	VRD
37	7/8/2019	2126 SE Marine Science Dr	11-11-17-00-00111-00	Michael Wilkinson & Nancy Simms	W-2	In	Completed	9/13/2019	B&B
38	10/25/2017	232 SW 27th St	11-11-17-BD-04500-00	Colleen Harris & Philip Mancke	R-4	In	Completed	1/19/2018	VRD
39	8/5/2016	238 SW 27th St	11-11-17-BD-04800-00	Roy S Neff and Lauri Hines	R-4	In	Completed	8/15/2016	VRD
40	11/28/2012	242 SW 27th St	11-11-17-BD-01400-00	Sharon A Simmons, Trustee	R-4	In	Completed	8/30/2019	VRD
41	1/17/2014	252 SW 27th St	11-11-17-BD-01500-00	Jennie Thomas	R-4	In	Completed	1/24/2014	VRD
42	10/24/2012	255 NW Cliff St	11-11-08-BB-12300-00	James & Lana Wetherill	C-2	In	Completed	2/13/2013	VRD
43	10/24/2012	257 NW Cliff St	11-11-08-BB-12300-00	James & Lana Wetherill	C-2	In	Completed	2/13/2013	VRD
44	11/13/2017	258 NW Coast St, Unit C	11-11-08-BB-05500-00	Michelle Heth	C-2	In	Completed	2/7/2019	VRD
45	1/3/2017	258 NW Coast St, Unit D	11-11-08-BB-05500-00	Michelle Heth	C-2	In	Completed	3/20/2017	VRD
46	5/31/2018	2612 SW Brant St	11-11-17-BD-03900-00	Anna & Mark Amarandos	R-1	In	Completed	9/4/2018	VRD
47	5/6/2019	2614 SW Brant St	11-11-17-BD-041000-00	Deborah S Rocha	R-4	In	Completed	7/18/2019	VRD
48	7/14/2016	2616 SW Brant St	11-11-17-BD-04100-00	Kay Fischer	R-4	In	Completed	7/19/2016	VRD
49	7/2/2014	2622 SW Brant St	11-11-17-BD-04400-00	Roger Benney & Sheryl Craner	R-4	In	Completed	7/8/2014	VRD
50	4/25/2018	2638 SW Brant St	11-11-17-BD-04900-00	Lisa Trapp	R-4	In	Completed	5/9/2019	VRD
51	10/16/2017	28 SW Brook St #B	11-11-08-BB-25400-00	Leslie Bergshoeff	R-4	In	Completed	2/5/2018	VRD
52	10/16/2017	28 SW Brook St #C	11-11-08-BB-25400-00	Leslie Bergshoeff	R-4	In	Completed	10/10/2019	VRD
53	10/16/2017	28 SW Brook St #D	11-11-08-BB-25400-00	Leslie Bergshoeff	R-4	In	Completed	2/5/2018	VRD
54	10/16/2017	28 SW Brook St #E	11-11-08-BB-25400-00	Leslie Bergshoeff	R-4	In	Completed	2/5/2018	VRD
55	10/16/2017	28 SW Brook St #F	11-11-08-BB-25400-00	Leslie Bergshoeff	R-4	In	Completed	2/5/2018	VRD
56	9/5/2017	28 SW Brook St #G	11-11-08-BB-25400-00	Leslie Bergshoeff	R-4	In	Completed	10/13/2017	VRD
57	7/2/2012	29 SW Coast St Unit A	11-11-08-BB-22200-00	Norm Ferber	R-4	In	Completed	10/25/2012	VRD
58	7/2/2012	29 SW Coast St Unit B	11-11-08-BB-22200-00	Norm Ferber	R-4	In	Completed	10/25/2012	VRD
59	7/2/2012	29 SW Coast St Unit C	11-11-08-BB-22200-00	Norm Ferber	R-4	In	Completed	10/25/2012	VRD
60	11/13/2017	311 NW 58th St	10-11-29-BB-02300-00	Micheal G Mantei	R-2	In	Completed	3/12/2018	VRD
61	10/12/2012	325 NW Coast St, Unit E	11-11-05-CC-88013-00	Steve & Marla Bennett	C-2	In	Completed	12/27/2012	VRD
62	11/15/2018	33 SW Elizabeth St	11-11-08-BB-15902-00	Hallmark Inns & Resorts, Inc.	C-2	In	Completed	7/5/2019	VRD
63	8/13/2012	3749 NW Oceanview Dr	10-11-32-BA-00900-00	Mountain Seas Development	R-4	In	Completed	12/26/2012	VRD
64	11/15/2018	39 SW Elizabeth St	11-11-08-BB-15903-00	Hallmark Inns & Resorts, Inc.	C-2	In	Completed	7/5/2019	VRD
65	3/2/2017	4 SW High St	11-11-08-BB-23300-00	Eder Beach Property LLC	R-4	In	Completed	5/30/2017	VRD
66	10/11/2012	406 NW High St	11-11-05-CC-13400-00	Janie Jenne & Michael Ditlefsen	R-4	In	Completed	9/11/2019	VRD
67	3/31/2016	407 NW High St	11-11-05-CC-11600-00	Pietro 2, LLC (Gary A. Pietro)	C-2	In	Completed	8/11/2016	VRD
68	4/23/2019	413 NW Hurbert St	11-11-05-CC-15200-00	Sakhina Awal LLC / Golam Azan	R-4	In	Completed	9/19/2019	VRD
69	4/23/2019	419 NW Hurbert St	11-11-05-CC-15200-00	Sakhina Awal LLC / Golam Azan	R-4	In	Completed	9/19/2019	VRD
70	8/14/2017	420 NW High St	11-11-05-CC-13500-00	Rina Myklak	R-4	In	Completed	10/17/2017	VRD

Short-Term Rentals List

	Date Rcd.	Street Address	Map Taxlot	Property Owner	Zone	In or Out of Overlay Zone	License Renewal Status	Date of Endorsement	VRD, B&B, or Homeshare
71	9/24/2012	423 SW Elizabeth St	11-11-08-BC-04300-00	Gregory & Precott (Scottie) Jones	C-2	In	Completed	11/6/2012	VRD
72	5/29/2018	424 SE 4th St	11-11-08-AD-03900-00	Eder Beach Property LLC	R-2	In	Completed	10/2/2018	VRD
73	5/10/2017	435 NW 58th St	10-11-30-AA-03800-00	Joan L Meloy	R-2	In	Completed	6/16/2017	VRD
74	6/14/2016	502 SW 7th St	11-11-08-BD-03400-00	Kim Kossov & Tom Palmen	R-3	In	Completed	6/30/2016	VRD
75	3/6/2013	507 NW Alpine St #103	11-11-05-CC-95003-00	Larry Rabideau & Cheryl Mann	C-2	In	Completed	3/13/2013	VRD
76	4/8/2019	507 NW Alpine St #107	11-11-05-CC-95007-00	Walde Living Trust (Shirley Walde)	C-2	In	Completed	8/23/2019	VRD
77	2/27/2019	507 NW Alpine St #108	11-11-05-CC-95008-00	Jenial R Shakib Living Trust	C-2	In	Completed	4/16/2019	VRD
78	3/11/2016	507 NW Alpine St #203	11-11-05-CC-95011-00	Roy & Sandra Rider	C-2	In	Completed	5/19/2016	VRD
79	4/9/2019	507 NW Alpine St #205	11-11-05-CB-95013-00	Dan & Teresa Reich	C-2	In	Completed	9/19/2019	VRD
80	7/9/2012	507 NW Alpine St #207	11-11-05-CC-95015-00	Kent B & Lori S Roberts	C-2	In	Completed	10/22/2013	VRD
81	5/22/2018	507 NW Alpine St #208	11-11-05-CC-95016-00	Barbara Musolf	C-2	In	Completed	10/2/2018	VRD
82	10/16/2017	507 NW Alpine St #303	11-11-05-CC-95019-00	Arne LaVen	C-2	In	Completed	5/18/2018	VRD
83	12/17/2014	507 NW Alpine St #308	11-11-05-CC-95024-00	Robert & Ladonna Vigil	C-2	In	Completed	8/30/2019	VRD
84	9/14/2017	510 SW Minnie St	11-11-08-CC-02501-00	Richard Savicky	R-2	In	Completed	12/14/2017	VRD
85	7/7/2017	511 SW 3rd St	11-11-08-BC-70003-00	Robert Fraser	R-3	In	Completed	1/19/2018	VRD
86	7/14/2016	524 SE 4th St, Unit A	11-11-08-AD-04600-00	Sandra & John Baker	R-2	In	Completed	8/29/2016	VRD
87	8/15/2018	526 NW Coast St, Unit E	11-11-05-CC-50005-00	Bubul Baruah	C-2	In	Completed	9/7/2018	VRD
88	10/22/2019	526 NW Coast St, Unit G	11-11-05-CC-50007-00	Chris Paillette	C-2	In	Completed	11/1/2019	VRD
89	11/16/2013	532 SE 2nd St	11-11-08-AA-10300-00	Sue Hardesty & Nellie Ward	R-2	In	Completed	12/18/2013	VRD
90	8/22/2013	537 NW Alpine St	11-11-05-CC-08600-00	Stephanie Sayler & Merritt Bruce	C-2	In	Completed	12/13/2013	VRD
91	2/21/2018	539 SW Woods St	11-11-08-000027-PLNG	Lucinda Chapman	R-3	In	Completed	7/18/2019	VRD
92	6/18/2015	540 NW Alpine St	11-11-05-CC-08100-00	Greg Stempson & Lorene Johnson	C-2	In	Completed	7/7/2015	VRD
93	10/29/2012	543 SW 5th St	11-11-08-BC-05600-00	Scott & Angela McFarland	R-3	In	Completed	5/6/2013	VRD
94	7/31/2018	545 SE 4th St	11-11-08-AD-01901-00	Cynthia Severson	R-2	In	Completed	3/28/2019	VRD
95	6/19/2013	546 SW Smith Ct	11-11-08-BC-07800-00	Diane & Russell Faria	R-3	In	Completed	7/11/2012	VRD
96	10/25/2017	553 SW 5th St	11-11-08-BC-05500-00	Scott Lackner	R-3	In	Completed	10/19/2018	VRD
97	6/30/2014	554 SE 2nd St	11-11-08-AA-10401-00	Nancy Thurston/Jeff Terry	R-2	In	Completed	7/3/2014	VRD
98	3/30/2015	580 NW 6th St	11-11-05-CC-02200-00	Hans-Christian & Andrea Muenchmeyer	R-4	In	Completed	4/9/2015	VRD
99	1/19/2018	582 NW 3rd St	11-11-05-CC-13000-00	BMD Rentals LLC / Rachel Wold	R-4	In	Completed	3/12/2018	VRD
100	4/30/2019	589 W Olive St	11-11-08-BB-23400-00	Don Ollila & Anna Kent	R-4	In	Completed	7/5/2019	VRD
101	8/21/2014	607 SW Woods St	11-11-08-BC-07700-00	Sandra Ringo	R-3	In	Completed	9/3/2014	VRD
102	9/12/2017	610 NW 9th St	11-11-05-CB-10200-00	Betty Willis	R-4	In	Completed	1/19/2018	VRD
103	10/30/2015	626 NW 3rd St	11-11-05-CC-80005-00	Terry & Krista Harrison	C-2	In	Completed	11/12/2015	VRD
104	6/20/2018	645 SE 4th St	11-11-08-AD-00700-00	Pivot Point Productions, LLC / Rene Tyson	R-2	In	Completed	7/6/2018	VRD
105	1/28/2019	700 W Olive St	11-11-08-BB-07500-00	Ocean Equity Investments LLC, Brodie Becksted	C-2	In	Completed	9/26/2019	VRD

Short-Term Rentals List

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106	9/26/2013	701 NW Coast St #107	11-11-05-CC-94007-00	Charles & Jane Kemp	C-2	In	Completed	12/13/2013	VRD
107	7/14/2016	701 NW Coast St #108	11-11-05-CC-94008-00	Michael D McCoy Rev. Living Trust	C-2	In	Completed	9/21/2016	VRD
108	5/15/2107	701 NW Coast St #109	11-11-05-CC-94009-00	Kevin Carmondy	C-2	In	Completed	10/19/2018	VRD
109	10/25/2012	701 NW Coast St #111	11-11-05-CC-94011-00	Bonnie Carmody	C-2	In	Completed	7/31/2013	VRD
110	6/19/2012	701 NW Coast St #201	11-11-05-CC-94013-00	Li'l Macs LLC / Alema Mcrea	C-2	In	Completed	10/24/2013	VRD
111	4/24/2019	701 NW Coast St #207	11-11-05-CC-94019-00	Nye Beach Escape	R-4	In	Completed	7/5/2019	VRD
112	10/25/2012	701 NW Coast St #209	11-11-05-CC-94021-00	Bonnie Carmody	C-2	In	Completed	7/31/2013	VRD
113	10/25/2012	701 NW Coast St #210	11-11-05-CC-94022-00	Bonnie Carmody	C-2	In	Completed	7/31/2013	VRD
114	10/25/2012	701 NW Coast St #211	11-11-05-CC-94023-00	Bonnie Carmody	C-2	In	Completed	7/31/2013	VRD
115	12/5/2017	701 NW Coast St #303	11-11-05-CC-94027-00	Suzanne R. W. Horning	C-2	In	Completed	10/19/2018	VRD
116	9/3/2013	701 NW Coast St #305	11-11-05-CC-94029-00	Jan Bedle	C-2	In	Completed	4/7/2014	VRD
117	10/29/2012	701 NW Coast St #306	11-11-05-CC-94030-00	David & Margaret Hall	C-2	In	Completed	11/6/2012	VRD
118	10/25/2012	701 NW Coast St #309	11-11-05-CC-94033-00	Bonnie Carmody	C-2	In	Completed	7/31/2013	VRD
119	10/25/2012	701 NW Coast St #310	11-11-05-CC-94034-00	Bonnie Carmody	C-2	In	Completed	12/26/2012	VRD
120	4/4/2018	707 NW High St	11-11-05-CC-89004-00	Redhawk Rentals LLC / Chad Gordon	C-2	In	Completed	5/1/2018	VRD
121	2/24/2017	709 NW High St	11-11-05-CC-89003-00	Alan & Angela Dietrich	C-2	In	Completed	3/20/2017	VRD
122	4/18/2018	715 NW 3rd St	11-11-08-BB-11200-00	Nye Place, LLC / Stephen Madkour	C-2	In	Completed	5/18/2018	VRD
123	7/8/2019	722 NW 1st St	11-11-08-BB-08900-00	Terry & Eileen Obteshka	C-2	In	Completed	9/18/2019	VRD
124	11/13/2017	723 NW 2nd Ct	11-11-08-BB-10700-00	Michelle Heth	C-2	In	Completed	2/7/2019	VRD
125	3/8/2017	728 SE 5th St	11-11-08-AD-07200-00	Justin & Tamarah Sato	R-2	In	Completed	3/27/2017	VRD
126	4/5/2016	731 NW 2nd Ct	11-11-08-BB-10600-00	April M. Lee	C-2	In	Completed	6/2/2016	VRD
127	8/4/2014	732 NW 2nd Ct	11-11-08-BB-11700-00	Eric & Cherie Gullerud	C-2	In	Completed	9/3/2014	VRD
128	8/1/2018	736 NW 3rd St	11-11-05-CC-10600-00	Samer H Abufadil	C-2	In	Completed	10/2/2018	VRD
129	2/19/2015	745 NW Beach Dr	11-11-05-CC-10000-00	Joe & Paula Roth / Ramon Diaz	C-2	In	Completed	7/7/2015	VRD
130	8/15/2014	745 NW Lee St	11-11-05-CD-02800-00	Clare Hanley	R-2	In	Completed	9/3/2014	VRD
131	2/16/2016	748 NW Lee St	11-11-05-CD-02900-00	Omar Jaff	R-2	In	Completed	7/19/2016	VRD
132	2/28/2019	748 SW Bay Blvd, Unit A	11-11-08-CA-04100-00	Mo Properties LLC	W-2	In	Completed	9/3/2019	VRD
133	2/28/2019	748 SW Bay Blvd, Unit B	11-11-08-CA-04100-00	Mo Properties LLC	W-2	In	Completed	9/3/2019	VRD
134	2/28/2019	748 SW Bay Blvd, Unit C	11-11-08-CA-04100-00	Mo Properties LLC	W-2	In	Completed	9/3/2019	VRD
135	7/2/2018	750 NW 2nd St	11-11-08-BB-10300-00	Deidre Johns	C-2	In	Completed	9/26/2019	VRD
136	2/22/2016	757 NW Coast St #5	11-11-05-CC-92005-00	Dr. Frank J Benison, PhD	C-2	In	Completed	8/14/2017	VRD
137	11/13/2017	757 NW Coast St #6	11-11-05-CC-91006-00	Lighthouse Lookout LLC / Teresa I Clifton	C-2	In	Completed	3/26/2018	VRD
138	11/2/2015	757 NW Coast St #7	11-11-05-CC-91007-00	Sue Ellen O'Connor	C-2	In	Completed	12/30/2015	VRD
139	1/8/2014	757 SW 6th St	11-11-08-CB-01101-00	Doug Chu	R-4	In	Completed	2/6/2014	VRD
140	10/15/2018	801 NW Coast St #1	11-11-05-CB-90001-00	Dorcot Dreams LLC	C-2	In	Completed	7/29/2019	VRD
141	11/13/2018	814 SW Bay St	11-11-08-CB-06000-00	Lana Allen	C-1	In	Completed	12/27/2018	VRD

Short-Term Rentals List

	Date Rcd.	Street Address	Map Taxlot	Property Owner	Zone	In or Out of Overlay Zone	License Renewal Status	Date of Endorsement	VRD, B&B, or Homeshare
142	7/5/2016	821 SW 12th St	11-11-08-CA-07600-00	Kenneth & Cheryl Huff	R-3	In	Completed	7/13/2016	VRD
143	3/23/2017	832 SW 13th St	11-11-08-CA-07700-00	Wilma Roles	R-3	In	Completed	6/9/2017	VRD
144	11/12/2015	859 SW Bay Blvd	11-11-08-CA-02302-00	Roger Yost	W-2	In	Completed	5/10/2016	VRD
145	8/2/2012	890 SE Bay Blvd #205	11-11-09-CB-70205-00	Gary H & F Rebecca Thorgaard	W-2	In	Completed	12/27/2012	VRD
146	7/2/2012	902 SW Mark St	11-11-08-CB-93001-00	Don & Jeannie Andre	R-2	In	Completed	8/6/2013	VRD
147	11/13/2018	903 SW Coast Hwy	11-11-08-CB-06100-00	Lana Allen	C-1	In	Completed	1/23/2019	VRD
148	11/13/2018	905 SW Coast Hwy	11-11-08-CB-06100-00	Lana Allen	C-1	In	Completed	1/23/2019	VRD
149	11/14/2014	912 NW Coast St	11-11-05-CB-05500-00	Patricia A. Lee	R-4	In	Completed	10/22/2019	VRD
150	11/15/2018	914 SW 2nd St	11-11-08-BB-27200-00	Hallmark Inns & Resorts, Inc.	C-2	In	Completed	7/5/2019	VRD
151	6/22/2016	927 SW 11th St	11-11-08-CD-03101-00	Steven Palmer	R-3	In	Completed	11/14/2012	VRD
152	3/23/2017	946 NW High St	11-11-05-CB-10800-00	David Bahler	R-4	In	Completed	9/12/2017	VRD
153	9/19/2019	946 SW 8th St	11-11-08-CB-07000-00	Sarah Marquez & Mario Cippone	C-1	In	Completed	10/22/2019	Home Share
154	3/4/2019	955 NW Spring St	11-11-05-CB-10600-00	Sandra D Burgess	R-4	In	Completed	3/28/2019	VRD
155	4/22/2013	10 NW 42nd St	10-11-29-CD-01400-00	Thomas Huff	R-1	Out	Completed	5/9/2013	VRD
156	2/7/2013	11 NW 42nd St, Unit A	10-11-29-CD-02400-00	NW Property Holdings - Oregon, LLC	R-1	Out	Completed	5/6/2013	VRD
157	2/7/2013	11 NW 42nd St, Unit B	10-11-29-CD-02400-00	NW Property Holdings - Oregon, LLC	R-1	Out	Completed	4/2/2013	VRD
158	7/2/2012	1235 NW Spring St	11-11-05-BC-03700-00	Carol & Bob Reinhard	R-2	Out	Completed	5/9/2013	VRD
159	3/18/2019	124 NW 54th St	10-11-29-BD-03800-00	Hollie & Thor Bates	C-1	Out	Completed	7/5/2019	VRD
160	10/24/2012	1245 NW Spring St	11-11-05-BC-03701-00	James & Lana Wetherill	R-2	Out	Completed	2/28/2013	VRD
161	7/2/2018	125 NW 77th Ct, Unit A	10-11-20-BB-01000-00	Karen J Trussell	R-1	Out	Completed	9/4/2018	VRD
162	5/2/2014	128 NW 73rd Ct	10-11-20-BC-01300-00	Fred & Patty Stanwood	R-1	Out	Completed	5/13/2014	VRD
163	3/30/2015	1330 NW Spring St	11-11-05-BC-02200-00	Roy S Neff and Lauri Hines	R-2	Out	Completed	5/12/2015	VRD
164	11/13/2017	1332 NW Thompson St	11-11-05-BC-02601-00	Jesse Williams & Vali Sevastita	R-2	Out	Completed	4/6/2018	VRD
165	2/15/2019	1346 SE Rio Vista Dr	11-11-09-CA-01700-00	Dean Sawyer	R-1	Out	Completed	7/5/2019	Home Share
166	11/13/2017	135 NW 77th Ct	10-11-20-BB-00900-00	Cheryl M Johnson / Tom Walklet (agent)	R-1	Out	Completed	12/8/2017	VRD
167	10/11/2018	140 NW 77th Ct	10-11-20-BB-00800-00	Cheryl M Johnson / Tom Walklet (agent)	R-1	Out	Completed	12/27/2018	VRD
168	10/23/2017	1409 NW Spring St	11-11-05-BC-01802-00	Jeff & Karin Gauvin	R-2	Out	Completed	12/14/2017	VRD
169	3/5/2019	145 SW 27th St	11-11-17-BD-01904-00	Brian & Renee Todd	R-4	Out	Completed	4/16/2019	VRD
170	5/31/2016	1452 NW Spring St	11-11-05-BC-01200-00	Scott & Mindy McDowell	R-2	Out	Completed	6/2/2016	VRD
171	3/18/2019	1522 NW Spring St	11-11-05-BB-01700-00	Michael Callahan	R-2	Out	Completed	3/28/2019	VRD
172	11/8/2018	1535 F NW Hurbert St	11-11-05-BB-01200-00	Ann Howell & Thomas Hickey	R-2	Out	Completed	1/23/2019	VRD
173	9/28/2018	1542 NW Spring St	11-11-05-BB-02000-00	Rick Hixon & Jocelyn Stoodly	R-2	Out	Completed	12/27/2018	VRD
174	9/27/2017	1610 NW Spring St	11-11-05-BB-00900-00	Donald & Patsy M Family Trust	R-2	Out	Completed	2/5/2018	VRD
175	10/24/2012	171 NW 73rd Ct	10-11-20-BC-00806-00	Jerry Burger	R-1	Out	Completed	1/29/2013	VRD
176	1/20/2015	180 NW Gilbert Way Unit C	10-11-29-BD-17700-00	Cuttaliya & Douglas Robinson	R-4	Out	Completed	2/12/2015	VRD
177	12/6/2016	2003 NW Oceanview Dr	11-11-05-BA-02502-00	Jenni & Robert Winterburn	R-1	Out	Completed	12/28/2016	VRD

Short-Term Rentals List

	Date Rcd.	Street Address	Map Taxlot	Property Owner	Zone	In or Out of Overlay Zone	License Renewal Status	Date of Endorsement	VRD, B&B, or Homeshare
178	8/8/2013	224 NE 55th St	10-11-29-BD-00301-00	Northeast 55th St LLC	R-2	Out	Completed	10/2/2013	VRD
179	10/23/2017	2545 NW Pacific St	10-11-32-DC-09200-00	Michael D'Anna	R-1	Out	Completed	12/12/2017	VRD
180	11/8/2018	2725 NW Pacific Pl	10-11-32-DB-00800-00	Dennis & Denise Monden	R-1	Out	Completed	3/15/2019	VRD
181	12/7/2018	2755 NW Pacific Pl	10-11-32-DB-01300-00	Wildcard Investment, LLC	R-1	Out	Completed	1/23/2019	VRD
182	4/24/2017	2767 NW Pacific Pl	10-11-32-DB-01400-00	Richard Evans & Julie Sanford	R-1	Out	Completed	6/2/2017	VRD
183	9/27/2012	3360 NW Oceanview Dr Unit A	10-11-32-AC-06600-00	Bahram Adrangi (Cindy Reid)	R-4	Out	Completed	10/24/2012	VRD
184	10/30/2013	3380 NW Oceanview Dr Unit B	10-11-32-AC-07100-00	Veritas Corp. / Mark & Rebecca DeBoer	R-4	Out	Completed	12/5/2013	VRD
185	9/11/2017	375 NE 70th Dr	10-11-20-CA-05400-00	Todd & Debbie Cleek	R-4	Out	Completed	10/13/2017	VRD
186	9/20/2012	3914 NW Cherokee Ln	10-11-32-AB-02600-00	Linda Neigebauer	R-1	Out	Completed	1/9/2014	VRD
187	4/6/2018	424 NW 59th St	10-11-30-AA-02500-00	Fort Awesome West LLC / Darroch Burns	R-2	Out	Completed	5/1/2018	VRD
188	7/2/2018	449 SE Scenic Loop	11-11-09-BC-01600-00	Celeste McEntee	R-4	Out	Completed	7/18/2019	VRD
189	7/18/2013	457 NW 56th St	10-11-30-AA-05600-00	John Mace (Lightkeeper, LLC)	R-2	Out	Completed	3/21/2014	VRD
190	6/14/2016	457 NW 57th St	10-11-30-AA-04701-00	Rick & Lynette Ruppel	R-2	Out	Completed	6/30/2016	VRD
191	3/4/2014	4718 NW Cherokee Ln	10-11-29-CA-01600-00	Kirk Hofstetter & Mary Jo Moeller	R-4	Out	Completed	3/21/2014	VRD
192	10/1/2012	4920 NW Woody Way	10-11-29-CA-03000-00	Craig & Dawn Lodge	R-4	Out	Completed	11/29/2012	B&B
193	10/17/2012	4925 NW Woody Way	10-11-29-CA-03400-00	Douglas & Dee A. Nebert	R-4	Out	Completed	11/29/2012	B&B
194	10/29/2012	5053 NW Agate Way	10-11-29-BD-16100-00	Robert & Lori Cavell	R-2	Out	Completed	1/11/2013	VRD
195	10/25/2017	520 NW 23rd St	10-11-32-DC-02600-00	Louis & Malinda Limbrunner	R-1	Out	Completed	3/12/2018	VRD
196	10/24/2012	535 NW 16th St	11-11-05-BB-01900-00	Mark Peterson	R-2	Out	Completed	5/6/2013	VRD
197	10/11/2019	5518 N Coast Hwy	10-11-29-BA-02403-00	Les Carter	R-4	Out	Completed	11/1/2019	Home Share
198	5/10/2017	555 NW 56th St	10-11-30-AA-00301-00	Rob & Leslie Hildebrand	R-2	Out	Completed	6/16/2017	VRD
199	2/24/2014	556 NW 56th St	10-11-30-AA-00701-00	Richard Zhao & Jianhua Pang	R-2	Out	Completed	3/6/2014	VRD
200	10/4/2017	5608 NW Meander St	10-11-30-AA-04800-00	Les Trust, Steven Leonard	R-2	Out	Completed	1/19/2018	VRD
201	4/25/2014	626 NW 54th Ct	10-11-30-AD-02600-00	Newport Oceanfront Estate LLC	R-2	Out	Completed	7/18/2016	VRD
202	9/21/2012	640 NW 54th Ct	10-11-30-AD-02400-00	Bonnie & Fred Saxton	R-2	Out	Completed	1/11/2013	VRD
203	10/12/2016	688 NE 20th Pl	10-11-32-DD-05500-00	William & Kassi Sedwick	R-1	Out	Completed	9/9/2019	VRD
204	5/31/2018	7055 NE Avery St	10-11-20-BC-00614-00	Dale & Sandra Cruickshank-Phillips	R-1	Out	Completed	7/6/2018	Home Share

Inactive, Nonconforming Short-Term Rentals

	Date Rcd.	Street Address	Map Taxlot	Property Owner	Zone	In or Out of Overlay Zone	License Renewal Status	Date of Endorsement	VRD, B&B, or Homeshare
1	7/25/2013	1000 SE Bay Blvd #114 (D-1)	11-11-09-CB-90401-00	Ellen & Lawrence Franck	W-2	In	No Submittal	8/6/2013	VRD
2	4/11/2014	1000 SE Bay Blvd #140 (J-1)	11-11-09-CB-91001-00	VKN Vacation Rental ATTN: Valerie K Nichols	W-2	In	No Submittal	5/1/2014	VRD
3	10/22/2019	1000 SE Bay Blvd #208 (C-21)	11-11-09-CB-90321-00	David & Rebecca Egger	W-2	In	No Submittal	1/31/2013	VRD

Short-Term Rentals List

	Date Rcd.	Street Address	Map Taxlot	Property Owner	Zone	In or Out of Overlay Zone	License Renewal Status	Date of Endorsement	VRD, B&B, or Homeshare
4	8/19/2013	1000 SE Bay Blvd #244 (G-18)	11-11-09-CB-90718-00	Richard A Larsell	W-2	In	No Submittal	5/20/2014	VRD
5	10/22/2019	1000 SE Bay Blvd #308 (C-21)	11-11-09-CB-90321-00	David & Rebecca Egger	W-2	In	No Submittal	1/31/2013	VRD
6	8/19/2013	1000 SE Bay Blvd #344 (G-18)	11-11-09-CB-80223-00	Richard A Larsell	W-2	In	No Submittal	5/20/2014	VRD
7	3/5/2019	1000 SE Bay Blvd #528 (J-7)	11-11-09-CB-91007-00	Connie Shim	W-2	In	No Submittal	3/28/2019	VRD
8	7/16/2013	1000 SE Bay Blvd #642 (L-6)	11-11-09-CB-91206-00	Cynthia Kelley Hinds	W-2	In	No Submittal	10/2/2013	VRD
9	5/22/2018	1120 NW Spring St, Unit A	11-11-05-CB-70001-00	Terry & Diane Schneider	R-4	In	No Submittal	6/22/2018	VRD
10	7/14/2014	1140 SW Abbey St	11-11-08-CA-09800-00	Paul & Kim Montagne	R-3	In	No Submittal	10/26/2016	VRD
11	7/8/2019	134 SW Bay Blvd	11-11-08-AC-11200-00	Khakhanang Hickey	W-2	In	No Submittal		VRD
12	7/2/2012	135 SW Coast St	11-11-08-BB-20900-00	Julia & Patrick Rask	R-4	In	No Submittal	12/23/2014	VRD
13	6/26/2012	165 SW 26th St	11-11-17-BD-00300-00	Sherie Hawley & Gary Gamer	R-4	In	No Submittal	1/8/2014	VRD
14	8/10/2017	35 SW Hurbert St	11-11-08-BA-10203-00	Beverly Chamberlain	R-4	In	No Submittal	12/8/2017	VRD
15	7/20/2017	507 NW Alpine St #302	11-11-05-CC-95018-00	Kathleen Schonau	C-2	In	No Submittal	3/27/2019	VRD
16	9/6/2012	507 NW Alpine St #305	11-11-05-CC-95021-00	Patrick & Elizabeth Bresnan	C-2	In	No Submittal	12/7/2012	VRD
17	11/9/2017	521 NW Hurbert St	11-11-05-CC-16200-00	Debbie Sloan	R-4	In	No Submittal	2/26/2018	VRD
18	9/3/2014	539 SW Park St	11-11-08-CB-09700-00	Michael Tran	R-4	In	No Submittal	10/15/2014	VRD
19	1/26/2017	637 SE 2nd St	11-11-08-AA-07700-00	Leah Tuttle	R-2	In	No Submittal	3/20/2017	VRD
20	9/16/2013	701 NW Coast St #101	11-11-05-CC-94001-00	Gwenith M Filbin	C-2	In	No Submittal	12/13/2013	VRD
21	10/29/2012	753 NW 2nd St	11-11-08-BB-09300-00	Wayne Trantow/Antoinette Parque	C-2	In	No Submittal	11/7/2012	VRD
22	1/9/2013	890 SE Bay Blvd #314	11-11-09-CB-70314-00	Debra Harland	W-2	In	No Submittal	1/11/2013	VRD
23	2/1/2017	1217 NW Oceanview Dr	11-11-05-BC-03400-00	Stuart Larsen	R-2	Out	No Submittal	3/22/2017	VRD
24	10/9/2018	130 NW 77th Ct	10-11-20-BB-00700-00	Randy & Janice Reitz	R-1	Out	No Submittal	1/23/2019	VRD
25	6/1/2015	185 NW 70th St	10-11-20-CB-00118-00	Susan & Steven Johnston	R-2	Out	No Submittal	7/19/2016	VRD
26	10/29/2012	2005 NW Oceanview Dr	11-11-05-BB-00300-00	Margie L Dawson	R-1	Out	No Submittal	7/10/2013	VRD
27	9/19/2018	320 NW 18th St	11-11-05-BA-05101-00	Robert W Wienert	R-1	Out	No Submittal	10/19/2018	VRD
28	2/27/2019	3934 NW Cherokee Ln	10-11-32-AB-02800-00	Christie & Stephen Burns	R-1	Out	No Submittal	4/3/2019	VRD
29	2/22/2016	411 NW 60th St	10-11-30-AA-02300-00	Amy Gordon	R-2	Out	No Submittal	2/17/2017	VRD
30	10/29/2012	416 NW 58th St	10-11-30-AA-03300-00	John Ross	R-2	Out	No Submittal	12/4/2012	VRD
31	8/3/2015	4916 NW Woody Way	10-11-29-CA-02900-00	Don P & Leona Rairigh	R-4	Out	No Submittal	11/1/2015	VRD
32	3/8/2017	546 NW 54th St	10-11-30-AD-00500-00	Larry & Pat Hood	R-2	Out	No Submittal	3/27/2017	VRD
33	9/12/2017	688 NE 20th Pl	10-11-32-DD-05500-00	William & Kassi Sedwick	R-1	Out	No Submittal	2/9/2018	VRD

14.32.050 Nonconforming Lots

- A. When a nonconforming lot can be used in conformity with all of the regulations applicable to the intended use, except that the lot is smaller than the required minimum set forth in this Ordinance, then the lot may be used as proposed just as if it were conforming.
- B. This section applies only to undeveloped nonconforming lots. A lot is undeveloped if it has had no structures upon it from the effective date to the date of intended use.

14.32.060 Verification of Status of Nonconforming Use or Structure

- A. Upon receiving an application to alter, expand, or replace a nonconforming use or structure, the approval authority shall determine that the use or structure is nonconforming. Such determination shall be based on findings that:
 1. The use or structure was legally established at the time the Zoning Ordinance was enacted or amended; and
 2. The use has not been discontinued for a continuous 12-month period.

The approval authority may require the applicant provide evidence that a use has been maintained over time. Evidence that a use has been maintained may include, but is not limited to, copies of utility bills, tax records, business licenses, advertisements, and telephone or trade listings.

- B. The approval authority shall verify the status of a nonconforming use as being the nature and extent of the use at the time of adoption or amendment of the Zoning Code provision disallowing the use. When determining the nature and extent of a nonconforming use, the approval authority shall consider:
 1. Description of the use;
 2. The types and quantities of goods or services provided and activities conducted;
 3. The scope of the use (volume, intensity, frequency, etc.), including fluctuations in the level of activity;

EXHIBIT C: ORDINANCE NO. 2144, AMENDING CITY OF NEWPORT SHORT-TERM RENTAL REGULATIONS

may be revoked if the street is improved and driveway shortened.

- F. Shared Access. Short-term rentals that rely upon use of shared access and parking areas may only be permitted if a covenant or other binding legal instrument establishes that the owner of the unit maintains exclusive use of the required parking space(s).
- G. Landscaping. For short-term rentals situated on individual lots or parcels in residential zones, at least 50% of the front yard and 40% of the total area shall be landscaped. No more than 50% of the front yard landscaping may be impervious surfaces, such as patios and decks. Driveway and parking areas shall not satisfy any portion of these landscaping requirements.

14.25.035 Non-Conforming Short-Term Rentals

- A. The non-conforming use provisions of NMC Chapter 14.32 shall apply to all short-term rentals licensed prior to the effective date of this ordinance, except:
1. Vacation rentals located inside the Vacation Rental Overlay Zone within, or adjacent to, a commercial or water-related zone shall count towards the specific cap number established pursuant to NMC 14.25.030(A)(1), but are not subject to the density limitation of NMC 14.25.030(A), and may be sold or transferred notwithstanding the waiting list provisions of NMC 14.25.030(A)(2).
 2. All other vacation rentals located inside the Vacation Rental Overlay Zone shall count towards the specific cap number established pursuant to NMC 14.25.030(A)(1) and, upon sale or transfer, shall be subject to the density limitation of NMC 14.25.030(A) and the spacing standards of NMC 14.25.030(B).
 3. Vacation rental use of dwelling units located outside of the Vacation Rental Overlay Zone shall cease upon sale or transfer of the units.

Memorandum

To: Short-Term Rental Ordinance Implementation Work Group
From: Derrick I. Tokos, AICP, Community Development Director 
Date: November 15, 2019
Re: Disposition of Short-Term Rental applications Submitted Prior to Ordinance Adoption

At your initial meeting we reported that 23 short-term rental applications submitted prior to the adoption of Ordinance No. 2144 were still in process. Those applicant's had until November 1, 2019 to complete their license applications or they would be subject to the new requirements. Nine of the 23 did not complete their applications by the deadline (list attached). Three of the properties were sold, and the owners of the remaining six properties received written notice that the City would be taking no further action on their applications. A sample copy of that letter is enclosed.

Attachments:

List of pre-Ordinance No. 2144 applications that missed the 11/1/19 deadline
Copy of the no further action letter

Sherri Marineau

From: Sherri Marineau
Sent: Tuesday, November 05, 2019 11:04 AM
To: Kay Keady; Jim Folmar
Subject: List of Pending STR Applications that missed the November 1st deadline

Kay & Jim,

Here is a list of the old STR applications that had until November 1st to complete everything to be licensed. All of these units did not complete the requirements and have not received endorsement licenses. Their applications have now been deemed expired and should be taken off of the pending license list. Also, note that the units that fall *inside* of the overlay zone only have the option to be placed on the waitlist going forward:

	Address	Owner	In or Out of Overlay Zone	Business License App Number	Business Name
1	1000 SE Bay Blvd #142	Christie Connard	In	5815	Embarcadero Unit #142 – <i>This Unit sold on 9/27/17</i>
2	1000 SE Bay Blvd #L 447 (L-5)	Gayle Deluca	In	6182	Embarcadero 447-Gayle Deluca
3	1223 SE 1st St	DP Legacy Properties, LLC	Out	5880	DP Legacy Properties, LLC
4	1328 NW Nye St	Eric Hanneman	Out	6244	Nye Street House
5	216 NW 73rd Ct	Richard & Mary Elixman	Out	6200	Business Systems Consulting, Inc – <i>This Unit sold on 4/5/19</i>
6	23 NW High St	Eli Berman & Linda Oz	In	6267	Berman High Street
7	410 SE Grant St	Jane & Dennis Bartoldus	In	6226	Jane & Dennis Bartoldus – <i>This Unit sold on 4/11/19</i>
8	568 SW 5th St, Apt A	Finz Properties, LLC (Brian & Janet Berg)	In	6013	Finz Properties, LLC
9	801 NW Coast St, Unit 4	Dan & Teresa Reich	In	6265	Dan Reich

Thanks,

Sherri Marineau
City of Newport
Community Development Department
169 SW Coast Highway
Newport, OR 97365

CITY OF NEWPORT
 169 SW COAST HWY
 NEWPORT, OREGON 97365

COAST GUARD CITY, USA



phone: 541.574.0629
 fax: 541.574.0644
<http://newportoregon.gov>

mombetsu, japan, sister city

November 5, 2019

DP Legacy Properties, LLC
 Attn: James McQuiston, Agent
 777 High Street, STE 100
 Eugene, OR 97401

RE: Expiration of Your Short-Term Rental Application (1223 SE 1st Street)

Dear Mr. McQuiston,

In May of this year you received a notice that the Newport City Council adopted Ordinance No. 2144, which substantially changed the requirements for licensing short-term rentals in the City of Newport. The notice pointed out that persons, such as yourself, who submitted applications for vacation rental endorsements on or before the effective date of the ordinance, would be subject to the licensing requirements in effect when the application was submitted as long as the application was made complete within 180 days or by November 1, 2019.

Your short-term rental application was not completed by November 1, 2019 and is, therefore, now subject to the new rules. Those rules prohibit vacation rental use of a dwelling in the portion of the city where your property is located.

Accordingly, our office can take no further action on the short-term rental application you previously submitted.

Sincerely,

A handwritten signature in blue ink, appearing to read "Derrick I. Tokos", is written over the word "Sincerely,".

Derrick I. Tokos, AICP
 Community Development Director
 City of Newport
 ph: 541-574-0626
d.tokos@newportoregon.gov

Memorandum

To: Short-Term Rental Ordinance Implementation Work Group

From: Derrick I. Tokos, AICP, Community Development Director 

Date: November 15, 2019

Re: 24/7 Hotline Implementation

The City hired a sign contractor to prepare 24/7 short-term rental hotline signs that licensed operators are required to post on the premises in a location clearly visible from an adjacent street. License renewal fees were sufficient to cover the cost. Notice was provided to short-term rental property owners that they, or their agent, was to pick up the signs and install them no later than November 8, 2019. This was accomplished via mail and email.

Ordinance No. 2144 did not specifically address condominium arrangements. In those cases owners/operators were allowed to post one sign per building. For large resorts, such as the Embarcadero, with buildings not visible from a street, City staff worked with the responsible parties to identify appropriate locations for the signs.

On October 11, 2019 notice was sent to persons that participated in the Ordinance No. 2144 adoption process advising them that a hotline phone number and online incident reporting form had been established to notify the City of potential code violations (enclosed). A press release was also issued, which was picked up by the New-Times and likely other sources. Links to the online reporting form are included on the City website.

When incidents are reported, they are flagged for review by the City's Community Service Officer. As this service was only recently launched, there are only a modest number of incidents that have been reported via the hotline or online form. Enclosed are a couple of examples of what the back end looks like to City staff, showing how incidents are captured and the City's response. This includes feedback provided to the individual that reported the incident.

The City has received feedback from a short-term rental operator that their unit was broken into shortly after they posted the sign. This issue was raised when the 24/7 hotline requirement was being developed, and should be monitored. Our third party vendor, Lodgingrevs, has also indicated that a number of the calls they have received have been from individuals interested in renting units, as opposed to reporting potential code violations. In those cases, they have simply closed out the incidents.

Of the 204 licensed short-term rental owners, 28 had not picked up their signs after having received the notice. That list has been shared with the Community Service Officer for follow-up. The Community Service Officer will also be driving by properties where the City has received complaints that the owners/agents have failed to install signs.

Attachments:

Notices, press releases, news articles, web screenshots, sample incident reports, list of STR owners that haven't picked up signs

CITY OF NEWPORT
 169 SW COAST HWY
 NEWPORT, OREGON 97365
 COAST GUARD CITY, USA



phone: 541.574.0611
 fax: 541.574.3355
<http://newportoregon.gov>
 mombetsu, japan, sister city

To: Short-Term Rental Owner

From: Derrick Tokos, Community Development Department

Date: October 8, 2019

RE: Signs for 24/7 Short-Term Rental Hotline

Let me first extend our appreciation for the efforts you have made to comply with the City of Newport's new short-term rental regulations (Ordinance No. 2144). There were a number of new requirements and we thank you for your time and patience in working through those issues as you navigated the license renewal process.

You may recall, that the cover letter provided with your business license renewal packet included a note indicating that the City was hiring a contractor to provide a 24/7 hotline for dispatching calls to the operators of short-term rental properties. It further pointed out that once a contractor was hired, short-term rental owners, or their agents, would be required to post a sign on the premises with the 24/7 hotline information. This is a requirement of the new ordinance (NMC 4.25.030(C)(3)).

The City had a sign contractor prepare the signs so that there will be a consistent look and feel to them. We are making the signs available at no charge. You or your agent may pick up a sign at the Finance Department, Newport City Hall (169 SW Coast Highway). **The sign must be installed in a location clearly visible from an adjacent street no later than Friday, November 8, 2019.**

Thank you for your cooperation in this matter.

NYE BEACH ESCAPE
2226 N COAST HWY #283
NEWPORT, OR 97365

AARON & MALLORY HEGGE
525 STRAWBERRY LP
SWEET HOME, OR 97386

AARON NOBLE
701 NW COAST ST
NEWPORT, OR 97365

ALAN & ANGELA DIETRICH
2517 NW LEMHI PASS DR
BEND, OR 97703

ANN HOWELL & THOMAS HICKEY
429 N BRIDGETON RD SLIP #3
PORTLAND, OR 97217

ANNA & MARK AMARANDOS
25292 ABILENE CT
LAGUNA HILLS, CA 92653

APRIL M. LEE
3319 W AUGUSTA CT
COEUEUR D ALENE, ID 83815

ARLA FRECHETTE
PO BOX 1678
WALDPORT, OR 97394

ARNE LAVEN
2538 NW HOSMER LAKE DR
BEND, OR 97703

BAHRAM ADRANGI (CINDY REID)
PO BOX 83731
PORTLAND, OR 97283

BARBARA MUSOLF
5480 SW DOVER LOOP
PORTLAND, OR 97225

BETTY WILLIS
3310 LANDMARK CT
REDDING, CA 96003

BMD RENTALS LLC / RACHEL WOLD
12590 SW GLACIER LILY CIRCLE
PORTLAND, OR 97223

BONNIE & FRED SAXTON
1081 SE 1ST ST
NEWPORT, OR 97365

BONNIE CARMODY
261 SE VIEW DR.
NEWPORT, OR 97365

BRAIN GETTING
711 NW HIGH ST
NEWPORT, OR 97365

BRENT MCCARTHY
443 NE 1ST ST
TOLEDO, OR 97391

BRIAN & RENEE TODD
19775 BUCK CANYON RD
BEND, OR 97702

BUBUL BARUAH
37067 HOLLY ST
FREMONT, CA 94536

CANNON COURT LLC
PO BOX 1555
MCCALL, ID 83638

CAROL & BOB REINHARD
21680 BUTTE RANCH RD
BEND, OR 97702

CELESTE MCENTEE
449 SE SCENIC LOOP
NEWPORT, OR 97365

CHAD GORDON
1075 YASEK LOOP
TOLEDO, OR 97391

CHARLES & JANE KEMP
1693 S 24TH ST
EL CENTRO, CA 92243

CHARLES & MICHELE ACOCK
3142 RESERVOIR RD
WALLA WALLA, WA 99362

CHERYL M JOHNSON / TOM WALKLET
(AGENT)
61329 TRIPLE KNOT RD
BEND, OR 97702

CHRISTIE M CONNARD
1585 SW BROOKLANE DR
CORVALLIS, OR 97333

CLARE HANLEY
94 W NOBLE ST
STOCKTON, CA 95204

COLLEEN HARRIS & PHILIP MANCKE
7137 SW LOLA LN
TIGARD, OR 97223

CRAIG & DAWN LODGE
4920 NW WOODY WAY
NEWPORT, OR 97365

CROWE RENTALS LLC
PO BOX 411
TOLEDO, OR 97391

CUTTALIYA & DOUGLAS ROBINSON
PO BOX 83
CORVALLIS, OR 97339

CYNTHIA HARRELL
134 E BAYPOINT RD
GLENEDEN, OR 97388

CYNTHIA SEVERSON
11915 NW HWY 99
VANCOUVER, WA 98686

DALE & SANDRA CRUICKSHANK-
PHILLIPS
7055 NE AVERY ST
NEWPORT, OR 97365

DALLAS AGGEN
152 NW 57TH ST
NEWPORT, OR 97365

DAN & TERESA REICH
PO BOX 292
COLLEGE PLACE, WA 99324

****Updated Address Below****
DANAE GROVE
PO BOX 1192
WALDPORT, OR 97394

DAVID & MARGARET HALL
8310 COUNTERPANE LN
JUNEAU, AK 99801

DAVID BAHLER
1910 MILLCREEK WAY
SALT LAKE CITY, UT 84106

DAVID GORDON
4530 NE UNION LOOP
LINCOLN CITY, OR 97367

DAWN O'BRIEN
PO BOX 902
GLENEDEN BEACH, OR 97388

DEAN MCELVEEN (OR BEACH
VACATIONS)
4786 SE HWY 101
LINCOLN CITY, OR 97367

DEAN SAWYER
1346 SE RIO VISTA DR
NEWPORT, OR 97365

DEBBY CHAMBERS CLARK
407 NW 10TH ST
NEWPORT, OR 97365

DEBORAH S ROCHA
27943 SECO CYN RD #318
SANTA CLARITA, CA 91390

DENISE & BRIAN VELASKI
8590 SW FARRWAY DR
PORTLAND, OR 97225

DENNIS & DENISE MONDEN
1440 GEYSER CT
THOUSAND OAKS, CA 91320

DIANE & RUSSELL FARIA
11314 SE 313TH PL
AUBURN, WA 98092-3094

DON & JEANNIE ANDRE
PO BOX 1818
NEWPORT, OR 97365

DON OLLILA & ANNA KENT
3411 LAKE GROVE AVE
LAKE OSWEGO OR, 97035

DONALD & PATSY M FAMILY TRUST
PO BOX 919
SUTHERLIN, OR 97479

DORCOT DREAMS LLC
63520 CRICKETWOOD RD
BEND, OR 97701

DOUG CHU
11954 NE GLISAN ST 134
PORTLAND, OR 97220

DOUGLAS & DEE A. NEBERT
4925 NW WOODY WAY
NEWPORT, OR 97365

DR. FRANK J BENISON, PHD
19 LINDENWOOD DR
LITTLETON, CO 80120

DYLAN & TERI ANN MASON
2734 NW SCANDIA LP
BEND, OR 97703

EDER BEACH PROPERTY LLC
PO BOX 721
NEWPORT, OR 97365

ERIC & CHERIE GULLERUD
PO BOX 2475
CORVALLIS, OR 97339

ERIC BREON
264 NW MACLEAY BLVD
PORTLAND, OR 97210

FORT AWESOME WEST LLC / DARROCH
BURNS
PO BOX 902
CLACKAMAS, OR 97015

FRED & PATTY STANWOOD
10881 SE 258TH PL
DAMASCUS, OR 97089

GARY H & F REBECCA THORGAARD
PO BOX 514
CLARKSTON, WA 99403

GLENN F & LORI A STOCKTON
REVOCABLE LIVING TRUST
PO BOX 3026
BREMERTON, WA 98310

GOLDEN LARCH, LLC (BRAD & KATHY
DIXON)
PO BOX 483
CORVALLIS, OR 97339

GREG BEAR
PO BOX 1094
MOSES LAKE, WA 98837

GREG STEMPSON & LORENE JOHNSON
2672 NW NORDEEN WAY
BEND, OR 97703

GREGORY & PRECOTT (SCOTTIE)
JONES
20368 HONEY GROVE RD
ALSEA, OR 97324

HALLMARK INNS & RESORTS, INC.
744 SW ELIZABETH ST
NEWPORT, OR 97365

HANS-CHRISTIAN & ANDREA
MUENCHMEYER
2330 NE STANTON ST
PORTLAND, OR 97212

HEIDI DALTON
PO BOX 2023 /
989 NW ESTATE DR
WALDPORT, OR 97394 /
SEAL ROCK, OR 97376

HOLLIE & THOR BATES
1574 NW 29TH ST
CORVALLIS, OR 97330

INN @ NYE BEACH
729 NW COAST ST
NEWPORT, OR 97365

INN AT NYE BEACH / GENERAL
MANAGER
729 NW COAST ST
NEWPORT, OR 97365

JAMES & LANA WETHERILL
25804 NE OLSON RD
BATTLE GROUND, WA 98604

JAMES GIFFORD
233 NW 25TH ST
NEWPORT, OR 97365

JAN BEDLE
2217 GRAND AVE
EVERETT, WA 98201

JANIE JENNE & MICHAEL DITLEFSEN
1055 HIGHLAND AVE
SALEM, OR 97301

JASON BAKER
11160 SW EDEN CT
TIGARD, OR 97223

JAVIER & ANGELICA HERNANDEZ
1130 NW HURBERT ST
NEWPORT, OR 97365

JEFF & KARIN GAUVIN
1175 N CROWN KING AVE
WASHINGTON, UT 84780

JENIAL R SHAKIB LIVING TRUST
PO BOX 58731
SALT LAKE CITY, UT 84158

JENNI & ROBERT WINTERBURN
3313 CORPUS CHRISTI AVE
SIMI VALLEY, CA 93063

JENNIE THOMAS
532 NW RIVER SIDE
BEND, OR 97703

JERRY BURGER
687 NW 3RD ST
PRINEVILLE, OR 97754

JESSE WILLIAMS & VALI SEVASTITA
1727 NW 33RD AVE
PORTLAND, OR 97210

JOAN L MELOY
28646 SW MEADOWS LOOP
WILSONVILLE, OR 97070

JOAT LLC (LISA OR DARRIN)
2001 NW CATAMARAN ST
WALDPORT, OR 97394

JOE & PAULA ROTH / RAMON DIAZ
PO BOX 92
LOCKWOOD, CA 93932

JOHN & TERI ROGERS
PO BOX 2377
NEWPORT, OR 97365

JOHN BAKER
524 SE 4TH ST
NEWPORT, OR 97365

JOHN MACE (LIGHTKEEPER, LLC)
6225 SE CARLTON
PORTLAND, OR 97206

JULIE OSBURNE
445 NW 9TH ST
NEWPORT, OR 97365

JUSTIN & TAMARAH SATO
21031 SERANGO DR
WEST LINN, OR 97068

KAREN J TRUSSELL
1379 LAZY CREEK DR NE
KEIZER, OR 97303

KATY BROWN
4786 SE HWY 101
LINCOLN CITY, OR 97367

KAY FISCHER
24625 EVERGREEN RD
PHILOMATH, OR 97370

KAY KLOSE & RICHARD RAINERY
1144 SW MARK ST
NEWPORT, OR 97365

KELLY WOLF
122 SE 35TH ST
SOUTH BEACH, OR 97366

KEN CLARK
507 NW ALPINE ST, UNIT 100
NEWPORT, OR 97365

KEN CLARK, NYE SANDS CONDO MNGR
507 NW ALPINE ST, UNIT 203
NEWPORT, OR 97365

KENNETH & CHERYL HUFF
4646 NE 12TH AVE
PORTLAND, OR 97211

KENNETH SEVER
1706 BRONZE SUNSET CT
KINGWOOD, TX 77345

KENT B & LORI S ROBERTS
375 CORBETT CK RD
COLVILLE, WA 99114

KEVIN & DANIELLE STEWART
2100 NE WALNUT DR
REDMOND, OR 97756

KEVIN CARMONDY
38 WOODLAKE RD APT 9
ALBANY, NY 12203

KIM KOSSOW & TOM PALMEN
PO BOX 171
DALLAS, OR 97338

KIRK HOFSTETTER & MARY JO
MOELLER
2255 DORCHESTER DR S
SALEM, OR 97302

LANA ALLEN
423 SW 3RD ST
CORVALLIS, OR 97333

LARRY RABIDEAU & CHERYL MANN
144 PT. FOSDICK CIRCLE
GIG HARBOR, WA 98335

LAURA ROSBOROUGH
1136 SW 8TH ST
NEWPORT, OR 97365

LAURI HINES
944 N BAYVIEW RD
WALDPORT, OR 97394

LEONA ROSE
9393 NW SEAL ROCK ST
SEAL ROCK, OR 97376

LES TRUST, STEVEN LEONARD
5400 NICHOLAS COURT
PIPERSVILLE, PA 18947

LESLIE BERGSHOEFF
3109 NE COOPER RD
CAMAS, WA 98607

LIGHTHOUSE LOOKOUT LLC / TERESA I
CLIFTON
1232 SHOT POUCH RD
BLODGETT, OR 97326

LI'L MACS LLC / ALEMA MCREA
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NEWPORT, OR 97365

LISA GLENN
48 CAMP 12 RIVERSIDE LN
SILETZ, OR 97380

LISA GLENN, TURNKEY VACATION
RENTALS
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SILETZ, OR 97380

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NYE BEACH ESCAPE
2226 N COAST HWY #283
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NYE PLACE, LLC / STEPHEN MADKOUR
13999 S CLACKAMAS RIVER DR
OREGON CITY, OR 97045

OCEANFRONT PROPERTIES, INC.,
MITCH ROSE
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SEAL ROCK, OR 97376

OMAR JAFF
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OR BEACH VACATIONS
4786 SE HWY 101
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OR BEACH VACATIONS, KATY BROWN
4786 US 101
LINCOLN CITY, OR 97367

OREGON BEACH VACATION RENTALS
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LINCOLN CITY, OR 97367

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OMAHA, NE 68118

PIVOT POINT PRODUCTIONS, LLC /
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10-8-19

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thekelleyfamily@comcast.net
thewhaler@hallmarkinns.com
terehere@aol.com
trhuff@hotmail.com
tyeelodge@gmail.com
urkaos27@gmail.com
velaski@comcast.net
wetherill1@juno.com
yostcoastal@gmail.com
deidre123@gmail.com
brodie@oceanequity.com

Derrick Tokos

From: Peggy Hawker
Sent: Friday, October 11, 2019 3:03 PM
To: City Council; Derrick Tokos; Andre Hagedsted; Casey Miller; The Boss Radio; Cheryl Harle - Personal; David Morgan; Gary Vick; Justin Werner; katu; Keira Morgan; YBC Radio News; KLCC News; News KVAL; Lincoln City Chamber of Commerce; oregonian; newport news; KEZI; news guard; Oregon Coast Today; Pacific Skinny News; Patti Ferry; Peggy Hawker; Rick Beasley; Waldport Chamber; Walter Sherman; Yachats Chamber
Subject: City of Newport - Short-Term Rental Hotline Notice
Attachments: Hotline_notice.pdf

ict open house



Newport opens hotline for short-term rentals

As part of the update of its short-term rental ordinance, the City of Newport has established a 24/7 hotline that people can use to pass along concerns they have with how a short-term rental is being operated.

The city, in partnership with the third-party vendor **LODGINGRevs**, has established a hotline number and incident reporting form. They are:

- 24/7 short-term rental hotline number: 800-207-9727;
- Online incident re-

porting form: lodging.munirevs.com/complaint/?cityid=572.

Both the hotline number and form can also be found on the city's website — www.newportoregon.gov. Short-term rental operators are required to post signs on their properties advertising the hotline number. The signs are to be installed no later than Nov. 8.

Information submitted through the 24/7 hotline or online incident reporting form will be forwarded to the short-

term rental operator's manager for a response, and will be reviewed by a City of Newport Community Service Officer to determine if a code violation has occurred. All of the information will be stored in a centralized database.

For more information, or to find out how an incident you have called in or reported online is being handled, contact Community Service Officer Jim Folmar at j.folmar@newportpolice.net or 541-265-4854

MEETINGS

WEDNESDAY, OCT. 16
Lincoln County Board of Commissioners: 9:30 a.m., county courthouse, Newport.

Lincoln City Public Arts Committee: 4:15 p.m., Lincoln City Cultural Center, 540 NE Highway 101.

Depoe Bay Parks Commission: 5 p.m., council chambers, city hall.

Oregon Coast Community College Board of Education: 6 p.m., forum with Northwest Commission on Colleges and Universities, Central County Campus, 400 SE College

Way, South Beach.
Lincoln County Board of Commissioners and Toledo City Council: 6 p.m., joint meeting to consider Georgia-Pacific's property tax exemption application, Toledo Fire Hall, 285 NE Burgess Road.

Yachats City Council: 2 p.m., civic meeting room, Yachats Commons.

Newport Transportation System Plan Policy Advisory Committee: 6 p.m., council chambers, city hall.

THURSDAY, OCT. 17
Newport Public Arts Committee: 8:30 a.m., conference room A, city hall.

North Lincoln Health District Board of Directors: 9:30 a.m., education conference room, Samaritan North Lincoln Hospital, Lincoln City.

Destination Newport Committee: 2 p.m. conference room A, city hall.

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10/16/19

LETTERS TO THE EDITOR

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to tell classes full of children that they could come to the library but, if they lived outside of town, their family would have to pay for them to check out books. It broke my heart when a child would tell me that their family couldn't afford to pay.

When the district levy passed, my heart was mended. Use of local libraries quickly increased. When all the libraries needed additional funds to keep up with demand, voters passed a very small option levy of .09 per \$1,000. While the levy has been passed every five years, it has not increased since 1998.

Cooperative efforts between libraries increased, making good use of funds by sharing costs. Users are provided fee-free access to established and emerging technologies. Access to the public libraries in Lincoln and Tillamook counties with a library card from just one

of them increased the resources available to users. Please remember to vote when your ballot arrives. Your libraries need your support.

**Rebecca Cohen
Rozewski
Newport**

SHORT-TERM RENTAL HOTLINE IS GREAT IDEA

I saw that Newport has a 24-hour hotline where folks can call to report problems with short-term rentals and their guests. This is a wonderful idea. When can we expect Lincoln County to do the same?

As it stands now, neighbors call for Vacasa, individual owners (if they have accurate information) and wait to have the problem taken care of only to have to call again about the same concern in a few days or a week.

A hotline might actually have to keep records of the

complaints, whether or not it is solved, or fixed or handled, that the concern did happen and caused someone some grief and should be addressed as a complaint. And this way there could be tracking of nuisance properties that could, and in many cases should, be removed from the rental pool.

Right now the STR owners and guests have all the cards, and we, the full-time residents of formerly nice, quiet, safe neighborhoods where we knew our neighbors, are left with very little recourse and no way to do anything about the nuisance "neighbors."

A hotline would allow us to tell someone what is happening and when it is happening, not hours or days later when we can get ahold of someone. Response times should be faster, too, as should potential revocations and suspensions of licenses of problem STRs.

So, Lincoln County, when can we get that phone number for our hotline?

**M. Riley
Depoe Bay**

DO YOU THINK WE LIVE IN A DEMOCRACY? WELL, THINK AGAIN.

In 2017, the people of Lincoln County voted to ban the timber industry practice of spraying toxic chemicals from helicopters to kill plants that compete with the growth of newly planted fir trees. The day after passing this protective law, Lincoln County was sued by timber interests. But for two years, the spray ban had remained in effect until, on Sept. 26, a circuit court judge ruled for big timber and against the people.

The initiative system exists to provide citizens a way to participate in a "would be" democracy. When our elected officials

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VIEWS ON THE NEWS — READER FEEDBACK

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Facebook
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x.com/new-
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this a joke? Issue some damn permits, give some tax breaks and subsidies for developers who build rental apartments.
— **Willy T. Thomas**

They have been doing this down here in Jackson County.
— **Trina Klinefelter-Jacobs**

Tiny houses with composting toilets and solar panels.
— **Mary Lou Miller**

I would be in favor as long as people downsize their junk. I don't want to see all their storage outside. We have a neighbor like that. I hate looking at it. I think it draws rats, too.
— **Julie Van**

expense), but zoning laws were too confusing.
— **Wanda Barkell Warden**

Why build tiny houses when storage units can be used just as well and they are already made? Then again, there are the county ordinances that seem to keep screwing the screw tighter and tighter on landowners.
— **Christine DeLapp**

They need to be plumbed into city water and sewer if in the city limits. I worry about sanitation. They are also expensive compared to regular mobile homes and apartments. Many do not have room for a laundry, play areas, places to do homework and they look

keep the rent costs down.
— **Linda Myers**

Take it from someone who has had an issue with chronic homelessness (not anymore thank God). Any homeless person, no matter the size of the family or the reason, would take any roof they could get over their head. I promise you that. So I think it would be brilliant if it would somehow work out.
— **Melissa Wolff**

No tiny houses. They will lower property values in neighborhoods.
— **Duff Imholt**

Tiny houses are an excellent way to ease the housing shortage. And tiny houses can be built

is something just the right size. But so many of us need to downsize things we have.
— **Naomi Landry**

I don't think house size is what make housing so expensive. It seems to have more to do with using houses as investment vehicles. If you want a small house then it should be your choice, but as long as houses are just another investment, the neighbor who would like to see their investment raise higher might not like your choice.
— **Renee Slade**

Part of the affordable housing shortage is a huge increase in Airbnbs. Fewer homes on the market for long-term rentals means

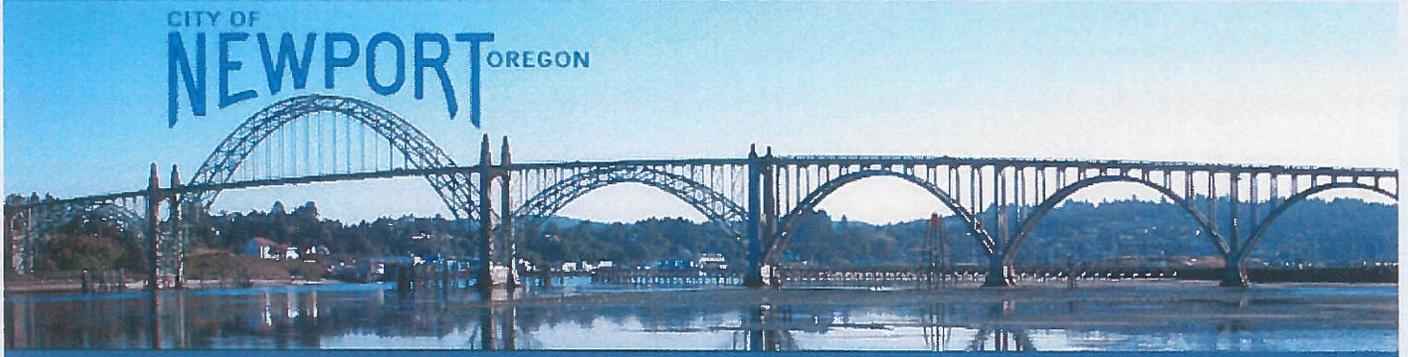
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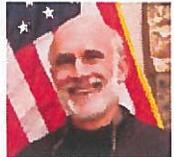


CITY OF NEWPORT OREGON

AUTUMN FEST ART SHOW
 NOV 17TH, 10AM – 4PM
 AT THE NEWPORT REC CENTER

Mayor & Council

Contact the Mayor/Council



Councilor David Allen

Approved Goals 2019-20

Latest City Council Meetings

Latest Urban Renewal Agency Meetings



Latest News

- RFP for Legal Services 11/14/2019
- Short-Term Rental hotline and Incident Reporting Form 10/11/2019
- Newport Transportation System plan Update 10/2/2019
- Yard debris Burn Information for Lincoln County 8/22/2019

Planning Your Visit

- Locate things in Newport (Google Map)
 - Welcome to Newport, Oregon (video clip)
 - Get to know Newport
 - Newport Chamber of Commerce
 - Shuttle Schedule
 - Newport Bike Maps
 - North by Northwest Connector
- 

Meetings

City Council Agendas: Nov. 18 2019 City Council Work Session	11/18
Urban Renewal Agency Agendas: Nov. 18 2019 Urban Renewal Agency	11/18
City Council Agendas: Nov. 18 2019 Council	11/18
Parks and Recreation Committee Agendas: Agendas 11-20-19	11/20
Destination Newport Committee Agendas: Nov. 21 2019 Destination Newport	11/21

Vision 2040



Quick Links

UTILITY BILLS

Xpress Bill Pay
 Innovative Internet Payment Systems

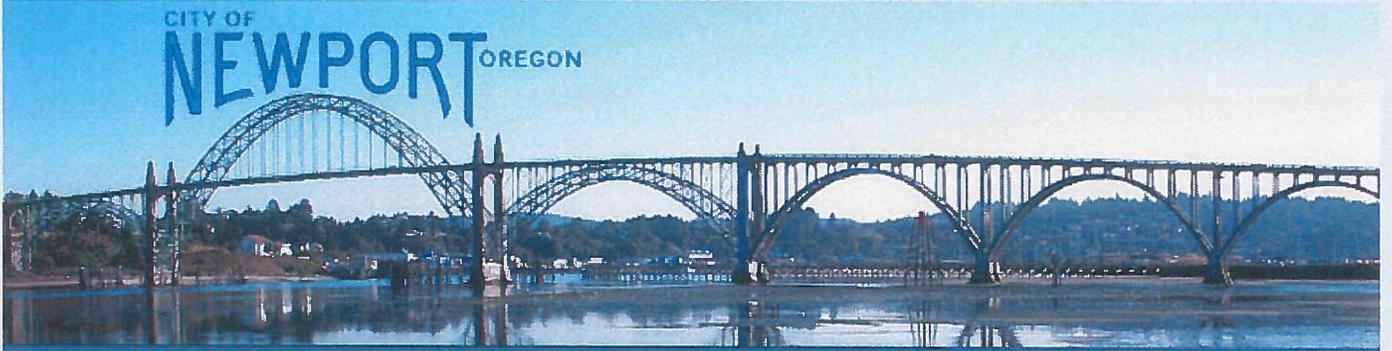
Your link to building Oregon

Permitting
 BuildingPermits.Oregon.gov

Public Meeting Comments

Search the Archives for previous announcements.

City Council/Urban Renewal Agency Agenda Item Comments.



CITY OF NEWPORT OREGON

Community Development Building Planning Urban Renewal Municipal Code Plans Search

Contact Us

Demick Tokas, Director	541.574.0626
Sheri Marineau, Executive Assistant	541.574.0629
Joseph Lease, Building Official	541.574.0627
Christina Chapin, Permit Technician	541.574.0628
To Call for Inspections	888.299.2821

Hours

Planning - M-F 8am - 5pm
Building Official - M-F 8am - 9.30am or by appointment

Frequently Asked Questions

- [Do I need a building permit?](#)
- [Do I need an electrical permit?](#)
- [Do I need a plumbing permit?](#)
- [Do I need a mechanical permit?](#)
- [Asbestos Abatement Information](#)

Records Search

[Search Building and Land Use Records](#)

Newport Short-Term Rental Ordinance Amendments



Complaint Incident Form
Hotline - 800-207-9727

- Current List of Active Licensed Short-Term Rentals

- [Summary of Key Changes to Short-Term Rental Regulations](#)
- [NMC Chapter 4.25 - Short-Term Rental Business License Endorsements](#)
- [NMC Chapter 14.25 - Short-Term Rental Land Use Regulations](#)
- [Ordinance No. 2144 - Short-Term Rental Regulations](#)
- [Resolution No. 3849 - Short-Term Rental Fees](#)
- [Resolution No. 3850 - Vacation Rental License Cap](#)
- [Map of New Vacation Rental Zoning Overlay - Full Extent](#)
- [Map of New Vacation Rental Zoning Overlay Partial](#)
- [Map of Vacation Rentals Subject to Phase Out](#)



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Select Language

Key Information

- [60+ Activity Center](#)
- [Aquatic Center Schedule](#)
- [Bids and RFPs](#)
- [Building & Land Use Records](#)
- [Budget Information](#)
- [Committees](#)
- [Council Meetings](#)
- [Doing Business](#)
- [Emergency Information](#)
- [Municipal Code](#)
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- [e-Blast Newsletter](#)
- [Emergency Alert Notifications](#)
- [Media Releases](#)
- [RSS](#)
- [Stay Connected - Email Alerts](#)

Community Links

- [Chamber of Commerce](#)
- [Discover Newport](#)
- [Lincoln County](#)
- [Lincoln County Historical Society](#)
- [Lincoln County Sheriff's Office](#)
- [News Media](#)
- [Oregon Coast Visitors Association](#)
- [Performing Arts Center](#)
- [Services in Lincoln County](#)
- [Visual Arts Center](#)
- [Volunteer Opportunities](#)

Details

Audit Log (1)

Editing Complaints for

Save

Basic Info

City	Advertisement Id	Addtl. Adv Id's	Business Id	Account Number	User Entered Address	Owner Name	Total Complaints
Newport	8077956   LINK	<input type="text"/> <input type="button" value="Add"/>	6152  LINK	006152	1245 NW Spring Street Newport	James and Lana Wetherill	1

Status

Complaint Status 

Complaint Type 

Complaint

Name Email Phone

Complaint Description

Notes

Complaint Notes

File

Details

Audit Log (1)

Editing Complaints for

Save

Audit Logs

Category	Date	User	Note
	Oct 23, 2019 5:50 pm MDT	Jim Folmar	Status changed from "2" to "4" Complaint Notes changed from "" to "I addressed this issue on 10/3. The original e-mail was sent to me on 10/2. I spoke with Derrick Tokos and was informed that short term renters are allowed to park on the street if they have the allowed number of vehicles occupying the off-street parking. If the vehicles on the street are parking legally, there is no violation. I will send another e-mail to [REDACTED]"

Details

Audit Log (1)

Editing Complaints for

Save

Basic Info

City	Advertisement Id	Addtl. Adv Id's	Business Id	Account Number	User Entered Address	Owner Name	Total Complaints
Newport	<input type="text" value="Enter Advertisement Id"/> <input type="button" value="Save"/>	<input type="text"/> <input type="button" value="Add"/>	1316 LINK	001316	171 NW 73rd Ct Newport 97365	Burger	1

Status

Complaint Status ▾

Complaint Type ▾

Complaint

Name Email Phone

Complaint Description

Notes

Complaint Notes

File

No Files

Details

Audit Log (1)

Editing Complaints for

Save

Audit Logs

Category	Date	User	Note
	Yesterday, 3:39 pm MST	Jim Folmar	Complaint Notes changed from "" to "Checked the location. Phone number is partially obscured. Will contact home owner to rectify the complaint."

Derrick Tokos

From: Sherri Marineau
Sent: Wednesday, November 13, 2019 8:42 AM
To: Jim Folmar
Cc: Kay Keady; Derrick Tokos
Subject: RE: List of STRs That Did Not Pick Up Their 24/7 Hotline Sign by 11-8-19

Jim,

Please note that the STRs at **5518 N Coast Hwy** and **946 SW 8th St** did not receive notice to pick up the hotline signs because they received their endorsements after the notices went out. I will be contacting them today to have them pick them up in a timely manner.

Thanks,

Sherri

From: Sherri Marineau
Sent: Tuesday, November 12, 2019 4:47 PM
To: Jim Folmar <J.Folmar@NewportPolice.net>
Cc: Kay Keady <K.Keady@NewportOregon.gov>; Derrick Tokos <D.Tokos@NewportOregon.gov>
Subject: List of STRs That Did Not Pick Up Their 24/7 Hotline Sign by 11-8-19

Jim,

Derrick asked that we share a list with you of the STRs that did not pick up their required 24/7 STR hotline signs by the November 8th deadline. They are as follows:

Short-Term Rentals That Did Not Pick Up Their 24/7 STR Hotline Sign by 11/8/19

<u>STR Address</u>	<u>Owner Name</u>	<u>Owner Mailing Address</u>	<u>City/State</u>
105 N Coast St	Terry & Eileen Obteshka	105 NW Coast St	Newport, OR 9736
1126 SW 8th St	Aaron & Mallory Hegge	525 Strawberry Lp	Sweet Home, OR 9
1130 NW Hurbert St	Javier & Angelica Hernandez	1130 NW Hurbert St	Newport, OR 9736
1245 NW Spring St	James & Lana Wetherill	25804 NE Olson Rd	Battle Ground, WA
1452 NW Spring St	Scott & Mindy McDowell	6553 S Madison Ct	Centennial, CO 80.
2003 NW Oceanview Dr	Jenni & Robert Winterburn	3313 Corpus Christi Ave	Simi Valley, CA 930
2126 SE Marine Science Dr	Michael Wilkinson & Nancy Simms	1930 W San Marcos Blvd Spc #375	San Marcos, CA 92
2545 NW Pacific St	Michael D'Anna	2584 E Smith Road	Bellingham, WA 98
255 NW Cliff St	James & Lana Wetherill	25804 NE Olson Rd	Battle Ground, WA
257 NW Cliff St	James & Lana Wetherill	25804 NE Olson Rd	Battle Ground, WA
2612 SW Brant St	Anna & Mark Amarandos	25292 Abilene Ct	Laguna Hills, CA 92
2725 NW Pacific Pl	Dennis & Denise Monden	1440 Geyser Ct	Thousand Oaks, CA
406 NW High St	Janie Jenne & Michael Ditlefsen	1055 Highland Ave	Salem, OR 97301
413 NW Hurbert St	Sakhina Awal LLC / Golam Azan	1982 Kodiak Ave SW	Albany, OR 97321

419 NW Hurbert St	Sakhina Awal LLC / Golam Azan	1982 Kodiak Ave SW	Albany, OR 97321
449 SE Scenic Loop	Celeste McEntee	449 SE Scenic Loop	Newport, OR 97365
511 SW 3rd St	Robert Fraser	4949 Eriskine Way SW	Seattle, WA 98116
520 NW 23rd St	Louis & Malinda Limbrunner	631 SE 1st St	Newport, OR 97365
5518 N Coast Hwy	Les Carter	5518 N Coast Hwy	Newport, OR 97365
553 SW 5th St	Scott Lackner	PO Box 921112	Dutch Harbor, AK 99503
589 W Olive St	Don Ollila & Anna Kent	3411 Lake Grove Ave	Lake Oswego, OR 97034
700 W Olive St	Ocean Equity Investments LLC, Brodie Becksted	1107 SW Coast Hwy	Newport, OR 97365
722 NW 1st St	Terry & Eileen Obtreshka	105 NW Coast St	Newport, OR 97365
723 NW 2nd Ct	Michelle Heth	1181 Ryan Ct	West Linn, OR 97070
748 SW Bay Blvd, Unit A	Mo Properties LLC	622 SW Bay Blvd	Newport, OR 97365
748 SW Bay Blvd, Unit B	Mo Properties LLC	622 SW Bay Blvd	Newport, OR 97365
748 SW Bay Blvd, Unit C	Mo Properties LLC	622 SW Bay Blvd	Newport, OR 97365
750 NW 2nd St	Deidre Johns	3417 NE Elmwood Dr	Corvallis, OR 97331
912 NW Coast St	Patricia A. Lee	6765 SW Molalla Bend Rd	Wilsonville, OR 97147
946 SW 8th St	Sarah Marquez & Mario Cippone	946 SW 8th St	Newport, OR 97365

Let me know if you have any questions or need any further information.

Thanks,

Sherri Marineau
City of Newport
Community Development Department
169 SW Coast Highway
Newport, OR 97365
ph: 541.574.0629 fax: 541.574.0644
s.marineau@newportoregon.gov



Memorandum

To: Short-Term Rental Ordinance Implementation Work Group
From: Derrick I. Tokos, AICP, Community Development Director 
Date: November 15, 2019
Re: Enforcement Update

Community Service Officer, Jim Folmar, is putting together a summary of incidents reported and enforcement actions taken to date. That information will be distributed to the Work Group on Tuesday. In the meantime, enclosed is a copy of the Compliance Dashboard from the Lodgingrevs online web interface that we are now using to monitor short-term rental activity. Of the rentals occurring in the City, close to 95 percent are compliant or exempt. Advertisements that fall into the exempt category include hotels, motels, and a significant number of long term rentals. Many of the long-term rentals get picked off of Craigslist.

With respect to the non-compliant listings, most are for timeshare or condominium hotels (e.g. Schooner Landing, Smugglers Cove, Starfish Pointe, Landing at Newport, etc.). These resorts are treated as hotels/motels under the City's business license code as long as the advertisements are run through the resort operation. If individual owners elect to rent their units independent of the resort, which appears to be the case with some of the advertisements, then they must obtain their own short-term rental business license. This is addressed under an exemption provision of the business license code (enclosed). Our office is working with CSO Folmar to ensure that the resorts are fully aware of these requirements. This Compliance Dashboard and other features of the Lodgingrevs system are a work in progress, and we are happy to work with the vendor to pull together information you would like to see at future meetings.

One enforcement issue that the group may want to discuss is related to room tax collection from unlicensed operators that cannot obtain a license. Our approach to date has focused on shutting them down. It is unclear at this point how the City would go about identifying the full extent of non-compliant rentals or the resources needed to collect on those taxes. It is also relevant to note that non-compliant rentals that use an intermediary such as Airbnb will have actually paid the taxes (via the intermediary). It is just that the City cannot track those taxes back to the individual unit based upon how they are being reported.

Lastly, the one element of the Lodgingrevs service that the City has yet to implement is room tax auditing. This is dependent upon the City implementing an online room tax payment option for short-term rentals. The Finance Department has indicated that they will be working with the City's financial services software provider, Caselle, to make that happen. Data from Caselle would then be shared with Lodgingrevs so that they can compare it against online booking data. The Finance department may have an update on the status of that project on Tuesday.

Average Daily Rate

\$293.39

New Listings
(Current Month)

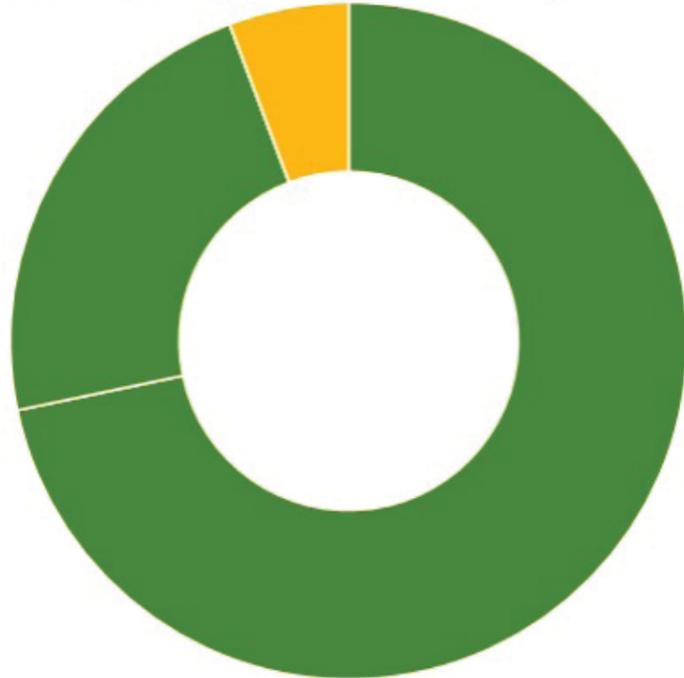
29

Advertisements Pending Review

	VRBO	FlipKey	AirBnB	Other	All		
Uncertain License Status	1	1	9	5	16		
Licensed - First Violation	0	0	0	0	0		
License Suspended	0	0	0	0	0		
License Revoked	0	0	0	0	0		
Listing Reactivated	1	0	7	0	8		
TOTAL	2	1	16	5	24		

Compliant, Managed and Revenue Neutral

Compliant Exempt Management Licenses Not Posted Non-compliant



Outreach and Review Status

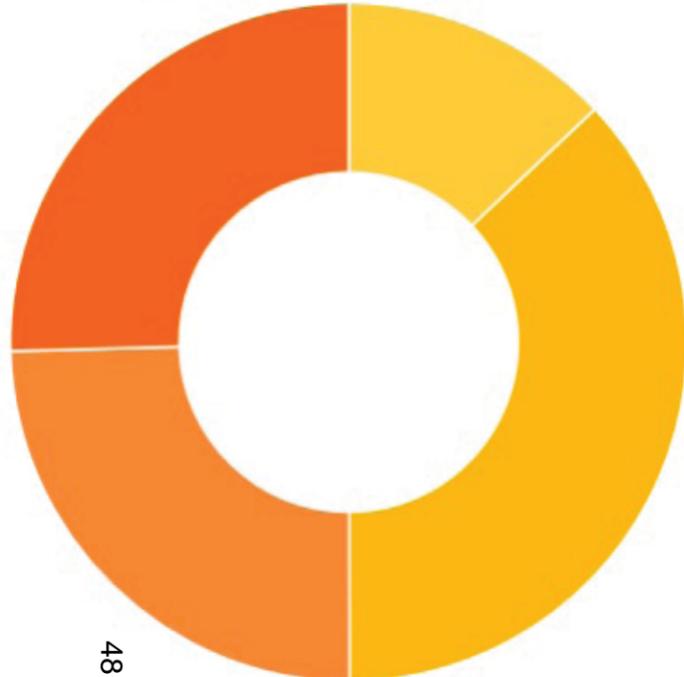
	VRBO	FlipKey	AirBnB	Other	All	%	Properties
Compliant	159	113	192	0	464	71.72	185
Exempt	4	0	1	141	146	22.57	2
Management Company	0	0	0	0	0	0.00	0
Individuals - License Not Posted	0	0	0	0	0	0.00	0
Subtotal Compliant, Managed or Revenue Neutral	163	113	193	141	610	94.28	
Request Jurisdiction Review	0	0	0	0	0	0.00	0
Non-Compliant	19	2	13	0	34	5.26	7
Needs More Research	0	0	3	0	3	0.46	0
Subtotal Non-Compliant	19	2	16	0	37	5.72	
TOTAL	182	115	209	141	647	100.00	
No compliance status	0	0	0	0	0	0.00	
Removed	7	8	27	138	180	27.82	19

Inventory Summary

	October					November				
	AirBnB	FlipKey	VRBO	Other	Total	AirBnB	FlipKey	VRBO	Other	Total
Total Advertisements	264	134	205	124	727	274	135	206	147	762
Unique Properties	187	104	153	0	209	187	104	153	0	213
New Advertisements	9	1	4	81	95	10	1	1	18	30
New Properties	6	1	3	0	9	0	0	0	0	0
Removed Advertisements	27	8	7	144	186	27	8	7	139	181
Removed Properties	18	0	4	0	20	18	0	4	0	20

Property Type, %

Other Apt/Condo House Room



business license renewal by July 1st of every year. After that date, the business license expires.

4.05.025 Exemptions

Persons engaged in the following activities are exempt from the business licensing requirements of this Chapter:

On-premises sale of used household goods by a person who resides on the premises (a yard or garage sale), so long as the sale is conducted no more than six days in any calendar year.

An act or series of acts performed in the course or pursuit of a single business activity for not more than twenty (20) hours in one calendar year.

Special Event Vendor and Consignment Store Merchants, as long as the following requirements are met:

1. The organizer of the special event or the owner/operator of the consignment store obtains a valid business license and provides the city with a list of all special event vendors or consignment store merchants. Such list must be updated by the organizer of the special event or the owner/operator of the consignment store upon any significant change in the number or type of special event vendors or consignment store merchants;
2. The special event vendor or consignment store owner/operator obtains all other necessary city, county, or state permits or licenses and complies with all applicable city, county, or state laws and regulations.

Persons engaged in delivery of goods inside the city from points outside the city (e.g. logging trucks, freight vehicles, and commercial fishing vessels).

Any city, county, state agency, special district, school district, or other government entity.

A person's rental of no more than one residential dwelling unit for thirty (30) consecutive days or more.

A person's rental of a dwelling unit within a condominium or townhouse development, where rental of the unit is required to be managed by a single entity pursuant to a

covenant or other binding legal instrument. In such cases, the owners of each dwelling unit shall be viewed as having an ownership interest in a common business and only the business (i.e. the entity managing the units) is required to obtain a business license.

Any unincorporated business activity carried on by individuals under the age of 18.

Any business operating under a city franchise.

Any person transacting and carrying on any business within the city which is exempt from such regulation by virtue of the Constitution or laws of the United States of America or the Constitution or laws of the State of Oregon.

4.05.030 Fees

- A. This ordinance hereby establishes a business license application fee and a business license annual fee.
- B. The business license application fee amount shall be charged when a new or expired business license application is accepted by the city. The business license application fee is non-refundable. The amount of the business license fee shall be set from time to time by resolution of the City Council and shall be sufficient to recover the Finance Department's administrative cost of processing the applications. Persons holding expired business licenses will be charged a new business license application fee to re-apply.
- C. The business license annual fee shall be charged when a business license application is accepted by the city or when a business license renewal application is accepted by the city for the renewal of an existing, non-expired business license. The amount of the business license annual fee shall be determined by resolution of the City Council.
- D. Not-for-Profit Entities shall not be charged a business license annual fee. Such entities must still obtain a business license, pay the business license application fee, and annually renew the license at no cost.
- E. Persons expressly exempted from paying a city business license application fee or business license annual fee

Memorandum

To: Short-Term Rental Ordinance Implementation Work Group

From: Derrick I. Tokos, AICP, Community Development Director 

Date: November 15, 2019

Re: Outreach Needs

City Manager, Spencer Nebel, asked that this be placed as an agenda item at the initial work group meeting. It is an opportunity for you to collectively talk about additional outreach the City should perform moving forward.

Memorandum

To: Short-Term Rental Ordinance Implementation Work Group

From: Derrick I. Tokos, AICP, Community Development Director 

Date: November 15, 2019

Re: Work Group Quarterly Status Reports

This agenda item is reserved for the group to discuss how it wants to frame its quarterly status reports to the Planning Commission and City Council. Enclosed is a copy of Resolution No. 3857 listing this responsibility. This could be a brief update that is captured in the minutes, with copies of those minutes being reported to the policy making bodies. It could also be a more formal report.

Attachments:
Resolution No. 3857

**CITY OF NEWPORT
RESOLUTION NO. 3857**

**RESOLUTION ESTABLISHING
A SHORT-TERM RENTAL ORDINANCE
IMPLEMENTATION WORK GROUP**

WHEREAS, City of Newport adopted Ordinance No. 2144, effective May 6, 2019, relating to the regulation of short-term rentals within the city limits; and

WHEREAS, Ordinance No. 2144 puts in place a new administrative framework for licensing short-term rentals, establishes siting and safety standards, and imposes limitations on the total number and location where vacation rental dwellings are permitted; and

WHEREAS, Effective implementation of Ordinance No. 2144 will require close coordination between the City's Finance, Community Development, Police and Fire Departments to ensure the new requirements are followed and enforced; and

WHEREAS, City is further working to secure the services of a third party vendor to supplement its short-term rental enforcement resources and that vendor's activities will need to be integrated into City's short-term rental program; and

WHEREAS, Considering complexities inherent to this new regulatory program, and community interest in its successful implementation, it is both appropriate and necessary to establish a work group to evaluate the program for a period of time to determine if desired policy objectives are being achieved.

THE CITY OF NEWPORT RESOLVES AS FOLLOWS:

Section 1. Short-Term Rental Ordinance Implementation Work Group Established. There is hereby established a Short-Term Rental Ordinance Implementation Work Group. Members shall be appointed by the Mayor and confirmed by the City Council. The Work Group shall be comprised of:

- A. Two members of the Newport City Council; and
- B. One member of the Planning Commission; and
- C. The City Manager of the City of Newport; and
- D. One representative of the short-term rental industry; and
- E. Two citizens at-large.

Section 2. Work Group Responsibilities. The Short-Term Rental Ordinance Implementation Work Group shall have the following powers, duties, and functions:

- A. Collect and evaluate information related to implementation of Ordinance No. 2144, including administrative steps taken by the City to carry out the provisions of the ordinance, legal decisions that may influence implementation, reports on permits issued, status of the waitlist, resolution of complaints, and enforcement actions undertaken by the City; and

- B. Provide recommendations to city administration on how implementation of the ordinance, as written, could be improved; and
- C. Prepare and present reports to the Planning Commission and City Council summarizing the group's observations related to the effectiveness of Ordinance No. 2144 in achieving policy objectives. Status reports shall be provided on a quarterly basis, with a final report of the Work Group's findings being issued by the end of September 2020. The final report may include recommendations for administrative changes or revisions to the ordinance that the Work Group believes are necessary to better achieve policy objectives.

Section 3. Administrative Support. The Community Development Department shall perform administrative functions for the Short-Term Rental Ordinance Implementation Work Group, with assistance from the City Attorney, Finance, Fire, and Police Departments on an as needed basis.

Section 4. Meeting Schedule and Duration. The Short-Term Rental Work Group shall conduct its first meeting no later than September 30, 2019 and shall meet on at least a quarterly basis thereafter for the period of time the work group is empaneled. The Work Group shall complete its work by December 31, 2020.

Section 5. Effective Date. This resolution shall be effective immediately upon passage.

Adopted by the City Council of the City of Newport on June 3, 2019.



 Dean H. Sawyer, Mayor

ATTEST:



 Margaret M. Hawker, City Recorder