



VACATION RENTAL AD-HOC COMMITTEE AGENDA
Wednesday, July 25, 2018 - 1:00 PM
City Hall

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

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

MEETING #12

1. **DISCLOSURES (10 MIN)**
This is the time for members with a financial stake in the outcome to disclose the "potential conflict of interest."
2. **APPROVAL OF MINUTES (10 MIN)**
Corrections and/or clarifications may be requested and a motion and vote will be needed to adopt the minutes.
 - 2.1 **July 11, 2018.**
[07-11-18_VRD_Advisory_Committee_Minutes.pdf](#)
3. **REVIEW AGENDA (10 MIN)**
This is an opportunity for the group to discuss and make changes to the meeting agenda.
4. **COMMITTEE REQUESTS (10 MIN)**

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

4.1 Committee Requests

[VRD Endorsement Counts Since 2012.pdf](#)
[Committeem Member Boxer Submittal - News Article.pdf](#)
[Committeem Member Escobar Submittal - NY Times Articles.pdf](#)

4.2 List of VRDs by Zone

[Active VRDs by Zone-Updated 7-6-18.pdf](#)

5. OPTIONS FOR AMENDING VRD REGULATIONS (50 MINS)

PowerPoint presentation. This is an opportunity for members to discuss options for amending development standards, allowed locations, and potential density and tenancy limits.

5.1 VRD Open House Slide Show

[VRD Slide Show_color.pdf](#)
[VRD Slide Show_black and white.pdf](#)

5.2 VRD Open House Materials

[VRD Open House Materials_color.pdf](#)
[VRD Open House Materials_black and white.pdf](#)

5.3 VRD Open House Policy Summary

[VRD Open House Policy Summary.pdf](#)

5.4 Maps

[R-3 and R-4-VRD Allowance_1.pdf](#)
[R-3 and R-4-VRD Allowance_2.pdf](#)
[R-3 and R-4-VRD Buffer Allowance_1.pdf](#)
[R-3 and R-4-VRD Buffer Allowance_2.pdf](#)

5.5 Letter from City Attorney, Steve Rich

[City Attorney Letter.pdf](#)

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

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

6.1 Policy Options by Topic Area.

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

7. REVIEW COMMITTEE SCHEDULE (10 MINS)

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

7.1 Committee Schedule.

[Committee Schedule - 7.20.18 Draft.pdf](#)

8. PUBLIC COMMENTS (10 MINS)

ADJORN

Public Open Houses: August 15, 2018 and August 22, 2018, 5-8pm, City Hall.

Draft MINUTES
City of Newport
Vacation Rental Ad-Hoc Committee Meeting #10
City Hall Council Chambers
Wednesday, July 11, 2018

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

AC Members Present By Phone: Charlotte Boxer

AC Members Absent: Cheryl Connell and Bonnie Saxton (*all excused*). Lauri Hines.

Planning Commission Liaison Present: Jim Hanselman.

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

Public Members Present: Bob Berman, and Bill Branigan.

1. **Call to Order.** The meeting was called to order at 1:00 p.m.
2. **Disclosures.** Tokos asked for conflicts of interest. Andre, Ferber, and Michel disclosed they had potential conflicts of interest. Dailey, Hanselman, Perry, Escobar, Posner, Boxer, McElroy, and Winsor stated they had no conflicts. Escobar asked if there could be something placed on a property to keep it from being a VRD. Dailey said covenants could be put in place to do this.
3. **Approval of Minutes from the June 27, 2018 Meeting.** Tokos asked for input on the minutes. Winsor noted minor corrections to the minutes. Perry asked for clarification on if the AC was saying that R-1 and R-2 zones would have no VRDs allowed altogether. Tokos said no and explained there were proximity limits for no more than one per street and caps that would limit the density number of VRDs in R-1 and R-2 zones. He also noted Map Alternative 3 picked up the Agate Beach area that was substantially R-1 and R-2. Escobar said that he thought VRDs would be out of R-1 and R-2 zones altogether. Tokos said he didn't hear agreement that this was the case. Dailey agreed and said the AC didn't have a consensus for this. Perry asked if the transfer of licenses would be excluded for R-1 and R-2 zones. Tokos said they had discussed transferability being limited to the C-2 zone. Perry noted that there hadn't been a discussion about how to choose which VRD would go away when the area had exceeded the cap. She asked that the AC discuss this. Tokos said this would be reviewed in the policy options.

MOTION was made by Dailey, seconded by Winsor to approve the June 27, 2018 Vacation Rental Ad-Hoc meeting minutes with minor corrections. The motion carried unanimously in a voice vote.

4. **Review Agenda, and Revise as Needed.** Tokos asked for any adjustments to the agenda. None were heard.
5. **Committee Requests.** Tokos covered the committee request documents that were shared with the AC. He acknowledged the News Time Article Escobar submitted and Dailey's request for VRD numbers since 2010. Tokos said the numbers would be provided at the next meeting and noted that there might not be much information prior to 2012. Tokos acknowledged Winsor's request concerning VRD proximity methods. He noted the fee structure ordinance that was handed out to the AC and said it would be discussed with the AC later. Tokos also noted the updated VRD list Perry requested that showed the count of VRD since October 2017.
6. **Options for Amending VRD regulations.** Tokos reviewed the dates for the public outreach workshops and the purpose of the workshops. Perry asked what a stakeholder was. Tokos said this could be anyone. Perry asked for it to say "persons" instead. Dailey suggested using "interested parties." McElroy asked if the open houses would be set at the same timeframe and venue as the AC meetings. Tokos said they would be held in the evenings in Council Chambers. Dailey asked if all AC members should attend. Tokos wanted as many AC member as possible to attend. He said he would need their help and it was important to be there to hear the comments of the interested parties. Perry suggested the AC integrate their feedback into the plan. Tokos reported that the outreach would be held on August 15 and 22, 2018.

Tokos reviewed the PowerPoint presentation on the outreach meetings. The topics that would be presented at the meeting would include why the city was considering changes to the VRD regulations and how they got to this point. Tokos covered the Ad-hoc workgroup responsibilities, who the group members were and what the AC's proposal was.

Branigan noted that he had talked to many people who thought home shares were considered an Airbnb and different from VRDs. He suggested home shares and Airbnb be more defined. Dailey suggested when someone owned more than one VRD they should be in a different classification because it was more like a hotel. Tokos said it was intermediary and this would be defined for the outreach. Perry thought the difference between a homeshare and Airbnb needed to be clarified.

Tokos reviewed the format and materials for the open houses. Escobar said it would be helpful to have the AC get input from the citizens as a whole rather than boxing people into to set subjects. He thought the public should be able to give their thoughts to the whole group. Tokos said they would be able to give their thoughts when and where they wanted to and it wouldn't be boxing them in. Escobar asked how the AC would digest feedback from the outreach. Tokos said he would give the AC a compilation of their thoughts. Ferber asked how the AC should reply to citizen's questions. Dailey suggested the AC not tell the public anything specific because nothing was set. Ferber said he wouldn't give anyone else the power to represent his position other than himself. Dailey said the AC could say there were opposing points of views and nothing has been decided. The AC would only make recommendations to the Planning Commission, then on to the City Council and they make the decisions. Ferber was concerned that most of the public that showed up for the outreach were typically people who were angry. He was concerned about attending meetings and being yelled out. Tokos said at most of these meetings people were civil and if there was any escalation, he would step in. Perry recommended having snacks at the meetings and asked that there be more than one announcement in the paper in order to get a broad outreach to the community. Winsor asked to post information on the website well before the outreach meetings that showed what would be talked about at the meetings. Escobar asked to structure the format so the AC could hear comments in mass from the citizens. Michel thought that some people would be more comfortable writing their thoughts instead of talking in front of a lot of people. Perry encouraged a gathering format. Tokos encouraged the AC members to hop around to different stations at the outreach meetings. Branigan suggested a Spanish speaker attend the outreach meetings.

Tokos reviewed the station layout for the open house. There would be eight different stations and they could add more if needed. The AC was in general agreement that this was reasonable. Winsor asked if there would be a formal start time. Tokos said people were free to come and go. Perry suggested implying that it was an open house and snacks were provided.

Tokos showed an example of what a poster board would look like for the open house. Perry thought there should be a slug line on each saying, "what do you think" to encourage thoughts. Hanselman suggested that some of the alternatives that have been talked about by the AC be included as well.

Tokos reviewed the next steps that would be shown at the open house. He noted that he would have a draft code to the AC at their next meeting but it wouldn't be shared out at the open houses. The last two AC meetings after the outreach would be when they would flush it out. Posner asked when it went to the City Council would there be an anticipation of adding staff so that the process didn't fall between the cracks. Tokos said if there was solid footing to implement the compliance software and this would be like adding staff. The city would get some quotes out right away because it would take six to eight weeks to roll out. The city would provide the draft code to the compliance agency to get their feedback on how to tweak it to have the policy work better with their program. Tokos thought that a third party vendor could help handle this.

Tokos noted that the open house attendees would be given information on how they could stay informed. The AC was in general agreement on the flow of the open houses. Berman asked if all the existing VRD endorsement holders would get notices. Tokos said absolutely and this would make sure they had ample notice of the changes.

Tokos reviewed his PowerPoint presentation on B&B establishments and home shares. He asked the AC for their thoughts on how these should be regulated, sensing that they would be a carve out. He noted that about five percent of VRDs were home shares and they weren't as common. The current proposal said to exempt B&Bs and home shares from the density and locational limits the AC had been talking about. Perry asked if B&Bs were allowed in R-1 and R-2 zones. Tokos said yes, there were allowed anywhere but by definition they were owner occupied and had to provide food service. Perry said this brought up the need for a definition when it came to Airbnb. Andre said Airbnb was just a portal and there could be both home shares and whole home rentals on the website. Winsor reminded that a B&B and a home share was owner occupied. Tokos said the VRD would be an entire rental unit with nobody living there. B&Bs and home shares would have someone who lived there. Ferber asked what happened when the owners would leave during the rental of the unit. Tokos said there could be a requirement that someone had to be present. Ferber asked how they would determine if the owner is there. Dailey said it was an enforcement issue. Tokos said more often it would come up on a complaint basis and would go to the Community Service Officer. If the owner was not there, then there would be an issue. Hanselman asked if this applied when they rented a room long term. Tokos said no, it was any rooms rented less than 30 days. Dailey said when talking about limiting in R-1 and R-2 zones, they wouldn't want unlimited B&Bs in those areas. Tokos said there were some long established B&Bs in different zones, but they hadn't seen much growth of these. In both the home shares and B&Bs there was someone there at all times and it mitigated themselves. Tokos thought this would be the rationale they could use to carve

out these two types of rentals. McElroy noted there weren't any complaints about B&Bs in the complaint list provided to the AC.

Hanselman asked if there was a limit to the number of rooms for home shares. Tokos said it would be limited to five bedrooms and if it went over, it would be considered a commercial use. Michel said she was concerned about tenancy restrictions when talking about home shares and B&Bs not having the same rules as VRDs. She said she wanted tenancy limits so it was agreeable to the livability of the neighborhood. Tokos said it would be more about how they were carved out and where they would be allowed. They would have to meet the same standards as VRDs. Berman asked if the caps would apply. Tokos said not with the B&Bs and home shares. Berman thought this would be a way around the caps. Dailey noted that they would have to have someone present. She thought it wasn't an issue at that time and suggested carving them out. Dailey suggested leaving it open to the future to see if they needed to deal with B&Bs in a more proactive form. Ferber said there was an illusion being created about monthly rentals that doesn't play out in reality. He thought it came down to responsible landlords. Dailey agreed there was some difficulties in this area and thought a VRD shouldn't be a substitution for workplace housing.

Winsor asked what the disadvantage would be to put home shares in the same category as VRDs. Tokos said this could be done, but there would be an argument on why location and number limits would be applied if there hadn't been an issue with homeshares leading to the standards. Posner suggested they make a general statement that if there was any income from renting out a space, it was a business and would all be considered the same. Tokos thought they could frame this as a carve out for the outreach meetings and then provide alternate options that they could fall under the cap and see what the public feedback would be. Hanselman asked what the down side would be to say home shares could continue but were limited to renting out only one or two bedrooms. Tokos said there could be a cap placed on the number of bedrooms. He said B&Bs would often have commercial grade kitchens and were specifically built for B&Bs. Not being able to continue to operate would be a bigger hit for them. Escobar thought that there hadn't been problems with home shares because owners were present. He was concerned about limitations on affordable housing from the market place which meant that motels became long term rentals. Andre thought the AC was guessing when talking about a carve out versus no carve out. He felt this was setting in motion a policy that would ripple into the community. Andre said the guess the AC was making was that they would be substantially changing how VRDs operated by saying a real live person would be engaged and add a little complexity. Michel recommended carving out B&Bs and not home shares. Tokos said it could be framed as options. The rationale they could use was that someone would be present and they were not affecting the housing supply because there was someone living onsite. Tokos said the alternatives would be not doing a carve out for home shares, or not doing a carve out at all. Winsor asked to add an option to reduce the number of bedrooms for home shares. Berman thought that if B&Bs and home shares were carved out, the cap needed to be reduced. Tokos thought it might influence what number the AC would want to present in terms of a cap.

Tokos revisited the discussion on tenancy limits. He said at that point the AC was saying they didn't want to go that route. Boxer said a lot of other jurisdictions had caps but not proximity limits. She thought if the city did both, it would be adequate. Tokos said if it became a topic at the open house the AC could revisit it.

Tokos reviewed the discussion on occupancy limits. He asked the AC for thoughts on limiting the plus two. Ferber suggested limiting the plus two to seven years and under. Boxer said many other jurisdictions didn't count children three years and under in the count. Michel said she couldn't remember which was which, but the County and Yachats did either four years and above, or two years and above. Escobar asked Michel how many renters skirted the occupancy limits. Michel said because of good management practices, it didn't happen. She said if a house typically slept 12, they didn't typically max out the house occupancy. The VRDs would provide extra beds for people that didn't sleep together but would stay within the occupancy limitations. Hanselman said he was happy with the plus two being seven years and under.

Hanselman said the AC hadn't talked about clarity for the three strikes you're out rule. He thought they needed to be clear on what constituted a strike and to be accurate on what an infraction and a strike was. Michel noted that Tokos had clarified that calling in a complaint wasn't necessarily a strike. If you give them an opportunity to correct the problem and they do, then it wouldn't be a strike. Michel thought they needed to determine at what time it became in compliance. Hanselman said they shouldn't have multiple times to correct the problem.

Tokos said what he was hearing on occupancy codes was that he should look at other jurisdiction's codes to get a number, which would probably not be over seven years. Boxer thought it should be a lower number. Winsor asked for clarification that what had been discussed was to have two per bedroom and drop the plus two, with an exemption for small children. Hanselman disagreed with this and thought they should have to count the children as a part of the occupancy. Michel said good definitions were needed. Tokos said there would be a determined age. He said the AC might get feedback from the public on this. Ferber said he didn't think Hines' viewpoint had been heard because she wasn't present. He thought it came down to management practices. Ferber said it wasn't right to reduce the value of the house because of something that hadn't been problematic. Tokos said the way it would be framed for the open house was the proposal would be to drop the plus two

with one of the options being to retain the status quo. Another option would be a hybrid to drop the plus two but have an exemption for small children. Michel said if there was an occupancy limit of plus two, Ferber's house was licensed for 10 guests but would have to provide four off-street parking spaces per house. She said if didn't meet the requirements, then he couldn't sleep that many people. Hanselman thought the occupancy should be based on two people per onsite parking spaces. Tokos said there were a number of VRDs that couldn't use all the bedrooms in the home because they didn't meet the parking requirement. He reiterated that what he heard was there would be three alternatives. The primary one would be to drop the plus two, with alternatives for the status quo and a small child exemption. Michel asked if they were setting occupancy on age. Tokos said the current occupancy was based on all overnight occupants, not their age.

Tokos reviewed the map he provided that referenced Winsor's question on proximity limits for multifamily zones. Her thought was to have a multifamily unit considered to be one single family home for purposes of the proximity limits. He said it could be done but it could get a little weird in the C-2 zones because that was where hotels and motels were allowed outright. The AC should be asking why they should be different. Winsor felt that a proximity limit for R-3 and R-4 zones differently than R-1 and R-2 zones. Tokos said this could be done for a multifamily units in R-3 and R-4 zones should be set up for purposes of the proximity standards, with a multifamily structure being consider a unit. They would leave the commercial zones out because they could convert multi-units into a boutique hotels in those zones because they were allowed outright. Owners would have to do a conditional use to have hotels in R-4 zones and they were not allowed in R-3 zones. Tokos thought this could be distinguishing reason. He asked for the AC's thoughts on extending the spacing requirements to the R-3 & R-4 zones and treating a multifamily project as one unit. McElroy said the AC had talked about combinations of proximity and distances. She said doing multifamily units as one unit could lead to a property being surrounded by VRDs. Tokos said the buffering would be framed as a policy alternative. McElroy said there needed to be a definition of distance and proximity limits. Tokos said it would be framed as one or the other because they were different ways to tackle how to limit.

Tokos said for phasing out the homes where there were two VRDs on the same street, he thought as soon as one surrendered a license, it would go away. He said another alternative would be to say the more recent licensed VRD would be amortized. Perry wanted the five to seven years for the phase out to be dropped to five years. She asked how they would phase out on streets with multiple VRDs. Perry also asked how the areas in green on the maps that allowed VRDs was determined. Tokos said for proximity limits, all the areas in green were where they were allowed but had no VRDs currently. For the open house, they would say when there was more than one VRD on a street face there would be two options. Alternative one would be presented as one VRD would go away as soon as a license was surrendered and the other would be some form of amortization of the most recently licensed VRD. Escobar asked how many VRDs had surrendered their VRD endorsement. Tokos said he didn't have a number but there were specific people who didn't maintain their business licenses, and their endorsement went away. He said there would be added level of pressure for people to maintain their licenses if there were caps in place. Dailey said if you added something to say that if you didn't use, you lose, owners might make a different decision. Boxer suggested saying either the first VRD who surrendered their license went away *or* then the amortization. Andre thought that for fairness the longer they gave to owners meant they wouldn't create a hardship. He thought five years was low. Hanselman thought it would be hard for anyone to argue that it was a hardship when property values had increased so much in the last five to seven years. He wanted the amortizing be reduced to two to five years. Dailey said the amortization is less personal preference and more about what would stand up legally. Tokos thought this was why it would be important for the City Attorney to weigh in on this. Perry suggested rather than doing a range, come up with one figure for all things the AC discussed having a range when presenting to the Planning Commission to make it clear for them. Tokos said that was fair and could asked for people's input on what the amortization number should be.

7. **Policy Options for Code Amendments by Topic Area.** Tokos reviewed the Policy Options form. He said the document would be covered in the next meeting.
8. **Public Comment/Questions.** None heard.
9. **Adjournment.** The meeting adjourned at 2:49 p.m.

Respectfully submitted,

Sherri Marineau
Executive Assistant

VRD Endorsements Issued Since 2012

(Includes Active and Expired Endorsement Licenses)

2012 Endorsements	40
2013 Endorsements	60
2014 Endorsements	54
2015 Endorsements	18
2016 Endorsements	28
2017 Endorsements	36
2018 Endorsements	33
Total Endorsements	269

VRD Active Endorsements Issued Since 2012

(When Counted by Date of Endorsement Issuance)

2012 Endorsements	28
2013 Endorsements	39
2014 Endorsements	29
2015 Endorsements	7
2016 Endorsements	28
2017 Endorsements	34
2018 Endorsements	34
Total Endorsements	199

VRD Active Endorsements Issued Since 2012

(When Counted by Date Application was Received)

2012 Endorsements	54
2013 Endorsements	26
2014 Endorsements	21
2015 Endorsements	12
2016 Endorsements	24
2017 Endorsements	50
2018 Endorsements	12
Total Endorsements	199

Sherri Marineau

From: Charlotte Boxer <charboxer2@comcast.net>
Sent: Thursday, July 19, 2018 11:22 AM
To: 'Braulio Escobar'; 'Margaret'
Cc: Derrick Tokos; 'James Hanselman'; 'carla perry'; simonis_110@hotmail.com; 'Bonnie Saxton'; fairhaven@peak.org; 'dreamhomesof'; don@blueagate.com; 'Bill Posner'; jamie@sweethomesrentals.com; lauri.hines@icloud.com; 'Pam McElroy'; marthawinsor2@gmail.com; Sherri Marineau; 'Rodney Croteau'; 'Bob Berman'; 'Mike Franklin'; 'Lee Hardy'; 'William Branigan'; 'Jim Patrick'
Subject: RE: July 11th Vacation Rental Ad-Hoc Committee Meeting
Attachments: Hotels Begin Home Sharing.pdf

Here is another article; now the hotels are buying residential homes and companies that manage vacation rentals to augment their portfolios. Pretty soon long term rentals will be an endangered species.

Charlotte

From: Braulio Escobar <braulio.escobar@gmail.com>
Sent: Thursday, July 19, 2018 10:58 AM
To: Margaret <margaret@margaretedailey.com>
Cc: Derrick Tokos <D.Tokos@newportoregon.gov>; James Hanselman <jj_oregon@yahoo.com>; carla perry <carla@dancingmoonpress.com>; simonis_110@hotmail.com; Bonnie Saxton <bonnie@advantagerealestate.com>; fairhaven@peak.org; dreamhomesof <oregon@gmail.com>; don@blueagate.com; Bill Posner <bposner@outlook.com>; jamie@sweethomesrentals.com; lauri.hines@icloud.com; charboxer2@comcast.net; Pam McElroy <pmcelroy456@charter.net>; marthawinsor2@gmail.com; Sherri Marineau <S.Marineau@newportoregon.gov>; Rodney Croteau <croteau@charter.net>; Bob Berman <CindyAndBob@earthlink.net>; Mike Franklin <mike@newportchowderbowl.com> <mike@newportchowderbowl.com>; Lee Hardy <lee@yaquinabayproperties.com>; William Branigan <phantom41@gmail.com>; Jim Patrick <jbpatrick@newportnet.com>
Subject: Re: July 11th Vacation Rental Ad-Hoc Committee Meeting

Derrick:

I am attaching two recent articles from the NY Times. One article discusses the efforts at regulating vacation rentals and the other discusses the impact of vacation rentals on rents and affordable housing. Kindly share the articles with the ad hoc committee.

Thank you

On Wed, Jul 11, 2018 at 12:08 PM, Margaret <margaret@margaretedailey.com> wrote:

Derrick:

Could you give us some statistics on the growth of VRC's?

As in say starting in 2010, how many were there each year?

Margaret E Dailey

<mailto:margaret@margaretedailey.com>

From: Derrick Tokos [mailto:D.Tokos@NewportOregon.gov]

Sent: Friday, July 06, 2018 5:19 PM

To: Margaret <margaret@margaretedailey.com>; 'James Hanselman' <jj_oregon@yahoo.com>; 'carla perry' <carla@dancingmoonpress.com>; 'simonis_110@hotmail.com' <simonis_110@hotmail.com>; 'Bonnie Saxton' <bonnie@advantagerealestate.com>; 'braulio.escobar@gmail.com' <braulio.escobar@gmail.com>; 'fairhaven@peak.org' <fairhaven@peak.org>; 'dreamhomesof' <oregon@gmail.com>; 'don@blueagate.com' <don@blueagate.com>; 'Bill Posner' <bposner@outlook.com>; 'jamie@sweethomesrentals.com' <jamie@sweethomesrentals.com>; 'lauri.hines@icloud.com' <lauri.hines@icloud.com>; 'charboxer2@comcast.net' <charboxer2@comcast.net>; 'Pam McElroy' <pmcelroy456@charter.net>; 'marthawinsor2@gmail.com' <marthawinsor2@gmail.com>

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

Subject: July 11th Vacation Rental Ad-Hoc Committee Meeting

Good afternoon,

The agenda and meeting materials are available for download from the committee website and city home page. Here is a link to the committee page: <http://newportoregon.gov/citygov/comm/vr.asp>. The same information is on the city main webpage at: <http://newportoregon.gov/>

Hard copy packets, for those that requested them, can be picked up at our office after 12pm on Monday. Let me know if you can't make the meeting in person and would prefer to dial in. That will be my queue to setup a conference phone, and distribute the dial-in information.

Thanks,

Derrick I. Tokos, AICP
Community Development Director
City of Newport
[169 SW Coast Highway](#)
Newport, OR 97365

ph: 541.574.0626 fax: 541.574.0644
d.tokos@newportoregon.gov

Hotels take a shot at home sharing



Johanna Paredes sets up an apartment for Oasis, which rents 2,000 homes in 20 cities in connection with the Hyatt Hotels Corp., in Miami. Hotels are starting to rent out private homes, but there's one big difference from Airbnb — the hotels' private lodgings come with hotel-like services. (Saul Martinez/The New York Times)

[View larger image](#)

Hotels largely stood by as home sharing companies like Airbnb began offering travelers a chance to bypass a standardized hotel room and, instead, live like a local.

But hotels are no longer standing by. In fact, they are beginning to get into the private home-rental market themselves, mostly at the high end — but with a difference. They say they can consistently provide service that is up to hotel standards.

Most home sharing guests leave positive reviews of their experiences, but when they do complain, it is often about cleanliness, last-minute cancellations by the host, problems with check-in or an unmet need at the property they have rented. The hotel companies say their private lodgings are vetted, outfitted and maintained to hotel standards. In addition, the hotels say, services at their lodgings are provided by company employees rather than homeowners.

Hotel companies were “in a bit of denial” about competition from Airbnb, said Makarand Mody, assistant professor of hospitality marketing at Boston University. “Now, they see it’s the same travelers, just choosing different accommodations based on the occasion or situation.” Guests who stay in a hotel for a business trip may prefer a multibedroom apartment in an interesting neighborhood for family vacations, rather than connecting hotel rooms.

Adding private home rental is a way to capture more of the customers’ total travel spending, Mody said. “If I’m a Marriott customer, Marriott wants me to be able to find all my lodging needs on their website,” he said, “whether it’s a business trip or family reunion.” It is only natural, he said, for hotel portfolios to include a new type of accommodation that the market wants.

said.

The Oasis website promises to offer “only good surprises.”

Entering the home-sharing market is not without its risks for the hotel industry. “Our guests may not end up seeing enough value in it for us to focus on home sharing,” Francque, of Hyatt, said.

It is also not clear how to best expand the business or how to make it profitable. Managing the quality of thousands of homes in disparate areas is far more complex than managing rooms under one roof, Enz said.

Francque agreed. “It’s a tough model,” he said, as travelers continue to change what they’re looking for. “We want it to be efficient and high touch.”

Sherri Marineau

From: Braulio Escobar <braulio.escobar@gmail.com>
Sent: Thursday, July 19, 2018 10:58 AM
To: Margaret
Cc: Derrick Tokos; James Hanselman; carla perry; simonis_110@hotmail.com; Bonnie Saxton; fairhaven@peak.org; dreamhomesof; don@blueagate.com; Bill Posner; jamie@sweethomesrentals.com; lauri.hines@icloud.com; charboxer2@comcast.net; Pam McElroy; marthawinsor2@gmail.com; Sherri Marineau; Rodney Croteau; Bob Berman; Mike Franklin (mike@newportchowderbowl.com); Lee Hardy; William Branigan; Jim Patrick
Subject: Re: July 11th Vacation Rental Ad-Hoc Committee Meeting
Attachments: MX-2600N_20180719_104741.pdf; MX-2600N_20180719_104759.pdf

Derrick:

I am attaching two recent articles from the NY Times. One article discusses the efforts at regulating vacation rentals and the other discusses the impact of vacation rentals on rents and affordable housing. Kindly share the articles with the ad hoc committee.

Thank you

On Wed, Jul 11, 2018 at 12:08 PM, Margaret <margaret@margaretedaileylaw.com> wrote:

Derrick:

Could you give us some statistics on the growth of VRC's?

As in say starting in 2010, how many were there each year?

Margaret E Dailey

<mailto:margaret@margaretedaileylaw.com>

From: Derrick Tokos [mailto:D.Tokos@NewportOregon.gov]
Sent: Friday, July 06, 2018 5:19 PM
To: Margaret <margaret@margaretedaileylaw.com>; 'James Hanselman' <jj_oregon@yahoo.com>; 'carla perry' <carla@dancingmoonpress.com>; 'simonis_110@hotmail.com' <simonis_110@hotmail.com>; 'Bonnie Saxton' <bonnie@advantagerealestate.com>; 'braulio.escobar@gmail.com' <braulio.escobar@gmail.com>; 'fairhaven@peak.org' <fairhaven@peak.org>; 'dreamhomesof' <oregon@gmail.com>; 'don@blueagate.com' <don@blueagate.com>; 'Bill Posner' <bposner@outlook.com>; 'jamie@sweethomesrentals.com'

<jamie@sweethomesrentals.com>; 'lauri.hines@icloud.com' <lauri.hines@icloud.com>;
'charboxer2@comcast.net' <charboxer2@comcast.net>; 'Pam McElroy' <pmcelroy456@charter.net>;
'marhawinsor2@gmail.com' <marhawinsor2@gmail.com>
Cc: Sherri Marineau <S.Marineau@NewportOregon.gov>; 'Rodney Croteau' <croteau@charter.net>; 'Bob Berman' <CindyAndBob@earthlink.net>; 'Mike Franklin (mike@newportchowderbowl.com)'
<mike@newportchowderbowl.com>; 'Lee Hardy' <lee@yaquinabayproperties.com>; 'William Branigan'
<phantom41@gmail.com>; 'Jim Patrick' <jbpatrick@newportnet.com>
Subject: July 11th Vacation Rental Ad-Hoc Committee Meeting

Good afternoon,

The agenda and meeting materials are available for download from the committee website and city home page. Here is a link to the committee page: <http://newportoregon.gov/citygov/comm/vr.asp>. The same information is on the city main webpage at: <http://newportoregon.gov/>

Hard copy packets, for those that requested them, can be picked up at our office after 12pm on Monday. Let me know if you can't make the meeting in person and would prefer to dial in. That will be my queue to setup a conference phone, and distribute the dial-in information.

Thanks,

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

NEW YORK

The New York Times

New York City Looks to Crack Down on Airbnb Amid Housing Crisis

By Zoe Greenberg

July 18, 2018

The New York City Council voted unanimously on Wednesday to significantly restrict Airbnb and other online home rental services, joining a growing movement of cities around the globe in stepping up regulation of the so-called sharing economy.

The bill aims to prevent landlords and tenants from illegally renting out apartments for a few days at a time to tourists, a phenomenon that the city says has aggravated the housing crisis by making short-term rentals more profitable than long-term leases.

Online rental services like Airbnb and HomeAway would be required to provide the addresses and names of hosts to the city's Office of Special Enforcement every month, and to note whether rentals are for a whole apartment or just a room.

If the bill is signed into law, New York will join cities like San Francisco; New Orleans; Barcelona, Spain; and Vancouver, British Columbia, in regulating companies that profit from facilitating short-term rentals.

New York City is Airbnb's largest domestic market, but under state law, it is illegal in most buildings for an apartment to be rented out for less than 30 days unless the permanent tenant is residing in the apartment at the same time. The new disclosure requirements would make it much easier for the city to enforce the state law and could lead to many of the 50,000 units rented through Airbnb in the city coming off the market. After similar rules went into effect in San Francisco, listings fell by half.

“The vacancy rate in New York City is very low,” the Council speaker, Corey Johnson, said before the vote. “We’re in an affordable housing crisis. We’re in a homelessness crisis. And Airbnb will not give us this data.”

A City Hall spokeswoman said the new restrictions had the support of Mayor Bill de Blasio, who has made affordable housing one of his priorities, and he is expected to sign the bill into law.

Companies will face fines of up to \$1,500 for each listing they fail to disclose, down from the \$25,000 originally proposed.

Airbnb opposed the bill, arguing that it would hurt everyday New Yorkers who were renting spare rooms in their apartments to make ends meet. Throughout the debate over the bill, the company accused City Council members of kowtowing to the hotel industry. Last month Airbnb published a list of Council members and how much the hotel industry had contributed to each of their campaigns.

“After taking hundreds of thousands of dollars in campaign contributions from the hotel industry, we’re not surprised the City Council refused to meet with their own constituents who rely on home sharing to pay the bills and then voted to protect the profits of big hotels,” Liz DeBold Fusco, a spokeswoman for Airbnb, said in a statement, adding that the bill would violate the privacy of the sites’ users and subject them to “unchecked, aggressive harassment.”

The question of what would be best for “ordinary New Yorkers” was at the heart of the debate.

A report from the School of Urban Planning at McGill University, commissioned by the hotel workers’ union, found that nearly half of the New York City rental revenue on Airbnb was earned by 10 percent of the hosts in the city, undercutting the company’s argument that regular New Yorkers benefit widely from short-term rentals.

“Occasional hosts might be the numerical majority of hosts, but they account for a surprisingly small proportion of the actual rental activity on Airbnb and earn a surprisingly small proportion of the actual revenue,” the report said.

An April report from the city comptroller’s office found that Airbnb was exacerbating the city’s affordable housing crisis, especially in crowded or gentrifying neighborhoods like Greenpoint, Bedford-Stuyvesant, Chelsea and Midtown. Over all, renters paid an additional \$616 million in 2016 because of Airbnb, according to the report.

Airbnb disputed the methodology of both reports, accusing the McGill authors of having an “anti-home-sharing bias.” And on Wednesday, the day of the City Council vote, an Airbnb host sued the city, alleging retaliation for speaking out in support of home-sharing in June. Airbnb is financing the host’s suit.

City officials said the bill focused primarily on large-scale commercial landlords who were gaming the system.

“Yes, sometimes it’s the common New Yorker,” said Councilwoman Carlina Rivera, who introduced the bill. “But many times, especially in my district, these are landlords who are taking rent-regulated units out of the housing stock because they’d rather get a lot more money per night.”

A version of this article appears in print on July 18, 2018, on Page A18 of the New York edition with the headline: New York Challenges Airbnb, Aiming at Landlords Who Rent to Tourists

NEW YORK

The New York Times

Airbnb Drives Up Rent Costs in Manhattan and Brooklyn, Report Says

By Luis Ferré-Sadurní

May 3, 2018

Airbnb's growing influence caused rents to increase significantly in tourist areas and gentrifying neighborhoods in Manhattan and Brooklyn, where the majority of the company's rentals are concentrated, according to a report released on Thursday by the city comptroller's office.

In Manhattan's Hell's Kitchen and Chelsea neighborhoods and the Midtown Business District, which accounted for about 11 percent of all Airbnb listings in New York City in 2016, average monthly rents increased by \$398 between 2009 and 2016, of which \$86, or 21.6 percent, was a result of Airbnb's presence, the report said. In Greenpoint and Williamsburg in Brooklyn, the study said, rents went up 18.6 percent in those years because of Airbnb listings.

Airbnb makes it easy to rent apartments to tourists, taking units off the market for full-time residents, the report said.

"For years, New Yorkers have felt the burden of rents that go nowhere but up, and Airbnb is one reason why," the city comptroller, Scott M. Stringer, said in an interview. "It's just simply supply and demand. Fewer apartments to rent means higher prices, and that's the Airbnb effect."

The report said that Airbnb's influence cost New Yorkers \$616 million in additional rent in 2016 as a result of price pressures.

[Read the report.]

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Airbnb has more than 50,000 apartment listings in New York City, the company's largest market in the United States. The comptroller's report shed light on the clash of the so-called sharing economy with city neighborhoods struggling to preserve their stock of affordable housing and rein in skyrocketing rents, though the report also found that the online rental site had a negligible effect on most neighborhoods outside of Manhattan and Brooklyn, where listings are sparse.

The study drew on data scraped from Airbnb listings and used regression analysis to compare what rents would have been across 55 neighborhoods if thousands of units had not been listed on the home-sharing website. Still, the report has limitations: An apartment listed on Airbnb does not always translate into a unit lost in the long-term rental market, because apartments may be rented for a short amount of time a year.

Airbnb officials said the report confused causation with correlation by blaming the company for higher rents that could have been raised by other factors, like rezoning. However, the comptroller's study included variables like household income, population, and employment rates.

"Comptroller Stringer's report severely misrepresents the impact of our platform on housing and is full of elementary methodological mistakes," said Andrew Kalloch, a policy manager at Airbnb. "New Yorkers deserve better from their chief financial officer."

Mr. Stringer said in response, "The methodology is sound."

Mr. Kalloch said Airbnb's effect on rents was insignificant because listings represent less than 1 percent of apartments in the city. But he acknowledged that some neighborhoods have a significantly higher share of Airbnb rentals. He also said that using 2009 as a starting point distorts the findings because rents in New York tanked during the Great Recession that year.

Most New Yorkers, Mr. Kalloch said, use Airbnb as a source of extra income to make ends meet and that entire apartments are rented for a median of 60 nights a year. But Airbnb has long been scrutinized by officials because some landlords use Airbnb to effectively run illegal hotels in residential buildings.

And some New York tenants use the platform to rent spare bedrooms to travelers year-round, often in violation of housing rules or without the permission of their landlords.

One Airbnb host in Chelsea, a 45-year-old singer and songwriter from California, has rented a room in a two-bedroom apartment for more than three years to tourists who stay an average of four to five nights. The singer spoke on the condition of anonymity out of fear of being evicted.

The singer charges \$40 to \$110 per night during the summer, which helps cover the \$3,050 monthly rent.

“It’s a great way to make money,” the singer said. “I get to keep my apartment clean for guests and meet new people in a world where everyone is disconnected.”

However, many tenant advocacy groups say that Airbnb increasingly displaces low-income New Yorkers and welcomes unruly neighbors into their buildings.

“It really isn’t a good idea to turn our residential housing into illegal hotels so that a \$30 billion company can get their I.P.O.,” said Tom Cayler, a member of the West Side Neighborhood Alliance, a coalition of tenants who advocate for the preservation of affordable housing.

As in other areas around the world, Airbnb has had a contentious history in New York.

In 2014, about three-quarters of all Airbnb rentals in the city were found to be illegal, according to a report released that year by the New York attorney general, Eric T. Schneiderman.

Under state law, it is illegal in most buildings to rent an apartment for fewer than 30 days unless the owner is present when a guest is renting. But some tenants and landlords skirt the law and rent out entire apartments for shorter amounts of time without being present, the report said.

The attorney general's report said Airbnb was dominated by operators with multiple listings, finding that 6 percent of the hosts made 37 percent of the revenue — or \$168 million. The company said it had already expelled thousands of commercial operators from its platform.

In 2016, Gov. Andrew M. Cuomo signed a bill allowing hosts to be fined up to \$7,500 for listing apartments that violate housing regulations.

Despite the ongoing feud with New York officials, Mr. Kalloch said his company welcomed certain regulations to rid its platform of abusers.

“Along with proactively removing bad actors from our platform,” he said, “Airbnb is supporting legislation in Albany that would provide for rigorous enforcement against illegal hotel operators, among other things.”

Follow Luis Ferré-Sadurní on Twitter: @luisferre

A version of this article appears in print on May 3, 2018, on Page A18 of the New York edition with the headline: The Airbnb Effect: Higher Rents, Study Says

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

	Date Rcd.	Street Address	Property Owner	Address	City/State	Phone #	e-mail	Contact Name	Address	City/State	Phone #	e-mail	Zone	Const Type	Occ	Bus Lic #	Endors #	Date Notice mailed	Registered Agent / Trustee
1	4/19/2017	109 NW Cliff St, Unit 7 "Crowe Family Trust"	Crowe Family Trust, Kelly French Trustee	PO Box 411	Toledo, OR 97391	541-961-2462	foamysea@gmail.com	Vacasa/Chad Newlin	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 541-921-3438	charles.newlin@vacasa.com	C-2	Condo/A pt	4	5835	203	5/17/2017	Kelly French, Trustee
2	5/17/2017	109 NW Cliff St, Unit 8 "Crowe Family Trust"	Crowe Family Trust, Kelly French Trustee	PO Box 411	Toledo, OR 97391	541-961-2462	foamysea@gmail.com	Vacasa/Chad Newlin	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 541-921-3438	charles.newlin@vacasa.com	C-2	Condo/A pt	4	5835	210	7/19/2017	Kelly French, Trustee
3	5/19/2014	129 SW Dolphin St Unit 129 "Nye Beach Townhomes"	John & Teri Rogers	PO Box 2377	Newport, OR 97365	805-434-7500	jtrogers@directv.net	Heidi Rogers	7037 SW Abalone St	South Beach, OR 97366	541-961-1198		C-2	Condo/A pt	6	5180	137	6/11/2014	
4	5/19/2014	129 SW Dolphin St Unit 133 "Nye Beach Townhomes"	John & Teri Rogers	PO Box 2377	Newport, OR 97365	805-434-7500	jtrogers@directv.net	Heidi Rogers	7037 SW Abalone St	South Beach, OR 97366	541-961-1198		C-2	Condo/A pt	6	5180	138	6/11/2014	
5	5/19/2014	129 SW Dolphin St Unit 137 "Nye Beach Townhomes"	John & Teri Rogers	PO Box 2377	Newport, OR 97365	805-434-7500	jtrogers@directv.net	Heidi Rogers	7037 SW Abalone St	South Beach, OR 97366	541-961-1198		C-2	Condo/A pt	6	5180	139	6/11/2014	
6	5/19/2014	129 SW Dolphin St Unit 139 "Nye Beach Townhomes"	John & Teri Rogers	PO Box 2377	Newport, OR 97365	805-434-7500	jtrogers@directv.net	Heidi Rogers	7037 SW Abalone St	South Beach, OR 97366	541-961-1198		C-2	Condo/A pt	6	5180	140	6/11/2014	
7	10/2/2012	134 SW Elizabeth St	Whaler Motel Inc	155 SW Elizabeth St	Newport, OR 97365	541-265-9261	info@whalernewport.com	John Clark	same	same	same	john@whalernewport.com	C-2	SFD	10	1135	031	11/17/2012	
8	10/2/2012	144 SW Elizabeth St	Whaler Motel Inc	155 SW Elizabeth St	Newport, OR 97365	541-265-9261	info@whalernewport.com	John Clark	same	same	same	john@whalernewport.com	C-2	SFD	8	1135	032	11/17/2012	
9	9/20/2012	208 NW Coast St Unit A "Linda Neigebauer"	Linda Neigebauer	3914 NW Cherokee Ln	Newport, OR 97365	541-270-2234	lindaraen@charter.net	same	same	same	same	same	C-2	Condo/A pt	4	2636	105	1/9/2014	
10	9/20/2012	208 NW Coast St Unit B "Linda Neigebauer"	Linda Neigebauer	3914 NW Cherokee Ln	Newport, OR 97365	541-270-2234	lindaraen@charter.net	same	same	same	same	same	C-2	Condo/A pt	4	2636	106	1/9/2014	
11	9/20/2012	208 NW Coast St Unit C "Linda Neigebauer"	Linda Neigebauer	3914 NW Cherokee Ln	Newport, OR 97365	514-270-2234	lindaraen@charter.net	same	same	same	same	same	C-2	Condo/A pt	4	2636	107	1/9/2014	
12	10/24/2012	255 NW Cliff St "Beach Front Classic"	James & Lana Wetherill	25804 NE Olson Rd	Battle Ground, WA 98604	360-687-1919	wetherill1@juno.com	same	same	same	same	same	C-2	Condo/A pt	8	4927	051	2/13/2013	
13	10/24/2012	257 NW Cliff St "Beach Front Classic"	James & Lana Wetherill	25804 NE Olson Rd	Battle Ground, WA 98604	360-687-1919	wetherill1@juno.com	same	same	same	same	same	C-2	Condo/A pt	4	4927	052	2/13/2013	
14	1/3/2017	258 NW Coast St "The Overlook"	Michelle Heth	1181 Ryan Ct	West Linn, OR 97068	503-348-8655	michelleandpayton@yahoo.com	same	same	same	same	same	C-2	Condo/A pt	8	5790	195	3/20/2017	
15	10/12/2012	325 NW Coast St "Nye Beach Arch Place"	Steve & Marla Bennett	2255 Dawnwood Dr	Philomath, OR 97370- 9091	541-990-3486	info@nyebeacharchplace.com	same	same	same	same	same	C-2	Condo/A pt	6	4308	040	12/27/2012	
16	10/2/2012	33 SW Elizabeth St	Whaler Motel Inc	155 SW Elizabeth St	Newport, OR 97365	541-265-9261	info@whalernewport.com	John Clark	same	same	same	john@whalernewport.com	C-2	SFD	8	1135	030	11/17/2012	
17	9/17/2012	39 SW Elizabeth St	Whaler Motel Inc	155 SW Elizabeth St	Newport, OR 97365	541-265-9261	john@whalernewport.com	John Clark	same	same	same	same	C-2	SFD	8	1135	074-1	n/a	
18	9/24/2012	423 SW Elizabeth St "Beach Retreat LLC"	Gregory & Prescott (Scottie) Jones	20368 Honey Grove Rd	Alsea, OR 97324	541-487-4966	sjones@beachretreatoregon.com	Lisa Glenn/Turnkey Vacation Rentals	48 Camp 12 Riverside Ln	Siletz, OR 97380	888-512-0498	reservations@turnkeyvr.com	C-2	SFD	10	3747	011	11/6/2012 & 11/30/17	Prescott B Jones, 20368 Honey Grove Rd, Alsea, OR 97324
19	3/11/2016	507 NW Alpine #203 "Roy & Sandra Rider"	Roy & Sandra Rider	6230 NW Vineyard Dr	Corvallis, OR 97330	541-745-5677	rrider@peak.org	Oregon Shores Vacation Rentals	PO Box 3507	Sunriver, OR 97707	800-800-7108		C-2	Condo/A pt	4	5620	055	5/19/2016	
20	9/6/2012	507 NW Alpine #305 "Patrick & Elizabeth Bresnan"	Patrick & Elizabeth Bresnan	12338 First Fork Rd	Los Gatos, CA 95033	408-867-1477 408-887-0223 (cell)	bresnane@yahoo.com	Oregon Shores Vacation Rentals	1115 SW 51st ST	Lincoln City, OR 97367	800-800-7108 (Waldport: 541-563- 7108) 541-418-5460	daniel@orshores.com	C-2	Condo/A pt	4	5063	196	5/19/2016	
21	3/6/2013	507 NW Alpine St #103 "Rabideau Vacation Rental"	Larry Rabideau	144 Ft. Fosdick Circle	Gig Harbor, WA 98335	907-632-5742	rabideau@gci.net	Dolphin Realty	547 SW 7th St	Newport, OR 97365	541-265-6638	loren@dolphinrealtynewport.com	C-2	Condo/A pt	4	5151	248	3/13/2013	

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

	Date Rcd.	Street Address	Property Owner	Address	City/State	Phone #	e-mail	Contact Name	Address	City/State	Phone #	e-mail	Zone	Const Type	Occ	Bus Lic #	Endors #	Date Notice mailed	Registered Agent / Trustee
22	10/16/2017	507 NW Alpine St #303 "Nye Stay"	Arne LaVen	2538 NW Hosmer Lake Dr	Bend, OR 97703	541-639-2538	arne@laven.me	Sweet Home Rentals/Kasey Baker	665 Hwy 101	Yachats, OR 97498	541-961-5559	info@sweethomesrentals.com	C-2	Condo/Apt	4	5958	027	5/18/2018	
23	7/9/2012	507 NW Alpine St Unit 207 "Surf & Sand Condo"	Kent B & Lori S Roberts	375 Corbett Ck Rd	Colville, WA 99114	509-680-2219	kbrlsr@gotsky.com	same	same	same	same	joy@oregonbeachvacations.com	C-2	Condo/Apt	4	5014	083	10/22/2013	
24	12/17/2014	507 NW Alpine St Unit 308 "Nye Sands 308"	Keith & LuAnn Turner	847 NW Ermine Pl	Corvallis, OR 97330	541-753-6459	turnerk1@comcast.net	same	same	same	same	same	C-2	Condo/Apt	4	5013	113	2/27/2014	
25	8/22/2013	537 NW Alpine St "On The Beach"	Stephanie Saylor & Merritt Bruce	12 Thomas Owens Way #100	Monterey, CA 93940	831-392-5511	stephanie@saylorlegal.com	Oregon Beach Vacations	4786 SE Hwy 101	Lincoln City, OR 97367	503-528-7480 ext. 200	joy@oregonbeachvacations.com	C-2	SFD	6	5228	098	12/13/2013	
26	6/18/2015	540 NW Alpine St "Stempson Rental"	Greg Stempson & Lorene Johnson	2612 NW Nordeen Way	Bend, OR 97701	425-457-2837	gregstempson@hotmail.com	Vacasa Rentals			503-345-9399		C-2	SFD	8	5495	162	6/9/2016	
27	7/23/2015	619 NW Alpine St "Hauser Investment Properties"	Tony Hauser	1705 N 22nd St	Boise, ID 83702	208-850-6425	tonyhauser50@gmail.com	Vacasa Rentals - Ted Dougherty	6281 NW Pacific Coast Hwy	Seal Rock, OR 97376	541-270-1287	vacasa.ted@gmail.com	C-2	SFD	8	5513	164	7/19/2016	
28	10/30/2015	626 NW 3rd St "Nye Beach Getaway"	Krista Harrison	1197 Throne Dr	Eugene, OR 97402	541-554-2899	kristaharrison@comcast.net	Vacasa Rentals (Andrew Young)	3934 NE MLK Blvd #200	Portland, OR 97212	503-345-0300 541-351-1537	andrewy@vacasa.com	C-2	Condo/Apt	6	5570	168	7/19/2016	
29	9/16/2013	701 NW Coast St #101 "Haven by the Sea"	Gwenith M Filbin	PO Box 309	Dufur OR 97021	541-467-2204	gflbn@ortelco.net	Oregon Beach Vacations	4786 SE Hwy 101	Lincoln City, OR 97367	503-528-7480 ext. 200	joy@oregonbeachvacations.com	C-2	Condo/Apt	4	5244	096	12/13/2013	
30	9/26/2013	701 NW Coast St #107 "Charles & Jane Kemp"	Jane Kemp	1999 Farmer Dr	El Centrol, CA 92243	760-353-0914	janekemp@gmail.com	Oregon Beach Vacations	4786 SE Hwy 101	Lincoln City, OR 97367	503-528-7480 ext. 200	joy@oregonbeachvacations.com	C-2	Condo/Apt	4	5248	097	12/13/2013	LLC not on Business Registry
31	7/14/2016	701 NW Coast St #108 "Michael D McCoy Trust"	Michael D McCoy Rev. Living Trust	4552 Raintree Ct NE	Salem, OR 97305	541-928-0932		Lenora M McCoy/Patricia Kelley	same	same	503-393-8623	thekelleyfamily@comcast.net	C-2	Condo/Apt	4	5707	190	8/21/2016	Patricia Kelly, Trustee
32	6/19/2012	701 NW Coast St #201 "Li'l Macs LLC"	Li'l Macs LLC	1040 SE 78th Ave	Portland, OR 97215	503-318-5741	lilmacsllc@gmail.com	Alema Mcrea	same	same	same	same	C-2	Condo/Apt	4	4526	084	10/24/2013	Alema Joy McCrea, 1040 SE 78th Ave, Portland, OR 97215
33	7/2/2012	701 NW Coast St #204 "Christian Restoration Council"	Tim Dahle / Doris Inman	PO Box 45	Dallesport, WA 98617	509-637-2594	dinman888@gmail.com	OR Beach Vacations - Debra	same	same	971-230-0185 1-800-723-2383 X200	joy@oregonbeachvacations.com	C-2	Condo/Apt	4	5233	020	11/27/2012	
34	7/19/2012	701 NW Coast St #212 "Jim & Vonda Stubblefield"	James & Vonda Stubblefield	PO Box 338	Monument, OR 97864	541-934-2688	jim.stubblefield@centurytel.net	same	same	same	same	joy@oregonbeachvacations.com	C-2	Condo/Apt	6	5245	049	1/31/2013	
35	9/20/2012	701 NW Coast St #302 "PICO 302/2000"	Jeff & LeeAnn Leitch - PICO 2000	9025 June Rd N	Lake Elmo, MN 55042	651-773-9410	landjleitch@Q.com	Oregon Beach Vacations	4786 Hwy 101	Lincoln City, OR 97367	1-800-723-2383	joy@oregonbeachvacations.com	C-2	Condo/Apt	4	5281	021	11/27/2012	
36	9/3/2013	701 NW Coast St #305 "Angela's Beach Getaway"	Jan Bedle	2217 Grand Ave	Everett, WA 98201	425-330-4680	jabedle@msn.com	same	same	same	same	same	C-2	Condo/Apt	4	5605	119	4/7/2014	
37	10/25/2012	701 NW Coast St Unit 111 "Brendan Carmody"	Brendan & Bonnie Carmody	729 NW Coast St	Newport, OR 97365	541-265-3159	carmody261@msn.com	same	same	same	same	same	C-2	Condo/Apt	4	5224	067	7/13/2013	
38	10/25/2012	701 NW Coast St Unit 209 "Brendan Carmody"	Brendan & Bonnie Carmody	729 NW Coast St	Newport, OR 97365	541-265-3159	carmody261@msn.com	same	same	same	same	same	C-2	Condo/Apt	4	5224	068	7/31/2013	
39	10/25/2012	701 NW Coast St Unit 210 "Brendan Carmody"	Brendan & Bonnie Carmody	729 NW Coast St	Newport, OR 97365	541-265-3159	carmody261@msn.com	same	same	same	same	same	C-2	Condo/Apt	4	5224	069	7/31/2013	
40	10/25/2012	701 NW Coast St Unit 211 "Brendan Carmody"	Brendan & Bonnie Carmody	729 NW Coast St	Newport, OR 97365	541-265-3159	carmody261@msn.com	same	same	same	same	same	C-2	Condo/Apt	4	5224	070	7/31/2013	
41	10/29/2012	701 NW Coast St Unit 306 "Pacific Crest Vacation Rental"	David & Margaret Hall	8310 Counterpane Ln	Juneau, AK 99801	206-371-2196	halldmd@gci.net	Greenstone Inn	729 NW Coast St	Newport, OR 97365	541-265-2477	greenstoneinn@gmail.com	C-2	Condo/Apt	4	5103	010	11/6/2012	

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

	Date Rcd.	Street Address	Property Owner	Address	City/State	Phone #	e-mail	Contact Name	Address	City/State	Phone #	e-mail	Zone	Const Type	Occ	Bus Lic #	Endors #	Date Notice mailed	Registered Agent / Trustee
42	10/25/2012	701 NW Coast St Unit 309 "Brendan Carmody"	Brendan & Bonnie Carmody	729 NW Coast St	Newport, OR 97365	541-265-3159	carmody261@msn.com	same	same	same	same	same	C-2	Condo/Apt	4	5224	071	7/31/2013	
43	10/25/2012	701 NW Coast St Unit 310 "Brendan Carmody"	Brendan & Bonnie Carmody	729 NW Coast St	Newport, OR 97365	541-265-3159	carmody261@msn.com	same	same	same	same	same	C-2	Condo/Apt	4	5224	034	12/26/2012	
44	2/24/2017	709 NW High St "High Tides Beach House"	Alan & Angela Dietrich	2517 Lemhi Pass Dr	Bend, OR 97703	541-350-6416	alan@bendistrillery.com	Vacasa/Chad Newlin	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 541-921-3438	charles.newlin@vacasa.com	C-2	SFD	6	5812	061-1	3/20/2017	
45	4/18/2018	715 NW 3rd St "Nye Place LLC"	Nye Place, LLC / Stephen Madkour	13999 S Clackamas River Dr	Oregon City, OR 97045	503-970-3998	nyepace@gmail.com	same	same	same	same	stephenmadkour@comcast.net	C-2	SFD	8	6082	246	5/18/2018	
46	4/5/2016	731 NW 2nd Ct "The Cozy Cottage"	April M. Lee	PO Box 1214	Hood River, OR 97031	541-490-5300	alee@pli.us.com	same	same	same	same	same	C-2	SFD	6	5641	176	6/2/2016	
47	8/4/2014	732 NW 2nd Ct "The Little Mermaid"	Eric & Cherie Gullerud	PO Box 2475	Corvallis, OR 97339	541-231-7294 541-231-7293	ceginv2002@gmail.com	same	same	same	same	same	C-2	SFD	8	5372	146	9/3/2014	
48	2/19/2015	745 NW Beach Dr "P Roth"	Paula Roth	PO Box 92	Lockwood, CA93932	831-594-7684	paularoth5@aol.com	Joe Daugherty/Vacasa	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399; 541-351-5935	joe.daugherty@vacasa.com	C-2	SFD	6	5431	163	7/7/15 & 7/19/16	
49	10/29/2012	753 NW 2nd St "Trantow Parque Cavation Rental"	Wayne Trantow/Antoinette Parque	9635 SW Washington Pl	Portland, OR 97225	503-297-6488	toniandskip@yahoo.com	same	same	same	same	same	C-2	SFD	8	5148	013	11/7/2012	
50	2/22/2016	757 NW Coast St #5 "Benison Properties"	Dr. Frank J Benison, PhD Benison Properties	19 Lindenwood Dr	Littleton, CO 80120	303-795-1393	rroumami@gmail.com	Inn @ Nye Beach	729 NW Coast St	Newport, OR 97365	541-265-2477	reservations@innatnyebeach.com	C-2	Condo/Apt	6	5816	211	8/14/2017	
51	11/13/2017	757 NW Coast St #6 "Bungalow at Nye Beach"	Teresa I Clifton	1232 Shot Pouch Rd	Blodgett, OR 97326	541-453-4032/541-231-1156	terehere@aol.com	same	same	same	same	same	C-2	Condo/Apt	4	5975	242	3/26/2018	
52	11/2/2015	757 NW Coast St #7 "Bungalow at Nye Beach"	Sue Ellen O'Connor-Ferris	491 West Cove DR	Wasilla, AK 99654	907-229-6036	tailwindav@gmail.com	Stephen Davis	729 NW Coast St	Newport, OR 97365	541-265-2477 ext 752	sdavis@innatnyebeach.com	C-2	Condo/Apt	4	5580	169	12/30/2015	
53	10/2/2012	914 SW 2nd St 10 NW 42nd St "Huff House Vacation Rental"	Whaler Motel Inc Thomas Huff	155 SW Elizabeth St 3055 NW Vaughn St	Newport, OR 97365 Portland, OR 97210	541-265-9261 503-803-0802	info@whalernewport.com trhuff@hotmail.com	John Clark Ocean Odyssey Vacation Rentals	same PO Box 491	same Yachats, OR 97498	same 541-547-3637 1-800-800-1915	john@whalernewport.com yachats@ocean-odyssey.com	C-2 R-1	SFD SFD	8 10	1135 5170	033 059	11/17/2012 5/9/2013	
55	2/7/2013	11 NW 42nd St (Unit A - upper)	NW Property Holdings - Oregon, LLC	PO Box 422	Orange City, IA 51041	712-220-3670	jjdrew007@yahoo.com	Donna Rudd, Vacasa Rentals	2865 NE Vine Maple Lp	Yachats, OR 97418	541-547-5177	rudd.donna@gmail.com	R-1	Condo/Apt	10	5146	057	5/6/2013	Cliff Johnson, 4440 SW Corbett #204, Portland, OR 97239
56	2/7/2013	11 NW 42nd St (Unit B - lower)	NW Property Holdings - Oregon, LLC	PO Box 422	Orange City, IA 51041	712-229-3670	jjdrew007@yahoo.com	Donna Rudd, Vacasa Rentals	2865 NE Vine Maple Lp	Yachats, OR 97418	541-547-5177	rudd.donna@gmail.com	R-1	Condo/Apt	8	5146	056	4/2/2013	Cliff Johnson, 4440 SW Corbett #204, Portland, OR 97239
57	5/2/2014	128 NW 73rd Ct "Pierce Family Beach Retreat"	Fred & Patty Stanwood	10881 SE 258th Pl	Damascus, OR 97089	503-658-4312	fred@oilfilterserviceco.com	same	same	same	same	same	R-1	SFD	8	5336	123	5/13/2014	
58	11/13/2017	135 NW 77th Ct "Newport Cottage"	Cheryl M Johnson	61329 Triple Knot Rd	Bend, OR 97702	805-890-5767	cmjconsult@gmail.com	Tom Walklet	same	same	805-231-5729	t_walklet@hotmail.com	R-1	SFD	4	5977	115-1	12/8/2017	
59	10/24/2012	171 NW 73rd Ct "The Lighthouse"	Jerry Burger	687 NW 3rd St	Prineville, OR 97754	541-390-3675	farmers@crestviewcable.com	same	same	same	same	same	R-1	SFD	10	4317	048	1/29/2013	
60	12/6/2016	2003 NW Oceanview Dr "Cliff House"	Jenni & Robert Winterburn	3313 Corpus Christi	Simi Valley, CA 93063	805-390-8175	yogajentoo@aol.com	Julie Rosenfeld	60 Woodridge Ln	Yachats, OR 97498	541-547-3428/541-270-8918	rosenfeld_j@yahoo.com	R-1	SFD	8	5773	043-1	12/28/2016	
61	10/29/2012	2005 NW Oceanview Dr "Oceanfront Paradise"	Margie L Dawson	3158 SW Antler Ln	Redmond, OR 97756	541-480-7444	Margie.dawson@attglobal.net	Donna Rudd, Vacasa Rentals	4440 SW Corbett Ave #204	Portland, OR 97239	503-345-9399	info@vacasarentals.com	R-1	SFD	8	5109	064	7/10/2013	
62	6/2/2016	2114 NE Crestview Dr "Mary's Vacation Rental"	Mary Yuen	2128 Cornerstone Dr	Winterville, NC 28590	252-717-3060	mary_yuen@yahoo.com	same	same	same	same	same	R-1	SFD	8	5678	178	6/8/2016	
63	10/23/2017	2545 NW Pacific St "D'Anna's Properties"	Michael D'Anna	2584 E Smith Road	Bellingham, WA 98226	360-319-0495	urkaos27@gmail.com	same	same	same	same	same	R-1	SFD	8	5967	221	12/12/2017	

**VACATION RENTALS AND BED AND BREAKFASTS
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	Date Rcd.	Street Address	Property Owner	Address	City/State	Phone #	e-mail	Contact Name	Address	City/State	Phone #	e-mail	Zone	Const Type	Occ	Bus Lic #	Endors #	Date Notice mailed	Registered Agent / Trustee
64	4/24/2017	2767 NW Pacific Pl "Seagrass Pine"	Richard Evans & Julie Sanford	2380 Squak Mt Lp	Issaquah, WA 98027	425-770-9076	richardjamesevans@live.com	Oceanfront Properties, Inc./ Brent Peterson	800 E Franklin St	Newberg, OR 97132	503-260-5087	oceanfrontpropertiesince@gmail.com	R-1	SFD		5837	204	6/2/2017	
65	9/20/2012	3914 NW Cherokee Ln "Linda Neigebauer"	Linda Neigebauer	3914 NW Cherokee Ln	Newport, OR 97365	541-270-2234 (c) 541-265-2155 (h) 541-265-6262 (w)	lindaraen@charter.net	same	same	same	same	same	R-1	SFD	4	2636	104	1/9/2014	
66	10/25/2017	520 NW 23rd St "LUCO Property Management Vacation Rentals"	Louis Limbrunner	631 SE 1st St	Newport, OR 97365	541-265-2025		LUCO Property Management	631 SE 1st St	Newport, OR 97365	541-265-2025		R-1	SFD	4	6040	239	3/12/2018	
67	9/12/2017	688 NE 20th Pl (Upstairs Area) "The Agate House"	William & Kassi Sedwick	522 7th Ave SW	Albany, OR 97321	303-717-2741	bill.sedgwick@gmail.com	Vacasa/Chad Newlin	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 541-921-3438	charles.newlin@vacasa.com	R-1	SFD	6	5765	235	2/9/2018	
68	10/12/2016	688 NE 20th Pl "The Agate House"	William & Kassi Sedwick	522 7th Ave SW	Albany, OR 97321	303-717-2741	bill.sedgwick@gmail.com	Vacasa/Samantha Ewing	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/541-974-3811	samanatha.ewing@vacasa.com	R-1	SFD	6	5765	193	3/17/2017	
69	5/31/2018	7055 NE Avery St "Newport Cove Guesthouse"	Dale & Sandra Cruickshank-Phillips	7055 NE Avery St	Newport, OR 97365	720-851-0212 /	coastalsandy18@gmail.com	same	same	same	same	same	R-1	SFD	6	6113	251	7/6/2018	*New VRD added 7/6/18
70	11/7/2017	7601 N Coast Hwy "Matthew & Erin Price"	Matthew & Erin Price	19 Fireside Dr, Box 2	Camdenton, MO 65020	573-434-1709	mprice@pricerandle.com	Vacasa/Rose Lupton	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 541-961-0364	rose.lupton@vacasa.com	R-1		10	5973	249	6/22/2018	
71	7/11/2017	1128 SW Elizabeth St "Cheever BnB"	Jeff Cheever	1128 SW Elizabeth St	Newport, OR 97365	541-961-2431	ditto2@charter.net	same	same	same	same	same	R-2	SFD	4	6025	212	8/14/2017	
72	9/14/2017	1130 SW Martin St "Life is a Beach"	Richard Savicky	34332 Seavey Loop	Eugene, OR 97405	541-954-3115	rsavicky@comcast.net	same	same	same	same	same	R-2	SFD	10	5939	224	12/14/2017	
73	4/5/2016	1144 SW Mark St "Klose Enterprises"	Kay Klose / Richard Rainery	1144 SW Mark St	Newport, OR 97365	907-952-0659	kaykloseink@gmail.com	same	same	same	same	same	R-2	SFD	4	5643	173	5/10/2016	
74	8/31/2012	1156 SW Mark St "Yaquina House"	Glenn & Lori Stockton	2405 East 16th St	Bremerton, WA 98310	360-621-8653	glenn.stockton@gmail.com	same	same	same	same	same	R-2	SFD	10	5064	045	6/9/2016	
75	2/1/2017	1217 NW Oceanview Dr "Sea Vue House"	Stuart Larsen	1217 NW Oceanview Dr	Newport, OR 97365	541-514-4907	stuart.larsen@yahoo.com	same	same	same	same	same	R-2	SFD	8	5789	198	3/22/2017	
76	7/2/2012	1235 NW Spring St "Joy's House"	Carol & Bob Reinhard	21680 Butte Ranch Rd	Bend, OR 97702	541-389-2672	carolsuereinhard@gmail.com	Lisa Glenn/Turnkey Vacation Rentals	48 Camp 12 Riverside Ln	Siletz, OR 97380	888-512-0498	reservations@turnkeyvr.com	R-2	SFD	6	5011	062	5/9/2013 & 11/30/17	
77	10/24/2012	1245 NW Spring St	James & Lana Wetherill	25804 NE Olson Rd	Battle Ground, WA 98604	360-687-1919	wetherill1@juno.com	same	same	same	same	same	R-2	SFD	10	4927	053	2/28/2013	
78	3/30/2015	1330 NW Spring St "Yaquina Surf Camp"	Roy S Neff and Lauri Hines	32655 Glaisyer Hill Rd	Cottage Grove, OR 97424	858-395-7191	roysneff@gmail.com	Lauri Hines	same	same	same	laurigsd@cox.net	R-2	SFD	8	5444	157	5/12/2015	
79	11/13/2017	1332 NW Thompson St "Williams House"	Jesse Williams	1727 NW 33rd Ave	Portland, OR 97210	202-669-4292	jessejwilliams@gmail.com	Vacasa/Rose Lupton	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 541-961-0364	rose.lupton@vacasa.com	R-2	SFD	10	5982	244	4/6/2018	
80	10/23/2017	1409 NW Spring St "RSSC Mariner"	Jeff & Karin Gauvin	1409 NW Spring St	Newport, OR 97365	801-230-0545	jeffgauvin@hotmail.com	Oregon Beach Vacations/Dean McElveen	4786 SE Hwy 101	Lincoln City, OR 97367	541-418-0037	dean@oregonvacationrentals.com	R-2	SFD	6	5964	222	12/14/2017 Updated Contact ltr sent 1/19/18	
81	5/31/2016	1452 NW Spring St "Wave Crest"	Scott McDowell	6553 S Madison Ct	Centennial, CO 80121	303-482-5544	mcdowells1@yahoo.com	Joe Daugherty/Vacasa	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399; 541-351-5935	joe.daugherty@vacasa.com	R-2	SFD	8	5675	177	6/2/2016	
82	9/27/2017	1610 NW Spring St "Donald & Patsy M Family Trust"	Donald & Patsy M Family Trust, Dan Knight	PO Box 919	Sutherlin, OR 97479	541-430-7312	don@knightmgt.com	same	same	same	same	same	R-2	SFD	10	5946	233	2/5/2018	Dan Knight, Trustee
83	6/1/2015	185 NW 70th St "Oregon Coast Vacation Homes"	Susan & Steven Johnston	10779 N Minnewawa Ave		559-355-9718	suedriver66@yahoo.com	Vacas Rentals - Eric Nicholson	3934 NE MLK Blvd. #204	Portland, OR 97212	971-201-5953	ericn@vacasa.com	R-2	SFD	8	5484	161	7/19/2016	

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	Date Rcd.	Street Address	Property Owner	Address	City/State	Phone #	e-mail	Contact Name	Address	City/State	Phone #	e-mail	Zone	Const Type	Occ	Bus Lic #	Endors #	Date Notice mailed	Registered Agent / Trustee
84	8/8/2013	224 NE 55th St "Northest 55th St LLC"	Northeast 55th St LLC, Cynthia Cristofani	2860 NW Bauer Woods Dr	Portland, OR 97229	503-645-1354	cynthia.cristofani@povidence.org	Vacasa Vacation Rentals (Donna Rudd, regional mgr)	2865 NE Vine Maple Lp	Yachats, OR 97418	41-547-5177 or 971-998- 2448	rudd.donna@gmail.com	R-2	SFD	8	5236	080	10/2/2013	Cynthia Cristofani, 2860 NW Bauer Woods Dr, Portland, OR 97229
85	11/13/2017	311 NW 58th St "Agate Beach Hideaway "	Micheal G Mantei	5705 NW Biggs St	Newport, OR 97365	503-849-4902	horizonmech2012@gmail.com	same	same	same	same	same	R-2	SFD	6	5976	241	3/12/2018	
86	2/22/2016	411 NW 60th St "Sam's Sea Haven"	Amy Gordon	10190 SE 37th Ave	Milaukie OR 97222	503-318-5242	mybluepoppis@gmail.com	same	same	same	same	same	R-2	SFD	6	5609	194	2/17/2017	
87	10/29/2012	416 NW 58th St "John Ross Vacation Rental"	John Ross	1669 Ridgefield St	Eugene, OR 97404- 2393	541-206-0966	johnrossd@msn.com	Oregon Shores Vacation Rentals	1115 SW 51st ST	Lincoln City, OR 97367	800-800-7108 (Waldport: 541-563- 7108)		R-2	SFD	8	5239	025	12/4/2012	
88	4/6/2018	424 NW 59th St "Fort Awesome West "	Malcolm Investments LLC / Darroch Burns	PO Box 902	Clackamas, OR 97015	503-793-0499	darrochmb@yahoo.com	same	same	same	same	same	R-2	SFD	8	6066	245	5/1/2018	Darroch Burns, 14765 SE 82nd Dr, Clackamas, OR 97015
89	5/10/2017	435 NW 58th St "The Beach House at Yaquina Head"	Joan L Meloy	28646 SW Meadows Loop	Wilsonville, OR 97070	503-638-7018	joanmeloy@comcast.net	Vacasa/Chad Newlin	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 541-921- 3438	charles.newlin@vacasa.com	R-2	SFD		5852	207	6/16/2017	
90	7/18/2013	457 NW 56th St "Lightkeepers LLC"	John Mace (Lightkeeper, LLC)	6225 SE Carlton	Portland, OR 97206	503-312-8085	mace3090@comcast.net	Lisa Glenn/Turnkey Vacation Rentals	48 Camp 12 Riverside Ln	Siletz, OR 97380	888-512-0498	reservations@turnkeyvr.com	R-2	SFD	12	5190	116	3/21/2014	John Mace, 6225 SE Carlton, Portland, OR 97206
91	6/14/2016	457 NW 57th St "Agate Beach Outlook"	Rick & Lynette Ruppel	7424 N Wayland Ave	Portland, OR 97203	971-645-3478	rickruppel@gmail.com	Turnkey Vacation Rentals/ Lisa Glenn	48 Camp 12 Riverside Ln	Siletz, OR 97380	888-512-0498, 541-916- 0399	lisa.glen@turnkeyvr.com	R-2	SFD	6	5714	182	Sent new contact info on 3/18/18	
92	10/29/2012	5053 NW Agate Way "Yaquina Ocean Front Lodge"	Steve & Buffi Hurley/Robert & Lori Cavell	1900 Front St NE	Salem, OR 97301	503-932-1982	shurley@providencehms.com	Donna Rudd, Vacasa Rentals	4440 SW Corbett Ave #204	Portland, OR 97239	503-345-9399	info@vacasarentals.com	R-2	SFD	12	5111	044	1/11/2013	
93	8/15/2014	510 NW 15th St "Sunny Side Up"	Loretta Johnson	2929 NW Highland Dr	Corvallis, OR 97330	541-757-0303	lcj777@comcast.net	Vacasa Rentals - Donna Rudd	2865 NE Vine Maple Lp	Yachats, OR 97498	503-345-9399 or 971- 998-2448	rudd.donna@vacasarental.com	R-2	SFD	6	5381	149	9/30/2014	
94	9/14/2017	510 SW Minnie St "Life is a Beach"	Richard Savicky	34332 Seavey Loop	Eugene, OR 97405	541-954-3115	rsavicky@comcast.net	same	same	same	same	same	R-2	SFD	10	5939	223	12/14/2017	
95	7/14/2016	524 A SE 4th St "Baker Rental Properties LLC"	Sandra Baker	6300 SE Roothie Rd	Portland, OR 97267	503-891-0683	bakerskay@gmail.com	Vacasa/Drew Young	121 N 9th St Ste 302	Boise, ID 83702	541-351-1537	andrewy@vacasa.com	R-2	Condo/A pt	4	5534	189	8/29/2016	
96	10/2/2017	525 SE 5th St "Bayside Vacation Rental"	Duane Edwards	PO Box 2088	Newport, OR 97365	541-270-1234	duanerwards1234@gmail.com	same	same	same	same	same	R-2	SFD	6	5986	227	1/19/2018	
97	11/16/2013	532 SE 2nd St "Nel Sue LLC"	Sue Hardesty/Nellie Ward	PO Box 2304	Newport, OR 97365	541-265-4516	swhardesty@charter.net	same	same	same	same	same	R-2	SFD	4	2512	100	12/18/2013	LLC not on Business Registry
98	10/24/2012	535 NW 16th St "Mark Peterson"	Mark Peterson	2440 Willamette St #201	Eugene, OR 97405	541-953-4903	mark@wmbrokers.com	same	same	same	same	same	R-2	SFD	8	5200	058	5/6/2013	
99	3/8/2017	546 NW 54th St "Seastar Getaway "	Larry & Pat Hood	2127 NE Village Ct	McMinnville, OR 97128	503-583-1126	larryhood4@gmail.com	Vacasa/Chad Newlin	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 541-921- 3438	charles.newlin@vacasa.com	R-2	SFD	6	5821	201	3/27/2017	
100	6/30/2014	554 SE 2nd St "A Slice of Newport"	Nancy Thurston/Jeff Terry	5152 Umatilla	Boise, ID 83709	205-861-2666	nancy.e.thurston@gmail.com	same	same	same	same	same	R-2	SFD	10	5356	143	7/3/2014	
101	5/10/2017	555 NW 56th St "The Lighthouse at Starfish Cove"	Rob & Leslie Hildebrand	12147 SE Wagner St	Happy Valley, OR 97086	503-975-5169	rhildebrand@multnomah.edu	Vacasa/Chad Newlin	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 541-921- 3438	charles.newlin@vacasa.com	R-2	SFD	6	5853	208	6/16/2017	
102	2/24/2014	556 NW 56th St "Lighthouse View Vacation Rental"	Richard Zhao & Jianhua Pang	23720 SW Stafford Hill Dr	West Linn, OR 97068	503-887- 2251/503-550- 6533	richard.zhao@intel.com	same	same	same	same	same	R-2	SFD	8	5307	114	3/6/2014	
103	10/4/2017	5608 NW Meander Ave "Les Vacation Rentals "	Steven Leonard	5608 NW Meander Ave	Newport, OR 97365	541-574-1959	s.leonard@msn.com	Vacasa/Becca George	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 971-205- 8700	becca.george@vacasa.com	R-2	SFD	8	4937	228	1/19/2018	

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	Date Rcd.	Street Address	Property Owner	Address	City/State	Phone #	e-mail	Contact Name	Address	City/State	Phone #	e-mail	Zone	Const Type	Occ	Bus Lic #	Endors #	Date Notice mailed	Registered Agent / Trustee
104	4/25/2014	626 NW 54th Ct "Newport Oceanfront Estate"	Newport Oceanfront Estate LLC, Tony Hauser	1705 N 22nd St	Boise, ID 83702	208-850-6425	tonyhauser@hotmail.com	Donna Rudd, Vacasa Rentals	2865 NE Vine Maple Ln	Yachats, OR 97498	541-547-5177	donna@vacasarentals.com	R-2	SFD	18	5329	141	7/18/2016	LLC not on Business Registry
105	1/26/2017	637 SE 2nd St "Sam's Place by the Bay"	Leah Tuttle	PO Box 2323	Sequim, WA 98382	360-808-1474	alleahtuttle@gmail.com	Lisa Glenn/Turnkey Vacation Rentals	48 Camp 12 Riverside Ln	Siletz, OR 97380	888-512-0498 / 737-931-1505	reservations@turnkeyvr.com	R-2	SFD	8	5803	197	3/20/2017 & 12/15/17 (New Mngt Ltr)	
106	9/21/2012	640 NW 54th Ct "Fred & Bonnie Vacation Rental"	Bonnie & Fred Saxton	1081 SE 1st St	Newport, OR 97365	541-270-2145	bsaxton@teleport.com	Oregon Beach Vacations	4786 Hwy 101	Lincoln City, OR	1-800-723-2383	joy@oregonbeachvacations.com	R-2	SFD	10	5079	042	1/11/2013	
107	6/20/2018	645 SE 4th St "Bridge View Bay House "	Pivot Point Productions, LLC / Rene Tyson	PMB 244, 4676 Commercial St SE	Salem, OR 97302	503-999-6759	pivotpointpro@gmail.com	same	same	same	same	same	R-2	SFD	10	6110	252	7/6/2018	*New VRD added 7/6/18
108	3/8/2017	728 SE 5th St "Burned Wood Bayview "	Justin & Tamarah Sato	21031 Serango Dr	West Linn, OR 97068	503-342-6826	tamarahsato@gmail.com	Vacasa/Chad Newlin	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 541-921-3438	charles.newlin@vacasa.com	R-2	SFD	8	5820	200	3/27/2017	
109	8/15/2014	745 NW Lee St "Nye Beach Bungalow"	Clare Hanley	94 W Noble St	Stockton, CA 95204	209-471-7954	clarehanley76@gmail.com	Vacasa Rentals - Donna Rudd	2865 NE Vine Maple Ln	Yachats, OR 97498	503-345-9399 or 971-998-2448	rudd.donna@vacasarental.com	R-2	SFD	8	5388	148	9/3/2014	
110	2/16/2016	748 NW Lee St "Nye Beach Oceankeeper"	Omar Jaff	612 SE 47th Ave	Portland, OR 97215	503-329-4848	ojaff@yahoo.com	Vacasa LLC (Drew Young)	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399 or 541-351-1537	andr3ewy@Vacasa.com	R-2	SFD	8	5607	172	7/19/2016	
111	7/2/2012	902 SW Mark St "Don & Jeannie Andre"	Don & Jeannie Andre	PO Box 1818	Newport, OR 97365	541-265-5870 / 541-961-8534	don@blueagate.com	same	same	same	same	same	R-2	SFD	4	4996	073	8/6/2013	
112	7/14/2014	1140 SW Abbey St "Abbey Road LLC"	Paul & Kim Montagne	1715 NW Woodland Dr	Corvallis, OR 97330	541-760-2214	kim.montagne@gmail.com	same	same	same	same	same	R-3	SFD	10	5364	191	10/26/2016	David Scott, 10300 Greenburg Rd, Suite 270, Portland, OR 97223
113	6/14/2016	502 SW 7th St "Highland Treasure Enterprises"	Kim Kossow	PO Box 171	Dallas, OR 97338	503-812-5030	krkossow@charter.net	Vacasa/Drew Young	121 N 9th St Ste 302	Boise, ID 83702	541-351-1537	andrewy@vacasa.com	R-3	SFD	8	5689	180	6/30/2016	
114	7/7/2017	511 SW 3rd St "Robert T Fraser - Nye Haven"	Robert Fraser	4949 Eriskino Way SW	Seattle, WA 98116	206-744-9131	rfraser@uw.edu	Vacasa/Nikki Moore	121 N 9th St Ste 302	Boise, ID 83702	541-272-3163/ 503-345-9399	nikki.moore@vacasa.com	R-3	Condo/Apt	6	6024	151-1	1/19/2018	
115	10/29/2012	543 SW 5th St "Jumping Scallops"	Scott & Angela McFarland	3235 NW Crest Dr	Corvallis, OR 97330	541-754-6560	hollywood@proaxis.com	Vacasa/Chad Newlin	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 541-921-3438	charles.newlin@vacasa.com	R-3	Condo/Apt	6	5101	060	5/6/2013	
116	6/19/2013	546 SW Smith Ct "Faria Vacation Rental"	Diane & Russell Faria	11314 SE 313th Pl	Auburn, WA 98092-3094	253-887-8950	di@difaria.com	Vacasa Vacation Rentals (Donna Rudd, regional mgr)	2865 NE Vine Maple Ln	Yachats, OR 97418	541-547-5177 or 971-998-2448	rudd.donna@gmail.com	R-3	SFD	12	5182	065	7/11/2012	
117	8/21/2014	607 SW Woods St "Hill Villa"	Sandra & Bob Ringo	14735 SW Tierra del Mar Dr	Beaverton, OR 97007	503-643-5151	sanbohr@frontier.com	Vacasa Rentals - Donna Rudd or Ted Dougherty	2865 NE Vine Maple Ln	Yachats, OR 97498	541-547-5177; 971-998-2448; 961-1287	rudd.donna@vacasarental.com	R-3	SFD	6	5389	147	9/3/2014	
118	4/4/2018	707 NW High St "Redhawk Rentals LLC"	Redhawk Rentals LLC / Chad Gordon	1075 Yaser Loop	Toledo, OR 97391	541-272-4017	gordondds@hotmail.com	Vacasa/Becca George	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 971-205-8700	becca.george@vacasa.com	R-3	SFD	6	6063	206-1	5/1/2018	Douglas R Holbrook, 131 NW 20th St Ste C, Newport, OR 97365
119	6/19/2012	756 SW 13th St "Bridgeview Cottage"	Craig & Lisa Reed	6363 Orangewood Dr	Alta Loma, CA 91707	909-560-1227	creed-61-61@charter.net	same	same	same	same	same	R-3	SFD	6	4220	018	11/21/2012	
120	7/9/2012	811 SW 12th St "The Lightkeeper's Inn "	A L Werder Living Trust (Cheryl J Lalack, Trustee)	811 SW 12th St	Newport, OR 97365	541-265-5642	cjlala54@msn.com	Cheryl J. Lalack	same	same	same	same	R-3	SFD	6	4638	014	11/7/2012	Cheryl J Lalack, Trustee
121	7/5/2016	821 SW 12th St "Arden Cottage"	Kenneth & Cheryl Huff	4646 NE 12th Ave	Portland, OR 97211	971-282-5976	kenhuff2005@msn.com	Vacasa/Drew Young	121 N 9th St Ste 302	Boise, ID 83702	541-351-1537	andrewy@vacasa.com	R-3	SFD	4	5715	183	7/13/2016	
122	3/23/2017	832 SW 13th St "Shack on the Beach"	Wilma Roles	834 SW 13th St	Newport, OR 97365	541-270-5613	roles45@gmail.com	same	same	same	same	same	R-3	SFD	6	5838	205	6/9/2017	
123	6/22/2016	927 SW 11th St "Dreamy Day Stay"	Steven Palmer	927 SW 11th	Newport, OR 97365	541-351-5751	bkeisch@gmail.com	same	same	same	same	same	R-3	Duplex	8	5085	016-1	11/14/2012	

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

	Date Rcd.	Street Address	Property Owner	Address	City/State	Phone #	e-mail	Contact Name	Address	City/State	Phone #	e-mail	Zone	Const Type	Occ	Bus Lic #	Endors #	Date Notice mailed	Registered Agent / Trustee
124	9/26/2017	1000 SE Bay Blvd #536 (K1) "Bayfront Relaxation"	Eric Breon	26 NW Macleay Blvd	Portland, OR 97210	503-863-0759	eric.breon@gmail.com	Vacasa/Rose Lupton	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 541-961-0364	rose.lupton@vacasa.com	R-4	Condo/Apt	6	5944	219	10/18/2017	
125	9/22/2017	1018 NW Coast St "Steve Schwartz"	Steven Schwartz	3856 Gala Loop	Bellingham, WA 98226	360-739-9693	stampsteve@gmail.com	same	same	same	same	same	R-4	4		6069	237	2/26/2018	
126	7/6/2017	107 SW Coast St "Captain's Quarters at Nye Beach"	Roy S Neff and Lauri Hines	32655 Glaisyer Hill Rd	Cottage Grove, OR 97424	858-688-8261	lauri.hines@icbud.com	same	same	same	same	same	R-4	SFD	8	5444	209	7/11/2017	
127	5/22/2018	1120 NW Spring St, Unit A "Terry and Diane Schneider"	Terry & Diane Schneider	6920 Toluca Lane	Citrus Heights, CA 95621	425-377-5697	terry@libertytowers.org	Vacasa/Becca George	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 971-205-8700	becca.george@vacasa.com	R-4		6	6097	250	6/22/2018	
128	5/11/2015	1125 NW Spring St #A-103 "Jo Duthie Rental - Lighthouse View"	Toby Ross / Jo Duthie	10647 Kestrel	Klamath Falls, OR 97601	916-719-5555	joduthie@yahoo.com	Lisa Glenn/Turnkey Vacation Rentals	48 Camp 12 Riverside Ln	Siletz, OR 97380	888-512-0498	reservations@turnkeyvr.com	R-4	Condo/Apt	6	4262	158	11/30/2017	
129	9/14/2015	1125 NW Spring St #C101	Kenneth Sever	1706 Bronze Sunset	Kingwood, TX 77345	281-360-5690	ken.sever@usa.net	Oregon Beach Vacations	4786 SE Hwy 101	Lincoln City, OR 97367	503-528-7480 ext 200	joy@oregonbeachvacations.com	R-4	Condo/Apt	8	5232	166	9/21/2015	
130	8/16/2016	1125 NW Spring St #C201 "Somewhere At The Beach"	Denise Velaski	8590 SW Farrway Dr	Portland, OR 97225	503-297-7823	velaski@comcast.net	Vacasa/Joe Daugherty	121 N 9th St Ste 302	Boise, ID 83702	541-351-5935/503-345-9299	joe.daugherty@vacasa.com	R-4	Condo/Apt	8	5729	187	8/22/2016	
131	8/9/2016	1125 NW Spring St C-2 (c102) "Wandering Whale"	Wendi & Eric Lonnquist	60759 Currant Way	Bend, OR 97702	541-848-9010	wlonnquist@hotmail.com	Vacasa/Joe Daugherty	121 N 9th St Ste 302	Boise, ID 83702	541-351-5935	joe.daugherty@vacasa.com	R-4	Condo/Apt	8	5688	181-1	change of ownership 8/9/16	
132	10/30/2012	1125 NW Spring St Unit A 203 "Long Vacation Rental"	Patrick & Susan Long	33201 SE Peoria Rd	Corvallis, OR 97333	541-740-7722 (day)/541-758-8338 (nite)	suelong@kw.com	Lisa Glenn/Turnkey Vacation Rentals	48 Camp 12 Riverside Ln	Siletz, OR 97380	888-512-0498	reservations@turnkeyvr.com	R-4	Condo/Apt	6	5149	041	12/28/2012 & 11/30/17	
133	11/8/2013	1125 NW Spring St Unit A-201 "Michael's Beach Place"	Michael Adams	1001 NW Lovejoy	Portland, OR 97209	503-544-1733		OR Beach Vacations	4786 SE Hwy 101	Lincoln City, OR 97367	503-528-7480/800-723-2383	joy@oregonbeachvacations.com	R-4	Condo/Apt	8	5261	099	12/13/2013	
134	9/4/2013	1125 NW Spring St Unit B 102 "Bungles Beach Hideaway"	Kenneth Sever	1706 Bronze Sunset	Kingwood, TX 77345	281-360-5690	ken.sever@usa.net	Oregon Beach Vacations	4786 SE Hwy 101	Lincoln City, OR 97367	503-528-7480 ext. 200	joy@oregonbeachvacations.com	R-4	Condo/Apt	6	5232	077	9/12/2013	
135	5/6/2016	1125 SW Spring St #C303 (C-9) "Dylan Mayson Vacation Rental"	Dylan Mason	2734 NW Scandia Lp	Bend, OR 97703	208-521-2886	dmason@bendcable.com	Elizabeth Krizman	780 SW Pacific Coast Hwy	Waldport, OR 97394	541-270-8855	elizabeth@orshores.com	R-4	Condo/Apt	6	5656	174	5/19/2016	
136	10/20/2016	13 NW High St "Camille Norwick"	Camille Norwick	121 La Paz Loop	Santa Fe, NM 87508	505-470-3838	camille@camilleadair.com	Vacasa LLC (Samantah Ewing)	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399 541-974-3811	samantha.ewing@vacasa.com	R-4	SFD	6	5764	192	3/16/2017	
137	7/2/2012	135 SW Coast St "Nyevana"	Julia & Patrick Rask	910 NW Elizabeth Dr	Corvallis, OR 97330	503-287-2600	raskbull@gmail.com	Vacasa Rentals (Ted Dougherty)	6281 NW Pacific Coast Hwy	Seal Rock, OR 97376	541-961-1287	tedd@vacasarentals.com	R-4	SFD	6	5411	009-1	6/9/2016	
138	1/23/2013	144 SW 26th St #5 "Regatta Vacation LLC"	Regatta Vacations LLC, Brodie Becksted	144 SW 26th St #10	Newport, OR 97365	541-270-2484	brodiebecksted@msn.com	Brodie L. Becksted	3891 NW Hwy 101	Lincoln City, OR 97367	541-994-9111	brodiebecksted@msn.com	R-4	Condo/Apt	6	5133	047	1/24/2013	Brodie Becksted, The Becksted Team LLC, 144 SW 26th St Unit #10, Newport, OR 97365. Bus Lic says Peter Heisler
139	4/26/2017	145 SW Hurbert #1 "Golden Larch, LLC"	Golden Larch, LLC, Brad & Kathy Dixon	PO Box 483	Corvallis, OR 97339	541-757-7522	bradandkathydixon@comcast.net	same	same	same	same	same	R-4	Condo/Apt	4	5842	214	9/25/2017	Brad and Kathy Dixon, PO Box 483, Corvallis, OR 97339
140	4/26/2017	145 SW Hurbert #2 "Golden Larch, LLC"	Golden Larch, LLC, Brad & Kathy Dixon	PO Box 483	Corvallis, OR 97339	541-757-7522	bradandkathydixon@comcast.net	same	same	same	same	same	R-4	Condo/Apt	8	5842	215	9/25/2017	Brad and Kathy Dixon, PO Box 483, Corvallis, OR 97339
141	6/26/2012	165 SW 26th St "Happy Clam"	Sherie Hawley & Gary Gamer	165 SW 26th St	Newport, OR 97365	541-913-2730	sheriehawley@comcast.net						R-4	SFD	12	4740	103	1/8/2014	

**VACATION RENTALS AND BED AND BREAKFASTS
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	Date Rcd.	Street Address	Property Owner	Address	City/State	Phone #	e-mail	Contact Name	Address	City/State	Phone #	e-mail	Zone	Const Type	Occ	Bus Lic #	Endors #	Date Notice mailed	Registered Agent / Trustee
142	1/20/2015	180 C NW Gilbert Way "BIM Investments LLC"	Cuttaliya & Douglas Robinson	PO Box 83	Corvallis, OR 97339	425-563-3279	cuttaliya.y@gmail.com	same	same	same	same		R-4	Condo/A pt	8	5419	155	2/12/2015	Cuttaliya Robinson, 530 Fawn Ln, Philomath, OR 97339
143	10/12/2017	225 NW Brook St #A "Shore Leave "	Roderic Millie & Karen Crouse	6049 N 4th Pl	Phoenix, AZ 85012	561-346-6422	rdmillie@live.com	Vacasa/Rose Lupton	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 541-961- 0364	rose.lupton@vacasa.com	R-4	Condo/A pt	6	5951	171-1	1/19/2018	
144	10/25/2017	232 SW 27th St	Colleen Harris	7137 SW Lola Ln	Tigard, OR 97223	503-209-9816	colleenh@harrisworksystems.com	Vacasa/Rose Lupton	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 541-961- 0364	rose.lupton@vacasa.com	R-4	Condo/A pt	6	5716	225	1/19/2018	
145	8/5/2016	238 SW 27th St "Yaquina Bay Club"	Roy S Neff and Lauri Hines	32655 Glaisyer Hill Rd	Cottage Grove, OR 97424	858-395-7191	roysneff@gmail.com	Lauri Hines	same	same	858-688-8261	laurigsd@cox.net	R-4	Condo/A pt	8	5444	186	8/15/2016	
146	11/28/2012	242 SW 27th St "Bridgetender Rental House"	Sharon A Simmons, Trustee	4004 NW Witham Hill Dr #166	Corvallis, OR 97330	503-635-6731		Jeannie Conklin	6283 SW Trellis Dr	Corvallis, OR 97333	541-760-7664		R-4	SFD	10	5110	029	12/13/2012	
147	1/17/2014	252 SW 27th St "The House on the Bay"	Jennie Thomas	532 NW Riverside	Bend, OR 97701			Donna Rudd, Vacasa Rentals	2865 NE Vine Maple Lp	Yachats, OR 97498	503-914-0947 or 541- 547-5177	rudd.donna@gmail.com	R-4	SFD	8	3988	110	1/24/2014	
148	7/14/2016	2616 SW Brant St "Casa de Margarita "	Kay Fischer	24625 Evergreen Rd	Philomath, OR 97370- 9091	541-740-4116	fischerOR@yahoo.com	Vacasa/Drew Young	121 N 9th St Ste 302	Boise, ID 83702	541-351-1537	andrewy@vacasa.com	R-4	Condo/A pt	6	5705	184	7/19/2016	
149	7/28/2016	2618 SW Brant St "Yaquina Bay Beauty"	Colleen Harris	7137 SW Lola Ln	Tigard, OR 97223	503-209-9816	colleenh@harrisworksystems.com	Vacasa/Drew Young	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399	andrewy@vacasa.com	R-4	Condo/A pt	6	5716	185	8/15/2016	
150	7/2/2014	2622 SW Brant St "The River House"	Roger Benney/Sheryl Craner	755 NW Morning View Ct	McMinnville, OR 97128	360-593-5437	sherylcraner@gmail.com	same	same	same	same	same	R-4	Condo/A pt	6	5354	144	7/8/2014	
151	2/9/2018	2634 SW Brant St "Bay Bridge Bungalow "	Sharon Tattersall	170 Palomino Ave	Roseburg, OR 97471	303-854-7282	sharoncarroll@hotmail.com	same	same	same	same	same	R-4	Condo/A pt	8	6022	243	4/6/2018	
152	4/25/2018	2638 SW Brant St "Easy Two LLC "	Lisa Trapp	15977 Abiqua Rd	Silverton, OR 97381	503-779-5394	bonnie5977@gmail.com	Turnkey Vacation Rentals/ Annie Underwood	PO Box 1244	Waldport, OR 97394	503-212-4323 / 541-200- 4523	annie.underwood@turnkeyvr.com	R-4	SFD	8	6076	247	5/18/2018	
153	10/16/2017	28 SW Brook St #B "Brook St Apts LLC"	Leslie Bergshoeff	3109 NE Cooper Rd	Camas, WA 98607	360-513-3439	lesbergshoeff@me.com	same	same	same	same	same	R-4	Condo/A pt	4	5067	229	2/5/2018	M Pieter Bergshoeff, 3109 NE Cooper Rd, Camas, WA 98607
154	10/16/2017	28 SW Brook St #D "Brook St Apts LLC"	Leslie Bergshoeff	3109 NE Cooper Rd	Camas, WA 98607	360-513-3439	lesbergshoeff@me.com	same	same	same	same	same	R-4	Condo/A pt	4	5067	230	2/5/2018	M Pieter Bergshoeff, 3109 NE Cooper Rd, Camas, WA 98607
155	10/16/2017	28 SW Brook St #E "Brook St Apts LLC"	Leslie Bergshoeff	3109 NE Cooper Rd	Camas, WA 98607	360-513-3439	lesbergshoeff@me.com	same	same	same	same	same	R-4	Condo/A pt	4	5067	231	2/5/2018	M Pieter Bergshoeff, 3109 NE Cooper Rd, Camas, WA 98607
156	10/16/2017	28 SW Brook St #F "Brook St Apts LLC"	Leslie Bergshoeff	3109 NE Cooper Rd	Camas, WA 98607	360-513-3439	lesbergshoeff@me.com	same	same	same	same	same	R-4	Condo/A pt	4	5067	232	2/5/2018	M Pieter Bergshoeff, 3109 NE Cooper Rd, Camas, WA 98607
157	9/5/2017	28 SW Brook St #G "Brook St Apts LLC #G"	Leslie Bergshoeff	3109 NE Cooper Rd	Camas, WA 98607	360-513-3439	lesbergshoeff@me.com	same	same	same	same	same	R-4	Condo/A pt	4	5933	217	10/13/2017	M Pieter Bergshoeff, 3109 NE Cooper Rd, Camas, WA 98607
158	7/2/2012	29 SW Coast St Unit A "Fairhaven Vacation Rental "	Norm Ferber	5726 NE Big Creek Rd	Newport, OR 97365	541-574-0951	fairhaven@peak.org	same	same	same	same	same	R-4	Condo/A pt	10	4990	006	10/25/2012	
159	7/2/2012	29 SW Coast St Unit B "Fairhaven Vacation Rental "	Norm Ferber	5726 NE Big Creek Rd	Newport, OR 97365	541-574-0951	fairhaven@peak.org	same	same	same	same	same	R-4	Condo/A pt	10	4990	007	10/25/2012	
160	7/2/2012	29 SW Coast St Unit C "Fairhaven Vacation Rental "	Norm Ferber	5726 NE Big Creek Rd	Newport, OR 97365	541-574-0951	fairhaven@peak.org	same	same	same	same	same	R-4	Condo/A pt	10	4990	008	10/25/2012	
161	10/30/2013	3380 NW Oceanview Dr Unit B "Veritas Corp"	Mark & Rebecca DeBoer	1534 Devonshire Pl	Medford, OR 97504	541-944-2996	mdeboer@lithia.com	Meritage HOA	PO Box 429	Newport, OR 97365		jrjohnstone3@msn.com	R-4	Condo/A pt	8	5488	095	12/5/2013	
162	4/19/2017	345 SW 11th St "The Parker House LLC "	Penelope McCarthy	605 SW Hurbert St	Newport, OR 97365	541-961-2123	penelmcc@gmail.com	Oregon Beach Vacations	4786 SE Hwy 101	Lincoln City, OR 97367	503-528-7480 ext. 200	joy@oregonbeachvacations.com	R-4	SFD	6	5834	202	4/21/2017	Penelope McCarthy, 735 SW St Clair Ave Apt 901, Portland, OR 97205
163	8/10/2017	35 SW Hurbert St "Beverly Chamberlain"	Beverly Chamberlain	3548 N Brookhaven Ln	Tuscon, AZ 85712	520-299-2386	3548bc@gmail.com	Lisa Glenn/Turnkey Vacation Rentals	48 Camp 12 Riverside Ln	Siletz, OR 97380	888-512-0498	reservations@turnkeyvr.com	R-4	SFD	8	5932	220	12/8/2017. Sent New Contact Info on 3/12/18	

**VACATION RENTALS AND BED AND BREAKFASTS
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	Date Rcd.	Street Address	Property Owner	Address	City/State	Phone #	e-mail	Contact Name	Address	City/State	Phone #	e-mail	Zone	Const Type	Occ	Bus Lic #	Endors #	Date Notice mailed	Registered Agent / Trustee
164	8/13/2012	3749 NW Oceanview Dr "Mountain Seas Development"	Bonnie Sammons	PO Box 680844	Park City, UT 84068			Yaquina Bay Property Mgt	146 SE 1st St	Newport, OR 97365	541-265-3537	lee@yaquinabayproperties.com	R-4	SFD	8	5047	035	12/26/2012	
165	9/11/2017	375 NE 70th St "Cleek AirBnB"	Todd & Debbie Cleek	2419 SE 49th Ave	Portland, OR 97205	503-789-3211	deb.cleek@gmail.com	same	same	same	same	same	R-4	SFD	8	5940	216	10/13/2017	
166	3/2/2017	4 SW High St "Michele Longo Eder"	Eder Beach Property LLC	PO Box 721	Newport, OR 97365	541-270-1161	michele@michelelongoeder.com	Michele Longo Eder & Rob Mathewson	same	same	541-270-0590	michele@michelelongoeder.com	R-4	SFD	6	1307	199	5/30/2017	Michele Longo Eder, 4064 NW Cherokee Lane, PO Box 721, Newport, OR 97365
167	3/31/2016	407 NW High St "Pietro 2 LLC"	Pietro 2, LLC (Gary A. Pietro)	665 N 164th St	Omaha, NE 68118	402-707-8614	pietrokcgne@cox.net	Oceanfront Properties, Inc./ Brent Peterson	800 E Franklin St	Newberg, OR 97132	503-260-5087	oceanfrontpropertiesince@gmail.com	R-4	Duplex	10	5690	036-1	8/11/2016 & 10/16/17	David J Pietro, 1495 Larkspur Lane NW, Salem, OR 97304
168	8/14/2017	420 NW High St "Hip Nautic"	Rina Myklak	8610 SW Ash Meadows Rd #615	Wilsonville, OR 97070	541-401-8677	rinanurse@hotmail.com	Sweet Home Rentals/Kasey Baker	PO Box 53	Yachats, OR 97498	541-961-5559	info@sweethomesrentals.com	R-4	SFD	6	5923	218	10/17/2017	
169	3/4/2014	4718 NW Cherokee Ln "Hoffstetter Vacation House"	Kirk Hofstetter & Mary Jo Moeller	2255 Dorchester Dr S	Salem, OR 97302	503-589-4402	maryjo2255@msn.com	same	same	same	same	same	R-4	SFD	10	5306	117	3/21/2014	
170	8/3/2015	4916 NW Woody Way "Broken Wheel Guest House"	Don P & Leona Rairigh	28145 E Hwy 20	Bend, OR 97701	541-413-0600		James Rairigh	PO Box 962	Salem, OR 97308	503-990-6161 or 503- 583-5135 (cell)		R-4	SFD	8	1880	167	11/1/2015	
171	10/1/2012	4920 NW Woody Way "Ocean House Lodge LLC B&B"	Craig & Dawn Lodge	4920 NW Woody Way	Newport, OR 97365	541-265-3888	oceanhousebb@gmail.com	same	same	same	same	same	R-4	SFD	18	704	024	11/29/2012	Brian Haggarty, 236 W Olive St, Po Box 510, Newport, OR 97365
172	10/17/2012	4925 NW Woody Way "Tye Lodge B & B"	Douglas & Dee A. Nebert	4925 NW Woody Way	Newport, OR 97365	541-265-8953	deeanebert@gmail.com	same	same	same	same	same	R-4	SFD	12	1288	023	11/29/2012	
173	11/9/2017	521 NW Hurbert St "Neptune's Lair by the Sea"	Debbie Sloan	2654 NE Laramie Way	Bend, OR 97701	541-419-4172	q.bee@bendbroadband.com	same	same	same	same	same	R-4	SFD	4	5974	238	2/26/2018	
174	9/3/2014	539 SW Park St "Toast of the Coast"	Michael Tran	2262 Sunrise Ave	Santa Rosa, CA 95409	503-810-1559		same	same	same	same	same	R-4	SFD	12	2702	150	10/15/2014	
175	3/30/2015	580 NW 6th St "Muenchmeyer Vacations"	Hans-Christian & Andrea Muenchmeyer	2330 NE Stanton St	Portland, OR 97212	971-263-5078; 503-407-3886	hans- christian.muenchmeyer@comcast.net	same	same	same	same	same	R-4	SFD	8	5449	017-1	4/9/2015	
176	1/19/2018	582 NW 3rd St "BMD Rentals LLC"	Rachel Wold	12590 SW Glacier Lily Circle	Portland, OR 97223	541-961-8455		Seanna Lynn Dahl	2753 NE Old River Rd	Siletz, OR 97380	541-690-9823	bmd.llc.properties@gmail.com	R-4	SFD	8	5994	240	3/12/2018	
177	7/16/2012	589 W Olive St "Amarandos Rental"	Mark & Anna Amarandos	25292 Abilene Ct	Laguna Hills, CA 92653	949-360-6517	anna.amarandos@cox.net	Vacasa Vacation Rentals (Donna Rudd, regional mgr)	2865 NE Vine Maple Lp	Yachats, OR 97418	541-547-5177 or 971- 998-2448	rudd.donna@gmail.com	R-4	SFD	8	4222	026	12/5/2012	
178	9/12/2017	610 NW 9th St "Newport House"	Betty Willis	610 NW 9th St	Newport, OR 97365	530-410-1391	0817betty@gmail.com	Vacasa/Chad Newlin	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 541-921- 3438	charles.newlin@vacasa.com	R-4	SFD	8	5938	226	1/19/2018	
179	1/8/2014	757 SW 6th St "A-Frame"	Doug Chu	11954 NE Glisan St 134	Portland, OR 97220	503-888-6056	chewnews49@gmail.com	same	same	same	same	same	R-4	SFD	8	5280	112	2/6/2014	
180	11/14/2014	912 NW Coast St "Nye Beach Retreat"	Patricia A. Lee	6765 SW Molalla Bend Rd	Wilsonville, OR 97070	503-694-6452	palee03@comcast.net	Vacasa Rentals - Ted Doughtery	6281 NW Pacific Coast Hwy	Seal Rock, OR 97376	541-270-1287	vacasa.ted@gmail.com	R-4	SFD	6	5409	153	12/10/2014	
181	3/23/2017	946 NW High St "Bahler Rentals"	David Bahler	1910 Millcreek Way	Salt Lake City, UT 84106	801-455-3390	awbahler@gmail.com	Dean McElven	4786 SE Hwy 101	Lincoln City, OR 97367	503-528-3480	obv@oregonbeachvacations.com	R-4	SFD	6	5807	213	9/8/2017	
182	7/25/2013	1000 SE Bay Blvd #114 "Franck Vacation Rental"	Ellen & Lawrence Franck	205 Laguna Dr W	Litchfield Pk, AZ 85340	623-935-6092		same	same	same	same	same	W-2	Condo/A pt	4	5222	072	8/6/2013	
183	7/16/2013	1000 SE Bay Blvd #115	Morales/Bartus, LLC	10855 SW Cascade	Tigard, OR 97223	503-620-3691	dave@rtangle.net	Embarcadero Resort Service Provider, LLC	1000 SE Bay Blvd.	Newport, OR 97365	541-265-8521		W-2	Condo/A pt	4	5212	092	11/4/2013	David E Morales, 10855 SW Cascade Ave, Tigard, OR 97223

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

	Date Rcd.	Street Address	Property Owner	Address	City/State	Phone #	e-mail	Contact Name	Address	City/State	Phone #	e-mail	Zone	Const Type	Occ	Bus Lic #	Endors #	Date Notice mailed	Registered Agent / Trustee
184	9/16/2013	1000 SE Bay Blvd #130 "Clopine Vacation Rental"	Robert, Betsey, Alan & Anne Clopine	PO Box 1401	Idyllwild, CA 92549	951-659-4590 or 858-442-9701	bbclopine@msn.com	Embarcadero Resort Service Provider, LLC	1000 SE Bay Blvd.	Newport, OR 97365	541-265-8521		W-2	Condo/Apt	4	5240	118	4/2/2014	
185	7/2/2013	1000 SE Bay Blvd #132 "Smith Newport Condo LLC"	Smith Newport Condo, LLC.	4601 NE 77th Ave Ste 180	Vancouver, WA 98662	360-326-6000	denas@mikatomi.co,	Embarcadero Resort Service Provider, LLC	1000 SE Bay Blvd.	Newport, OR 97365	541-265-8521		W-2	Condo/Apt	4	5203	088	11/4/2013	Jerome Elliot, 707 SW Washington St, Ste 1500, Portland, OR 97205
186	5/22/2018	1000 SE Bay Blvd #138 (F-10) "Brad Purdom Vacation Rental"	Bradley D Purdom	19996 Powers Road	Bend, OR 97702	541-819-9005	bradpurdom@gmail.com	Vacasa/Becca George	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 971-205-8700	becca.george@vacasa.com	W-2	Condo/Apt	4	6100	254	7/6/2018	*New VRD added 7/6/18
187	6/7/2017	1000 SE Bay Blvd #146 "Richen Vacation Rental"	Sylvia Richen	9031 SW Summerfield Ct	Tigard, OR 97224	503-624-6032	sylviarichen@comcast.net	Vacasa/Chad Newlin	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 541-921-3438	charles.newlin@vacasa.com	W-2	Condo/Apt	4	5879	234	2/9/2018	
188	5/17/2013	1000 SE Bay Blvd #225	Christie M Connard	1585 SW Brooklane Dr	Corvallis, OR 97333	541-752-7800	connardc@peak.org	Vacasa Vacation Rentals (Ted Dougherty))	2865 NE Vine Maple Lp	Yachats, OR 97418	541-961-1287	tedd@vacasarentals.com	W-2	Condo/Apt	6	5175	145 Ltd	7/17/2014	
189	7/2/2013	1000 SE Bay Blvd #403 "Smith Newport Condo LLC"	Smith Newport Condo, LLC	4601 NE 77th Ave Ste 180	Vancouver, WA 98662	360-326-6000	denas@mikatomi.co,	Embarcadero Resort Service Provider, LLC	1000 SE Bay Blvd.	Newport, OR 97365	541-265-8521		W-2	Condo/Apt	4	5203	089	11/4/2013	Jerome Elliot, 707 SW Washington St, Ste 1500, Portland, OR 97205
190	7/2/2013	1000 SE Bay Blvd #427 (J-2)	Loranger Properties LLC	PO Box 326	Hillsboro, OR 97123	503-648-1911	lorangerco@aol.com	same	same	same	same	same	W-2	Condo/Apt	4	5225	130 - Ltd	5/20/2014	Claire Loranger, 2990 Baseline Rd, Cornelius, OR 97113
191	7/16/2013	1000 SE Bay Blvd #504 "Gould Family Trust"	Gould Family Trust, Terry & Janice Gould, co-trustees	5620 SW Riverside Ln Unit 16	Portland, OR 97239	541-285-6744	t.gould@comcast.net	Embarcadero Resort Service Provider, LLC	1000 SE Bay Blvd.	Newport, OR 97365	541-265-8521		W-2	Condo/Apt	6	5210	093	11/13/2013	Terri & Janice Gould, Trustees
192	7/16/2013	1000 SE Bay Blvd #642 "Cynthia Hinds"	Cynthia Kelley Hinds	569 Culpin St	Denver, CO 80218	303-888-4940	cindyhinds@hotmail.com	Embarcadero Resort Service Provider, LLC	1000 SE Bay Blvd.	Newport, OR 97365	541-265-8521		W-2	Condo/Apt	4	5207	082	10/2/2013	
193	6/15/2018	1000 SE Bay Blvd #E127 "Stephanie Faulkner Vacation Rental"	Stephanie Faulker	PO Box 825	Newport, OR 97365	707-501-8916	sfaulkner541@gmail.com	Vacasa Vacation Rentals (Becca George)	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 971-205-8700	becca.george@vacasa.com	W-2	Condo/Apt	4	6108	253	7/6/2018	*New VRD added 7/6/18
194	4/11/2014	1000 SE Bay Blvd Unit #140 "VKN Vacation Rental"	VKN Vacation Rental, ATTN: Valerie K Nichols	940 NW Westwood Pl	Corvallis, OR 97330	541-757-3660		Embarcadero Restaurant & Lounge	1000 SE Bay Blvd.	Newport, OR 97365	541-265-8521		W-2	Condo/Apt	4	5251	121	5/1/2014	
195	1/23/2018	1000 SE Bay Blvd, Unit G-245 "Kevin Stewart House"	Kevin & Danielle Stewart	2100 NE Walnut Dr	Redmond, OR 97756	541-728-8708	fletmx@yahoo.com	Vacasa/Becca George	121 N 9th St Ste 302	Boise, ID 83702	503-345-9399/ 971-205-8700	becca.george@vacasa.com	W-2	Condo/Apt	6	6010	236	2/9/2018	
196	7/2/2012	144 SW 26TH #1 "Winward at the Rigatta"	Charles & Michele Acock	3142 Reservoir Rd	Walla Walla, WA 99362	509-522-1112	cowdoc543@AOL.com	same	same	same	same	same	W-2	Condo/Apt	6	4982	028	12/13/2012	
197	11/12/2015	859 SW Bay Blvd "Roger Yost's Pier House"	Roger Yost	189 Liberty St NE	Salem, OR 97301	503-884-7333	rogeryost@comcast.net	same	same	same	541-902-1973	same	W-2	Condo/Apt	6	5663	019-1	5/10/2016	
198	8/2/2012	890 SE Bay Blvd #205 "OR Bayfront Condo"	Gary H & F Rebecca Thorgaard	PO Box 514	Clarkston, WA 99403	509-432-6053	gthorgaard@gmail.com	same	same	same	same	same	W-2	Condo/Apt	4	5037	039	12/27/2012	
199	1/9/2013	890 SE Bay Blvd #314 "The Landing at Newport"	Debra Harland	PO Box 1545	Newport, OR 97365	541-270-1779	debbie@धारlandcpa.com	same	same	same	same	same	W-2	Condo/Apt	4	3184	046	1/11/2013	

Newport Vacation Rental Code Update



**PUBLIC WORKSHOP
& OPEN HOUSE**

AUGUST 15, 2018

6:00 PM

NEWPORT CITY HALL

169 SW COAST HWY, NEWPORT 97365

Purpose of the Workshop



- Get information out to the public so that they are informed about how vacation rental and bed and breakfast uses are regulated in the community
- Obtain and integrate public feedback on proposed changes into the new regulations
- Develop a list of persons that are interested in receiving notice of future Planning Commission or City Council meetings on these issues

The Existing Rules



- Vacation rentals and B&Bs are allowed in all zones subject to a license with clear and objective criteria regarding:
 - Occupancy
 - Parking
 - Waste Management
 - Landscaping
 - Safety of renters
 - Issue resolution
 - Provides an over-the-counter approval process
- Conditional use is an option if clear and objective standards cannot be met
- Existing rentals were not grandfathered

Rationale for Regulating



- Ensure the safety and convenience of renters, owners, and neighboring property owners
- Protect the character of residential neighborhoods
- Address potential negative impacts (e.g. excessive noise, overcrowding, illegal parking, and refuse)
- Preserve long term housing supply by limiting transient use
- Acknowledge the need to weigh VRD limitations against the economic benefit of short term rentals

Why Consider Changes?



- Perception that vacation rentals lead to increased traffic, noise, and trash in established neighborhoods
- Belief that there is inadequate enforcement
- Discomfort with not knowing neighbors
- Desire to see notice area extended and designated contacts posted to City website
- Concern that vacation rentals may be driving up housing costs and tying up units that would otherwise be available to full time workers
- Interest in seeing caps imposed on the maximum number of vacation rentals and tenancy limits

How Did We Get Here?



Sept. 2017

- City Council asks Planning Commission (PC) to assess if rules for VRDs and B&Bs need to be updated



Nov. 2017

- PC recommends updates
- Council initiates legislative process and refers to PC for further work



Dec. 2017

- PC recruits ad-hoc work group to develop package of amendments for its consideration



Aug. 2018

- Public outreach meetings held to get input on policy options



Jan – July 2018

- Ad-hoc work group evaluates BMPs and develops policy options for how the rules can be amended
- PC and Council receive progress updates



Jan. 2018

- Ad-hoc work group is formed and holds kick-off meeting

Ad-hoc Work Group Responsibilities



- Review existing vacation rental regulations
- Evaluate Best Management Practices (BMPs) used by other jurisdictions
- Discuss policy options for revising the City's codes
- Select policy alternatives for presentation to the public
- Attend public open houses (if possible)
- Reconvene to review public comments and determine if changes are needed to policy alternatives
- Propose package of amendments to Planning Commission for its consideration and recommendation to the City Council (i.e. start of public hearing process)

Ad-hoc Work Group Members



- Don Andre
- Charlotte Boxer
- Cheryl Connell
- Margaret Dailey
- Braulio Escobar
- Norm Ferber
- Jim Hanselman
- Lauri Hines
- Pam McElroy
- Jamie Michel
- Carla Perry
- Bill Posner
- Bonnie Saxton
- Martha Winsor

Ad-hoc Work Group Proposal



- Distinguish between home shares (e.g. rental of a room) and vacation rentals (rental of entire unit)
- Establish caps on the number of vacation rental units
- Offer alternatives that prohibit VRDs in certain areas
- Create density limits (e.g. one VRD per block facing a street)
- Develop centralized complaint system that facilitates transparency and citizen access to information
- Annual licensing with safeguards to prevent permit hoarding under cap
- Maintain updated set of clear and objective approval standards with conditional use option for certain standards that cannot be met
- Existing rentals not grandfathered and amortized if in prohibited area

Next Steps



Sept. 2018

- Ad-hoc work group reviews feedback and finalizes recommended policy alternatives

Nov. – Dec. 2018

- Council holds hearings and adopts ordinance to make changes effective

Oct. – Nov. 2018

- PC holds hearing(s) on proposal, including policy alternatives and recommends preferred alternatives to Council

How Can I Stay Informed?



Information is posted in the Committees section
of the the City's website at:

<http://newportoregon.gov/dept/cdd>

Contact City staff:

Derrick Tokos
169 SW Coast Hwy
Newport, OR 97365
ph: 541-574-0626
d.tokos@newportoregon.gov

Newport Vacation Rental Code Update



**PUBLIC WORKSHOP
& OPEN HOUSE**

**AUGUST 15, 2018
6:00 PM**

**NEWPORT CITY HALL
169 SW COAST HWY, NEWPORT 97365**

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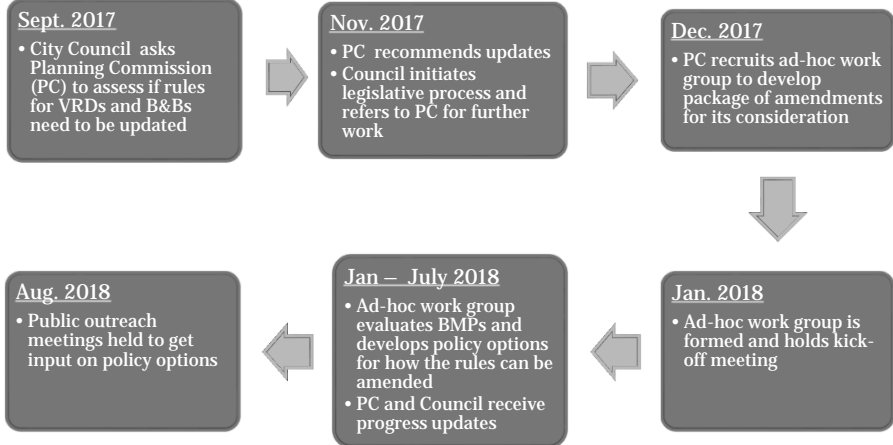
Rationale for Regulating

- **Ensure the safety and convenience of renters, owners, and neighboring property owners**
- **Protect the character of residential neighborhoods**
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- **Preserve long term housing supply by limiting transient use**
- **Acknowledge the need to weigh VRD limitations against the economic benefit of short term rentals**

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Ad-hoc Work Group Members



- | | |
|-------------------|-----------------|
| • Don Andre | • Lauri Hines |
| • Charlotte Boxer | • Pam McElroy |
| • Cheryl Connell | • Jamie Michel |
| • Margaret Dailey | • Carla Perry |
| • Braulio Escobar | • Bill Posner |
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| • Jim Hanselman | • Martha Winsor |

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Next Steps

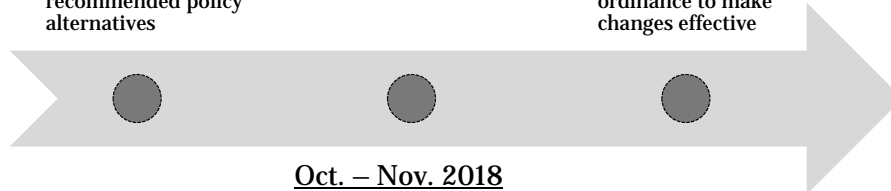


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**MATERIALS FOR
TOPIC AREA STATIONS**

**AUGUST 2018
PUBLIC OPEN HOUSES**

EXISTING
CONDITIONS
STATION

Legend

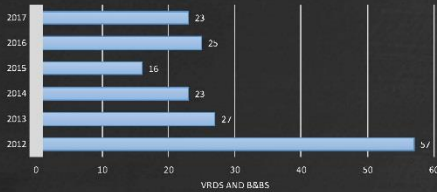
Number of Units

- ★ 1 Unit
- ★ 1-5 Units
- ★ More than 5 Units

Zone

- C-2 Tourist Commercial
- R-1 Low Density Single-Family
- R-2 Medium Density Single-Family
- R-3 Medium Density Multi-Family
- R-4 High Density Multi-Family
- W-2 Water Related

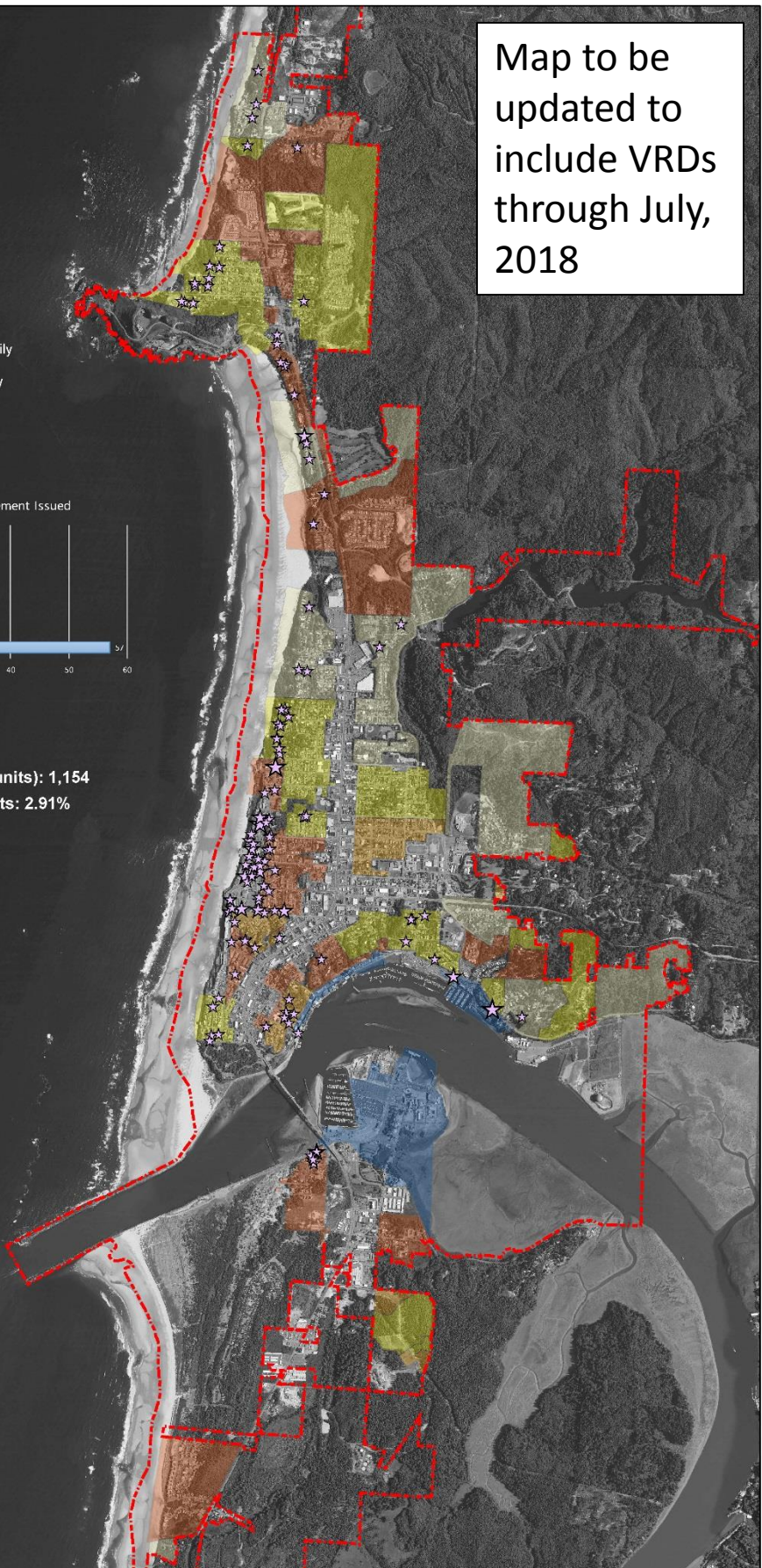
VRDs and B&Bs By Date Endorsement Issued



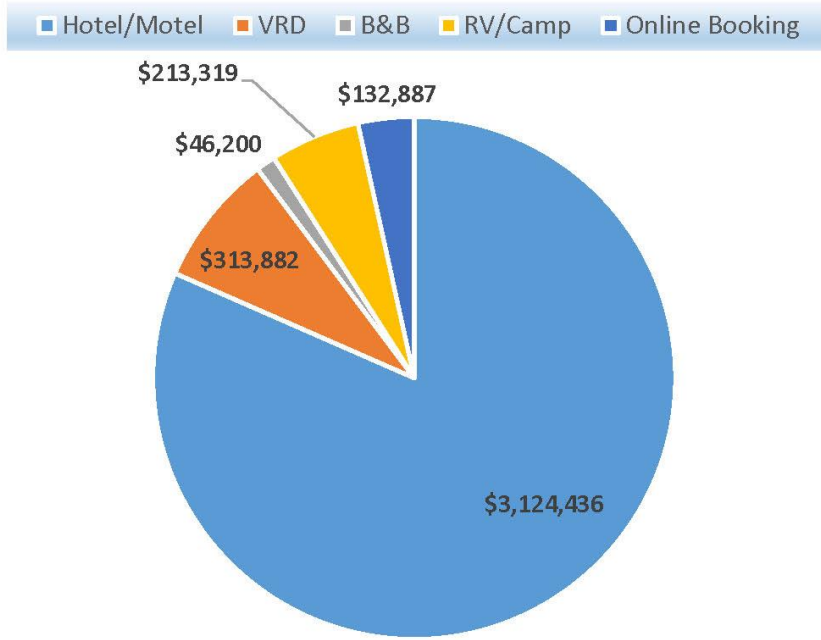
Citywide

Number of Licensed Units: 171
 Total Overnight Occupancy (all units): 1,154
 Percentage of Total Housing Units: 2.91%

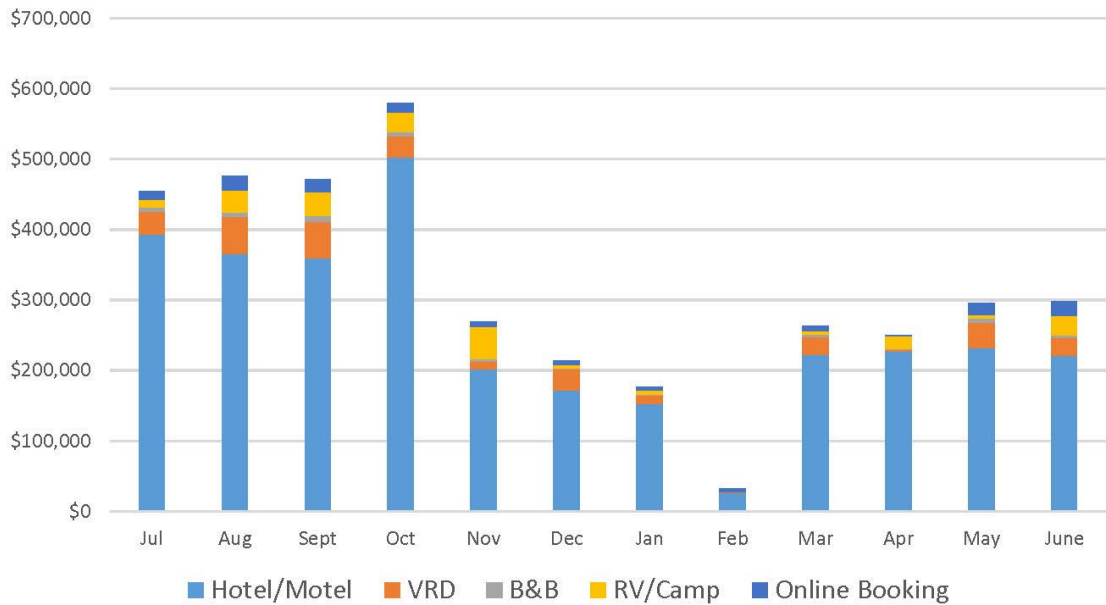
Map to be updated to include VRDs through July, 2018



FYE 2017 - Newport Transient Room Tax Paid



FYE 2017 - Newport Transient Room Tax By Month



Handouts to include list of licensed VRDs and existing code/application forms as reference materials

Date Recd.	Street Address	Property Owner	Address	City/State	Phone #	e-mail	Contact Name	Address	City/State	Phone #	e-mail	
1	4/19/2017	109 NW Cliff St, Unit 7 "Crowe Family Trust"	Crowe Family Trust, Kelly French Trustee	PO Box 411	Toledo, OR 97301	541-961-2162	foamysea@gmail.com	Vacasa/Chad Newlin	121 N 9th St Ste 302	Boise, ID 83702	502-345-9399/ 541-921- 3138	
2	5/17/2017	109 NW Cliff St, Unit 8 "Crowe Family Trust"	Crowe Family Trust, Kelly French Trustee	PO Box 411	Toledo, OR 97301	541-961-2162	foamysea@gmail.com	Vacasa/Chad Newlin	121 N 9th St Ste 302	Boise, ID 83702	502-345-9399/ 541-921- 3438	charles
3	5/19/2017	"Mye Beach Townhomes"	John & Teri Rogers	PO Box 2377	Newport, OR 97385	805-434-7500	trogers@directv.net	Heidi Rogers	7037 SW Abalone St	South Beach, OR 97366	541-961-1198	charlene
4	5/19/2017	"Mye Beach Townhomes"	John & Teri Rogers	PO Box 2377	Newport, OR 97385	805-434-7500	trogers@directv.net	Heidi Rogers	7037 SW Abalone St	South Beach, OR 97366	541-961-1198	
5	5/19/2017	"Mye Beach Townhomes"	John & Teri Rogers	PO Box 2377	Newport, OR 97385	805-434-7500	trogers@directv.net	Heidi Rogers	7037 SW Abalone St	South Beach, OR 97366	541-961-1198	
6	5/19/2017	"Mye Beach Townhomes"	John & Teri Rogers	PO Box 2377	Newport, OR 97385	805-434-7500	trogers@directv.net	Heidi Rogers	7037 SW Abalone St	South Beach, OR 97366	541-961-1198	
7	10/2/2012	144 SW Elizabeth St	Whaler Motel Inc	PO Box 2377	Newport, OR 97385	805-434-7500	trogers@directv.net	Heidi Rogers	7037 SW Abalone St	South Beach, OR 97366	541-961-1198	
8	10/2/2012	144 SW Elizabeth St	Whaler Motel Inc	PO Box 2377	Newport, OR 97385	805-434-7500	trogers@directv.net	Heidi Rogers	7037 SW Abalone St	South Beach, OR 97366	541-961-1198	
9	9/20/2017	208 NW Coast St Unit A "Linda Neigebauer"	Linda Neigebauer	355 SW Elizabeth St	Newport, OR 97385	541-961-1198	info@whalernewport.com	John Clark	same	same	same	john@
10	9/20/2017	208 NW Coast St Unit B "Linda Neigebauer"	Linda Neigebauer	355 SW Elizabeth St	Newport, OR 97385	541-961-1198	info@whalernewport.com	John Clark	same	same	same	john@
11	9/20/2017	208 NW Coast St Unit C "Linda Neigebauer"	Linda Neigebauer	355 SW Elizabeth St	Newport, OR 97385	541-961-1198	info@whalernewport.com	John Clark	same	same	same	john@
12	10/24/2012	255 NW Cliff St "Beach Front Classic"	Linda Neigebauer	3914 NW Cher- ry	Newport, OR 97385	541-961-1198	info@whalernewport.com	John Clark	same	same	same	john@
13	10/24/2012	257 NW Cliff St "Beach Front Classic"	James & Laura Weatherill	3914 NW Cher- ry	Newport, OR 97385	541-961-1198	info@whalernewport.com	John Clark	same	same	same	john@
14	1/3/2017	258 NW Coast St "The Overlook"	James & Laura Weatherill	3914 NW Cher- ry	Newport, OR 97385	541-961-1198	info@whalernewport.com	John Clark	same	same	same	john@

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

Newport Municipal Code

CHAPTER 14.25 BED AND BREAKFAST AND VACATION RENTAL FACILITIES

14.25.010 Purpose

This section establishes the terms, criteria and procedures by which bed and breakfast and vacation rental uses may be permitted to ensure the safety and convenience of renters, owners, and neighboring property owners; and address potential negative effects such as excessive noise, overcrowding, illegal parking, and accumulation of refuse.

14.25.020 General Provisions

- A. Vacation rental and bed and breakfast use of an existing dwelling unit is permitted in all residential and commercial zone districts subject to a business license endorsement ("endorsement") pursuant to the provisions of this section;
- B. An endorsement for a vacation rental or bed and breakfast use is specific to the owner of a dwelling unit. When the holder of an endorsement sells or transfers the real property, the new owner shall obtain an endorsement before using the dwelling unit as a vacation rental or bed and breakfast facility. However, if a vacation rental or bed and breakfast use was in existence on such real property as of the effective date of 14.25.020(D), that subsection shall apply to the transferee as well;
- C. Vacation rental or bed and breakfast endorsements shall remain in effect so long as a valid business license is maintained for the rental use and the property is not sold or transferred;
- D. Each vacation rental and bed and breakfast use in existence as of the effective date of this section shall be subject to the provisions of this section.
 - 1. A business license endorsement shall be applied for within one hundred twenty (120) days of the effective

TYPES OF TRANSIENT RENTAL USES STATION

DEFINITIONS

Dwelling Unit. A single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

Short Term Rental. A *dwelling unit* that is rented to any person on a day to day basis or for a period of less than thirty (30) consecutive nights.

Home Share. A *short term rental*, other than a *Bed and Breakfast Facility*, where a portion of a *dwelling unit* is rented while the homeowner is present. For the purposes of this definition, “present” means the homeowner is staying in the dwelling overnight.

Bed & Breakfast Facility (B&B). An owner occupied, single-family dwelling where meals are provided for a fee on a daily or weekly room rental basis, not to exceed 30 consecutive days.

Vacation Rental Dwelling (VRD). A *short term rental*, other than a *Bed and Breakfast Facility*, where the entire dwelling unit is rented for less than 30 consecutive days.

Apply Location and Density Limits to Non-Owner Occupied Units

Proposal: Exempt homes shares and B&Bs from proposed location and proximity limitations (i.e. allowed in any existing dwelling). Must obtain annual license and satisfy all other approval standards.

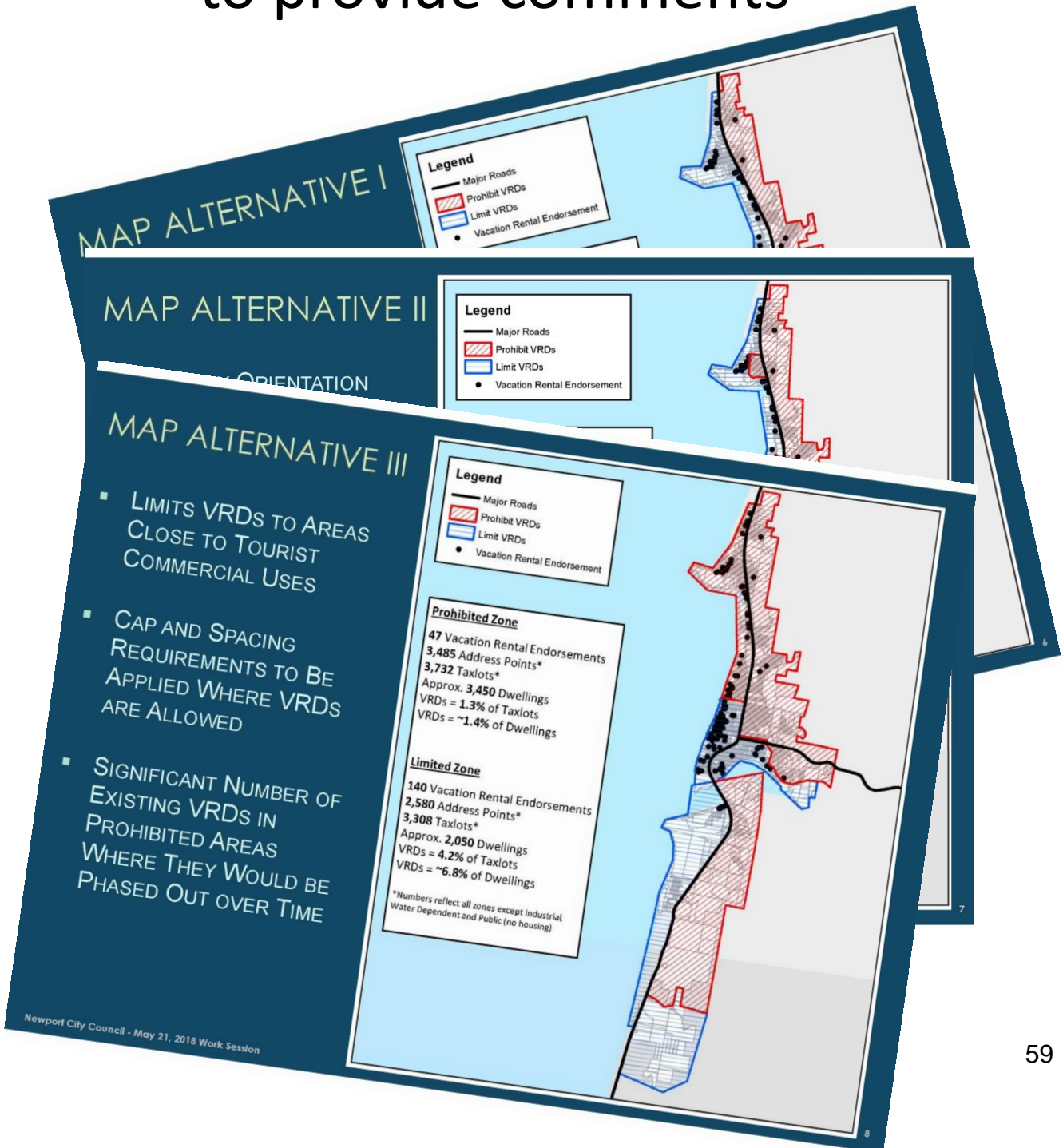
Rationale: The presence of a permanent resident in the unit mitigates potential nuisance issues and does not remove a unit from the City's supply of long term housing.

Other options:

- Move ahead with exemption, but limit home shares to the rental of two rooms.
- Exempt B&Bs but not home shares.
- Do not exempt either, meaning that all three types of transient rental uses would be subject to new caps and density limitations.

ALLOWED
LOCATIONS
STATION

Map alternatives to be plotted with updated VRD numbers. Post-it notes to be provided for attendees to provide comments



Allowed Locations

Proposal: Adopt a zoning overlay that limits VRDs to commercial and residential areas in close proximity to tourist amenities (See three map alternatives).

Other options:

- Proceed with one of the map alternatives.
- Adopt an alternative zoning overlay boundary.
- Prohibit VRDs in low density residential areas irrespective of proximity to tourist amenities (e.g. R-1 and R-2).
- Prohibit VRDs in all residential zones.
- No limitations on where VRDs can locate and address impacts with a license cap and/or proximity limitations.
- No limitations on where VRDs can locate and address impacts through enforcement of existing standards.

LICENSE AND
PROXIMITY LIMITATIONS
STATION

Cap on Licenses

Proposal: Apply a hard cap on the number of annual VRD licenses issued that is not lower than 220 or higher than 275 (roughly 4% to 5% of the City's housing stock. Cap can be adjusted by Council resolution.

Rationale: Cap is needed to preserve City's long term housing stock and 4-5% is in line with the approach taken by other cities with an economic base that is not solely dependent upon tourism (e.g. Durango 4%, Santa Fe 6%).

Other options:

- Impose a cap that is outside of the listed range and/or set caps that vary by neighborhood.
- Establish a cap that is based upon a % of the City's housing stock (i.e. number of licenses grows as new units are built).
- Do not impose a cap.

Map alternatives to be plotted showing how limitation of one VRD per street face segment will influence the distribution of VRDs. Board comparing street segment vs. buffer option will also be provided



Proximity Limits

Proposal: Allow only one VRD per street face segment in low-density residential areas (i.e. R-1 and R-2 zones). For high density residential areas (R-3 and R-4 zones) limit VRDs to one multi-family or single family building per street face. Provide Conditional Use approval process as relief valve for long street segments.

Rationale: Proximity limits (i.e. spacing requirements) will prevent concentration of VRDs to the point that they change the character of residential areas.

Other options:

- Apply proximity limits only to R-1 and R-2 areas.
- Pursue different type of proximity limit to disperse VRDs (e.g. 100-foot buffer).
- Do not adopt proximity limits and instead address neighborhood impacts with other tools (e.g. caps, tenancy limits) or better enforcement.

ENFORCEMENT STATION

Complaints

Proposal: Develop a centralized complaint system that facilitates transparency and citizen access to information.

Rationale: Currently, complaints can be lodged with the VRD operator, or multiple City Departments. Citizens are confused about who to contact and it is difficult to coordinate enforcement This will be resolved with a centralized complaint system.

Other options:

- Retain existing rules that require concerned citizens work through VRD managers to resolve concerns. City is engaged if manger is unresponsive.

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Violations

Proposal: Retain progressive enforcement resulting in “three strikes you are out” with two year cooling off period for bad actors. Proactively review websites by intermediaries (i.e. Airbnb, Flipkey, etc.) to improve compliance with city requirements.

Rationale: Complaint driven process allows bad actors to fly under the radar. Progressive enforcement with risk that license will be revoked for a period of 2 years may improve compliance.

Other options:

- Maintain complaint driven approach to compliance with city rules.
- Use progressive enforcement (i.e. warning, suspension, revocation) without cooling off period. Risk associated with license cap is enough.
- Fixed monetary fine for each violation with or without risk of revocation.

24/7 Hotline

Proposal: Provide a 24/7 complaint hotline with dispatch to VRD managers. Require managers have a local contact that can respond to the premises within 30 minutes.

Rationale: Calls to police non-emergency line are a low priority. Dedicated hotline should improve responsiveness. Existing requirement that VRD managers respond in 24-hours is inadequate to address some types of compliance issues (e.g. loud parties).

Other options:

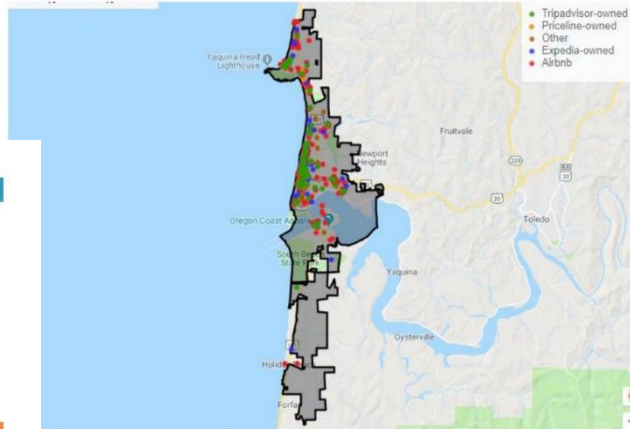
- Continue to use Police Department non-emergency line for dispatch.
- Require that local contact live within a fixed distance of unit (versus 30 minute response time).
- Do not require VRD operator have a local contact. Focus instead on requiring response within a specific period of time (e.g. 24-hours).

Prepare board with information about third party vendors that provide enforcement support, listing services offered and preliminary pricing (\$20,00 - \$30,000 yr)



...and in Newport we have identified 627 listings, representing 244 unique rental units*

Short-term rentals in Newport as of March, 2018



* proprietary data
 ng is based on the count of listings and rental units that would need to be analyzed and monitored for compliance. In
 tber is 685 as we will expand our search area by several hundred yards beyond the borders of Newport to capture all

Cost-effective solution

Control Short Term Rentals in Your Community

STR Helper provides unparalleled capabilities that allow municipalities across the country to identify, permit and manage compliance with short term rentals in their communities.

The Short Term Rental Problem

Cities across the country face the same problem. Short term rentals are proliferating and cities lack the means to track them, permit them and ensure tax compliance. Discovery of short term rentals is expensive and error-prone, permitting is complex and existing business licensing systems are inadequate and tax compliance solutions are non-existent. Meanwhile, short term rentals displace long term rentals, party houses disrupt neighborhoods and home owners ignore city ordinances.



Unmatched Capabilities

- Discovery of All Short-Term Rentals**
STR Helper can identify all listings on both major listing sites and local property management sites. It identifies property address, owner contact, information, tracks booking and review information and much, much more.
- Registration and Permitting**
STR Helper can manage registration and renewal, manage zoning laws, identify non-compliant properties, accommodate documents that must be submitted with applications and be tailored to your ordinance.
- Tax Compliance**
STR Helper levels the playing field, identifying non-payment and underpayment of occupancy taxes.
- Noise, Trash and Parking Management**
STR Helper provides both on-line and 24x7 hotline support for violations including noise, trash and parking.



APPROVAL STANDARDS STATION

Overnight Occupancy Limits

Proposal: Limit occupancy to 2-persons per bedroom, with one off-street parking space per rented bedroom.

Rationale: Current standard of 2 persons per bedroom, plus two, may encourage over-occupancy, with associated nuisance issues (e.g. noise, parking congestion, etc.)

Other options:

- Exempt small children from two person per bedroom limit.
- Adopt alternative per bedroom occupancy limit.
- Retain current standard.

Show different type of parking arrangements in the City. Include City size requirements for parking stalls on board

WHAT DOES IT MEAN TO BE OFF-STREET?

Fully Developed Road Rights-of-Way (less common)



WHAT DOES IT MEAN TO BE OFF-STREET?

Under Developed Road Rights-of-Way (common)



WHAT DOES IT MEAN TO BE OFF-STREET?

Rights-of-Way not used for public road purposes (common)



- Should "off-street" be entirely out of the public right-of-way or is it enough to prohibit parking from obstructing the travelled roadway or sidewalks?
- What about rights-of-way that do not contain public roads?

Off-Street Parking Standards

Proposal: Retain parking standard of one space per bedroom, but require evidence that spaces are available and sized to meet City parking stall dimension standards. Parking spaces on underdeveloped streets may extend into the road right-of-way.

VRDs in special parking districts must satisfy parking needs in the same manner as other commercial uses.

Rationale: Parking spaces that are adequately sized and available will be used by tenants, minimizing the chances that guests will illegally park or encroach onto neighboring properties.

Other options:

- Establish an alternative parking standard.
- Require off-street spaces be entirely outside of the road right-of-way (even for underdeveloped streets).
- Subject VRDs in special parking areas to a Conditional use process if they cannot provide off-⁷⁴ street parking (current standard).

Safety

Put together board with brief explanation of proposed changes to building and fire safety Standards.



MEMO

City of Newport
Community Development Department



Date: February 22, 2018
To: Derrick Tokos, Community Development Director
From: Joseph Lease, Building Official
RE: Suggested Amendments to NMC 14.25.060 Regarding Inspection Criteria for Vacation Rentals

The Newport Municipal Code, Section 14.25.060, requires that each vacation rental be inspected by the Building Official prior to operation. It further specifies the basic health and safety standards that must be met, which are included in the current inspection checklist (Attachment A).

As requested, I would like to submit the following suggestions for amendments to the health and safety inspection criteria for vacation rentals contained in the Newport Municipal Code, Section 14.25.060:

1. Bedrooms shall have an operable emergency escape egress window or exterior door that is operable, with a minimum opening size of 5.7 sq. ft. (5.0 sq. ft. if at grade floor), with minimum net clear dimensions of 20 inches in width and 24 inches in height and having a sill height that is located not more than 44 inches above the finished floor.
2. A. Interior and exterior All stairs with 4 or more risers shall have a handrail on at least one side. Handrails shall be secure, continuous and have returns at each end.
B. The open sides of stairs, decks, porches or other walking surfaces more than 30 inches above grade or the floor below shall have guardrails configured such that a 4 inch sphere cannot pass through with a maximum width of four (4) inches between guard rails on open stairs. Hand and/or guard railing shall be installed for staircases with four (4) or more risers and on decks or porches that are more than 30 inches above grade;
3. Windows within a 24 inch arc of doors and glass within bathtub or shower enclosures shall be safety glazed, or have an equivalent means of protection;
4. No change...

Signage

Proposal: Require VRD operators to post a sign in plain view of the street identifying the unit as a vacation rental with a phone number of the designated contact.

Rationale: The signs will make it easier for persons to contact VRD managers if there is an issue.

Other options:

- Do not require a sign to be posted. Concerned citizens can contact the VRD manager using information on the notice they receive when the unit is approved, through a centralized complaint system (if established), or via the Police Department.

Events

Proposal: Prohibit use of VRDs for events (weddings, reunions, etc.)

Rationale: Such activities contribute to nuisance issues in residential areas and encourage over occupancy of the unit.

Other options:

- Do not prohibit event use. Address nuisance issues on a case-by-case basis through progressive enforcement.

**PROCESS
(LICENSING AND FEES)
STATION**

Process

Proposal: Require VRD managers obtain an annual business license endorsement. Require proof of insurance and offer opportunity to update designated contact information. Licenses to automatically expire if inactive.

Rationale: Annual license will keep VRD managers more engaged with City, improving accuracy of designated contact information and ensuring that insurance is in place for guests. Automatic expiration clause needed to prevent “license hoarding” under a cap.

Other options:

- Retain existing standard that business license endorsement must be renewed with change in ownership.

EFFECT ON EXISTING RENTALS STATION

Effect on Existing Rentals

Proposal: Conditional use permits that allowed alternative standards will not be grandfathered. VRD's in areas where they are no longer permitted will be allowed to continue to operate for a fixed period of time (5-7 yrs).

Rationale: Grandfathering clauses slow the pace of compliance with new rules. Allowing VRDs in newly designated prohibited areas to phase out over time provides operators a reasonable return on investment.

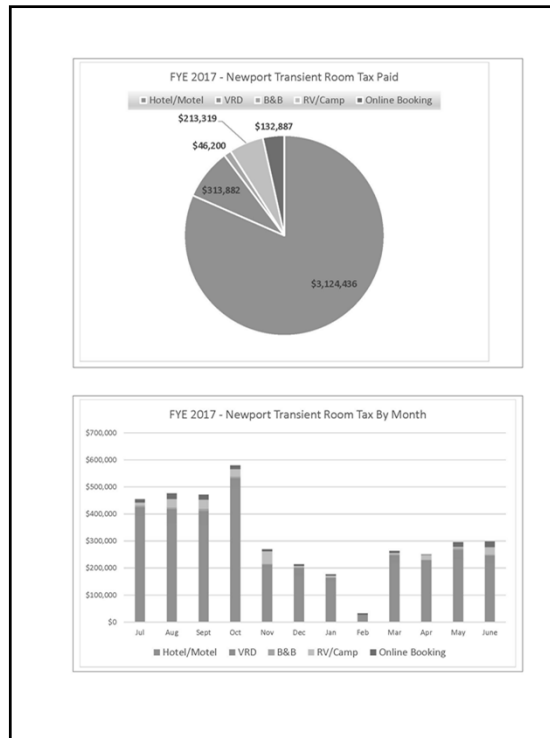
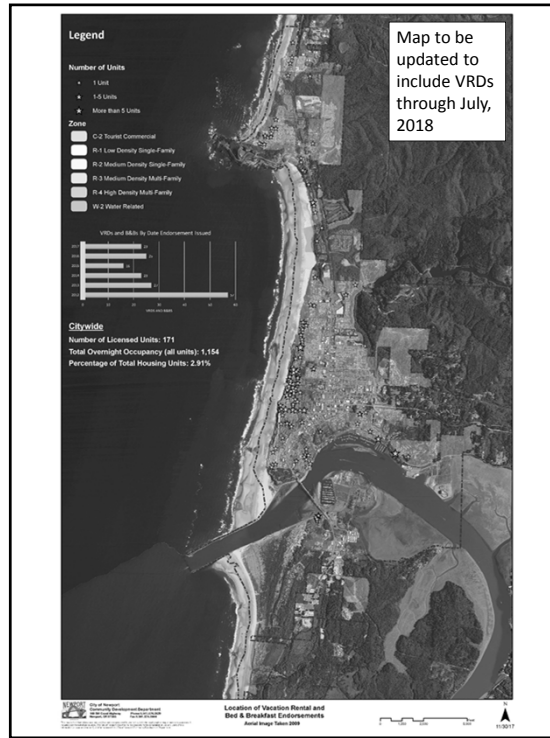
Other options:

- Provide grandfather clause for units that received conditional use approval in the past related to overnight occupancy, parking, landscaping and shared access (current rule).
- Adopt alternate timeframe for amortizing VRDs in prohibited areas or allow them to continue as long as they maintain a valid license.

MATERIALS FOR
TOPIC AREA STATIONS

AUGUST 2018
PUBLIC OPEN HOUSES

EXISTING
CONDITIONS
STATION



Handouts to include list of licensed VRDs and existing code/application forms as reference materials

The image shows two documents. The top document is a table titled "LICENSED VACATION RENTAL AND BED AND BREAKFAST WITH AIRBNB REGISTRATION AND BUSINESS LICENSE". It contains multiple columns including Name, Address, City/Town, State, License #, and Status. The bottom document is a page from a code book titled "CHAPTER 14.25 BED AND BREAKFAST AND VACATION RENTAL FACILITIES". It includes a "Purpose" section and "General Provisions" A, B, C, and D.

CHAPTER 14.25 BED AND BREAKFAST AND VACATION RENTAL FACILITIES

14.25.010 Purpose
This section establishes the terms, criteria and procedures by which bed and breakfast and vacation rental use may be permitted to ensure the safety and convenience of tenants, owners, and neighboring property owners, address existing character, neighborhood, historic and historic preservation effects such as excessive noise, overcrowding, illegal parking, and accumulation of refuse.

14.25.020 General Provisions

A. Vacation rental and bed and breakfast use of an existing dwelling unit is limited to an residential and commercial use and shall be subject to a business license endorsement ("endorsement") pursuant to the provisions of this section.

B. An endorsement for a vacation rental or bed and breakfast use is limited to the owner of the dwelling unit. When the use is limited to the owner, the use shall not be transferred to any other owner, shall not be an endorsement property, and the use shall not be a vacation rental or bed and breakfast use if the use is transferred to any other property.

C. Vacation rental or bed and breakfast endorsements shall remain in effect for two (2) years. A business license, as required for the rental use, and the property is not sold or transferred.

D. Each vacation rental and bed and breakfast use in violation of the provisions of this section shall be subject to the provisions of this section.

1. A business license endorsement shall be issued for within one hundred twenty (120) days of the effective

TYPES OF TRANSIENT RENTAL USES STATION

DEFINITIONS

Dwelling Unit. A single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

Short Term Rental. A *dwelling unit* that is rented to any person on a day to day basis or for a period of less than thirty (30) consecutive nights.

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Apply Location and Density Limits to Non-Owner Occupied Units

Proposal: Exempt homes shares and B&Bs from proposed location and proximity limitations (i.e. allowed in any existing dwelling). Must obtain annual license and satisfy all other approval standards.

Rationale: The presence of a permanent resident in the unit mitigates potential nuisance issues and does not remove a unit from the City’s supply of long term housing.

Other options:

- Move ahead with exemption, but limit home shares to the rental of two rooms.
- Exempt B&Bs but not home shares.
- Do not exempt either, meaning that all three types of transient rental uses would be subject to new caps and density limitations.

ALLOWED
LOCATIONS
STATION

Map alternatives to be plotted with updated VRD numbers. Post-it notes to be provided for attendees to provide comments

MAP ALTERNATIVE I

MAP ALTERNATIVE II

MAP ALTERNATIVE III

- LIMITS VRDS TO AREAS CLOSE TO TOURIST COMMERCIAL USES
- CAP AND SPACING REQUIREMENTS TO BE APPLIED WHERE VRDS ARE ALLOWED
- SIGNIFICANT NUMBER OF EXISTING VRDS IN PROHIBITED AREAS WHERE THEY WOULD BE PHASED OUT OVER TIME

Established Zones

- 47 Vacation Rental Endorsements
- 4,453 Address Parcels*
- 3,782 Structures*
- Address: 8,688 Buildings
- VRDs = 3.5% of Parcels
- VRDs = 14.4% of Dwellings

Limited Zones

- 187 Vacation Rental Endorsements
- 2,088 Address Parcels*
- 1,500 Structures*
- Address: 4,088 Buildings
- VRDs = 4.1% of Parcels
- VRDs = 16.8% of Dwellings

*Percentage of all zones except Industrial, Residential and Public Use zoning

Allowed Locations

Proposal: Adopt a zoning overlay that limits VRDs to commercial and residential areas in close proximity to tourist amenities (See three map alternatives).

Other options:

- Proceed with one of the map alternatives.
- Adopt an alternative zoning overlay boundary.
- Prohibit VRDs in low density residential areas irrespective of proximity to tourist amenities (e.g. R-1 and R-2).
- Prohibit VRDs in all residential zones.
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LICENSE AND
PROXIMITY LIMITATIONS
STATION

Cap on Licenses

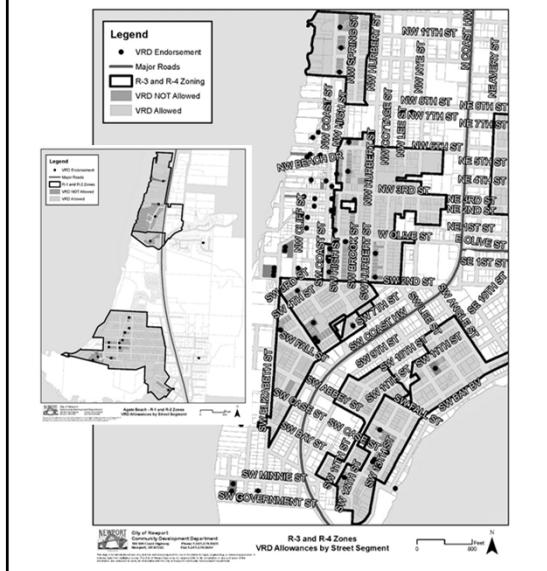
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- Impose a cap that is outside of the listed range and/or set caps that vary by neighborhood.
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Proximity Limits

Proposal: Allow only one VRD per street face segment in low-density residential areas (i.e. R-1 and R-2 zones). For high density residential areas (R-3 and R-4 zones) limit VRDs to one multi-family or single family building per street face. Provide Conditional Use approval process as relief valve for long street segments.

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ENFORCEMENT
STATION

Complaints

Proposal: Develop a centralized complaint system that facilitates transparency and citizen access to information.

Rationale: Currently, complaints can be lodged with the VRD operator, or multiple City Departments. Citizens are confused about who to contact and it is difficult to coordinate enforcement This will be resolved with a centralized complaint system.

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Rationale: Complaint driven process allows bad actors to fly under the radar. Progressive enforcement with risk that license will be revoked for a period of 2 years may improve compliance.

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Prepare board with information about third party vendors that provide enforcement support, listing services offered and preliminary pricing (\$20,00 - \$30,000 yr)







...and in Newport we have identified 627 listings, representing 244 unique rental units*

Short-term rentals in Newport as of March, 2018



Cost-effective solution



Control Short Term Rentals in Your Community
STR HELPER

STR Helper provides unparalleled capabilities that allow municipalities across the country to identify, permit and manage compliance with short term rentals in their communities.

The Short Term Rental Problem:
Over the past few years, the short-term rental market has exploded. This has led to a number of issues for municipalities, including increased noise, parking, and safety concerns. Additionally, the market has led to a loss of long-term rental units, which can impact the local economy.

Unmatched Capabilities:
STR Helper offers a number of unique features that set it apart from other solutions. These include:

- Real-time monitoring of listings and rental activity
- Automated enforcement and reporting
- Customizable alerts and notifications
- Integration with existing municipal systems
- 24/7 customer support and training

* preliminary data
Fig is based on the count of listings and rental units that would need to be analyzed and inspected for compliance. In that a STR can use up to 400 sq ft, we will expect our search area to somewhat exceed past beyond the borders of Newport to capture all

11 

APPROVAL STANDARDS
STATION

Overnight Occupancy Limits

Proposal: Limit occupancy to 2-persons per bedroom, with one off-street parking space per rented bedroom.

Rationale: Current standard of 2 persons per bedroom, plus two, may encourage over-occupancy, with associated nuisance issues (e.g. noise, parking congestion, etc.)

Other options:

- Exempt small children from two person per bedroom limit.
- Adopt alternative per bedroom occupancy limit.
- Retain current standard.

Show different type of parking arrangements in the City. Include City size requirements for parking stalls on board

WHAT DOES IT MEAN TO BE OFF-STREET?

Fully Developed Road Rights-of-Way (less common)



WHAT DOES IT MEAN TO BE OFF-STREET?

Under Developed Road Rights-of-Way (common)



WHAT DOES IT MEAN TO BE OFF-STREET?

Rights-of-Way not used for public road purposes (common)



• Should "off-street" be entirely out of the public right-of-way or is it enough to prohibit parking from obstructing the travelled roadway or sidewalks?
 • What about rights-of-way that do not contain public roads?

Off-Street Parking Standards

Proposal: Retain parking standard of one space per bedroom, but require evidence that spaces are available and sized to meet City parking stall dimension standards. Parking spaces on underdeveloped streets may extend into the road right-of-way.

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Rationale: Parking spaces that are adequately sized and available will be used by tenants, minimizing the chances that guests will illegally park or encroach onto neighboring properties.

Other options:

- Establish an alternative parking standard.
- Require off-street spaces be entirely outside of the road right-of-way (even for underdeveloped streets).
- Subject VRDs in special parking areas to a Conditional use process if they cannot provide off-street parking (current standard).

Safety

Put together board with brief explanation of proposed changes to building and fire safety Standards.



MEMO
City of Newport
Community Development Department



Date: February 22, 2018
 To: Dennis Trites, Community Development Director
 From: Joseph Lewis, Building Official
 RE: Suggested Amendments to NMC 14.25.000 Regarding Inspection Criteria for Vacation Rentals

The Newport Municipal Code, Section 14.25.000, requires that each vacation rental be inspected by the Building Official prior to operation. It further specifies the basic health and safety standards that must be met, which are included in the current inspection checklist (Attachment A).

As requested, I would like to submit the following suggestions for amendments to the health and safety inspection criteria for vacation rentals contained in the Newport Municipal Code, Section 14.25.000:

1. Bedrooms shall have an operable window or other opening device or exterior door that is operable with a minimum opening size of 20" x 24" (20" x 24" for all glass blocks with minimum net clear dimension of 20 inches in width and 24 inches in height) and having a sill height that is no higher than 48 inches above the finished floor.
2. A. Handrails and stairways shall have a handrail on both sides of the stairs. B. Handrails shall be secure, continuous and have openings at each end.
3. The upper sides of stairs, decks, porches or other walking surfaces more than 30 inches above grade or the floor surface shall have guardrails installed on each side of each surface except open [REDACTED] with a minimum width of four (4) inches from each side on open areas. Hand rails and guard railings shall be installed for minimum width three (3) or more times and no deck or porch that are more than 30 inches above grade.
3. Windows within a 24 inch arc of doors and glass within 66 inches of shower enclosures shall be safety glass or have equivalent means of protection.
4. No change...

Signage

Proposal: Require VRD operators to post a sign in plain view of the street identifying the unit as a vacation rental with a phone number of the designated contact.

Rationale: The signs will make it easier for persons to contact VRD managers if there is an issue.

Other options:

- Do not require a sign to be posted. Concerned citizens can contact the VRD manager using information on the notice they receive when the unit is approved, through a centralized complaint system (if established), or via the Police Department.

Events

Proposal: Prohibit use of VRDs for events (weddings, reunions, etc.)

Rationale: Such activities contribute to nuisance issues in residential areas and encourage over occupancy of the unit.

Other options:

- Do not prohibit event use. Address nuisance issues on a case-by-case basis through progressive enforcement.

PROCESS
(LICENSING AND FEES)
STATION

Process

Proposal: Require VRD managers obtain an annual business license endorsement. Require proof of insurance and offer opportunity to update designated contact information. Licenses to automatically expire if inactive.

Rationale: Annual license will keep VRD managers more engaged with City, improving accuracy of designated contact information and ensuring that insurance is in place for guests. Automatic expiration clause needed to prevent “license hoarding” under a cap.

Other options:

- Retain existing standard that business license endorsement must be renewed with change in ownership.

EFFECT ON EXISTING RENTALS
STATION

Effect on Existing Rentals

Proposal: Conditional use permits that allowed alternative standards will not be grandfathered. VRD's in areas where they are no longer permitted will be allowed to continue to operate for a fixed period of time (5-7 yrs).

Rationale: Grandfathering clauses slow the pace of compliance with new rules. Allowing VRDs in newly designated prohibited areas to phase out over time provides operators a reasonable return on investment.

Other options:

- Provide grandfather clause for units that received conditional use approval in the past related to overnight occupancy, parking, landscaping and shared access (current rule).
- Adopt alternate timeframe for amortizing VRDs in prohibited areas or allow them to continue as long as they maintain a valid license.

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Summer 2018

City of Newport Vacation Rental Code Update Summary of Proposed Changes

Overview

In the fall of 2017 the City Council received a significant amount of public testimony that the City's regulations for Vacation Rental Dwellings (VRDs) need to be updated to protect the character of residential neighborhoods and to preserve the City's long term housing supply. In response, the City Council directed the Planning Commission to assess how the rules could be improved and the Commission, in turn, pulled together an Ad-hoc Work Group of interested persons to assist city staff in developing a package of recommended changes.

Ad-hoc Work Group's Responsibilities

- Review the City's existing vacation rental regulations
- Evaluate Best Management Practices used by other jurisdictions
- Discuss policy options for revising the City's codes
- Select policy alternatives for presentation to the public
- Conduct open houses to obtain public feedback
- Review public comments and determine how best to integrate responses into the policy alternatives
- Propose a package of legislative code amendments, based upon the policy alternatives, for review by the Planning Commission and City Council as part of a formal public hearings process.

Proposed Policy Alternatives

Focus Efforts on Units that are not Occupied by Permanent Residents

- Distinguish "home shares" where an owner rents rooms in a dwelling unit where they reside, and Bed and Breakfast (B&B) establishments where an owner or manager lives on the premises, from VRDs where the entire unit is rented for transient purposes.
- Exempt home shares and B&Bs from location and density limits, because the presence of a permanent resident mitigates potential nuisance issues and does not impact the supply of long term housing.

Limit Areas Where VRDs are Allowed

- Limit vacation rental uses to areas that possess tourist amenities
- Provide policy makers with multiple options for drawing the boundaries, including:
 - Alternative No. 1: Recommends US 101 and US 20 be used as an easily understood break point, with VRDS allowed west of US 101 and south of US 20 (least restrictive)
 - Alternative No. 2: Similar to first option, but limits VRDs west of US 101 and south of US 20 to areas in close proximity to ocean views, beach access, and tourist commercial uses.
 - Alternative No. 3: Limit VRDs to areas where tourist commercial uses are concentrated (most restrictive)

Establish License and Density Limits

- Limit the total number of vacation rental licenses to preserve the City's long term housing supply.
- Apply a hard cap on licenses issued between 220 and 275 (roughly 4% - 5% of the total housing stock).
- Provide that the City Council may adjust the license cap by resolution.
- Limit transferability of licenses, upon sale, to commercial zones
- Institute proximity limits to avoid concentration of VRDs to the point that they change the character of residential neighborhoods:
 - Allow only one VRD per street face segment in R-1 and R-2 zones
 - Limit VRDs in R-3 and R-4 zones to one multi-family or single family dwelling per street face segment

Improve Enforcement

- Develop a centralized complaint system that facilitates transparency and citizen access to information.
- Engage with a third party vendor to provide a 24/7 complaint hotline and to provide ongoing monitoring of vacation rentals for permit and tax collection compliance.
- Structure progressive enforcement to achieve “three strikes and you are out.”
- Establish a two year cooling off period for before an individual that had a license can reapply
- Require VRD operators to have a local contact capable of responding to the premises in 30 minutes.

Refine Approval Standards

- Reduce overnight occupancy from (2) per bedroom plus two to simply 2 per bedroom. Exempt small children from overnight occupancy limit.
- Retain parking standard of one space per bedroom, but require applicants show that spaces are sized such that they meet City parking stall dimensional standards. Allow off-street parking to extend into undeveloped public right-of-way with stipulation that license will be revisited if street is approved.
- Update safety standards to reflect current building and fire code requirements
- Require VRD operators to post a sign in plain view of the street identifying the unit as a vacation rental with a phone number of the designated contact.
- Prohibit use of VRDs for events.

Require Annual Licensing

- Operator's to provide proof of insurance and update designated contacts with annual license.
- Licenses to automatically expire if inactive to prevent “license hoarding” under a hard cap.

Phase Out Non-Compliant VRDs

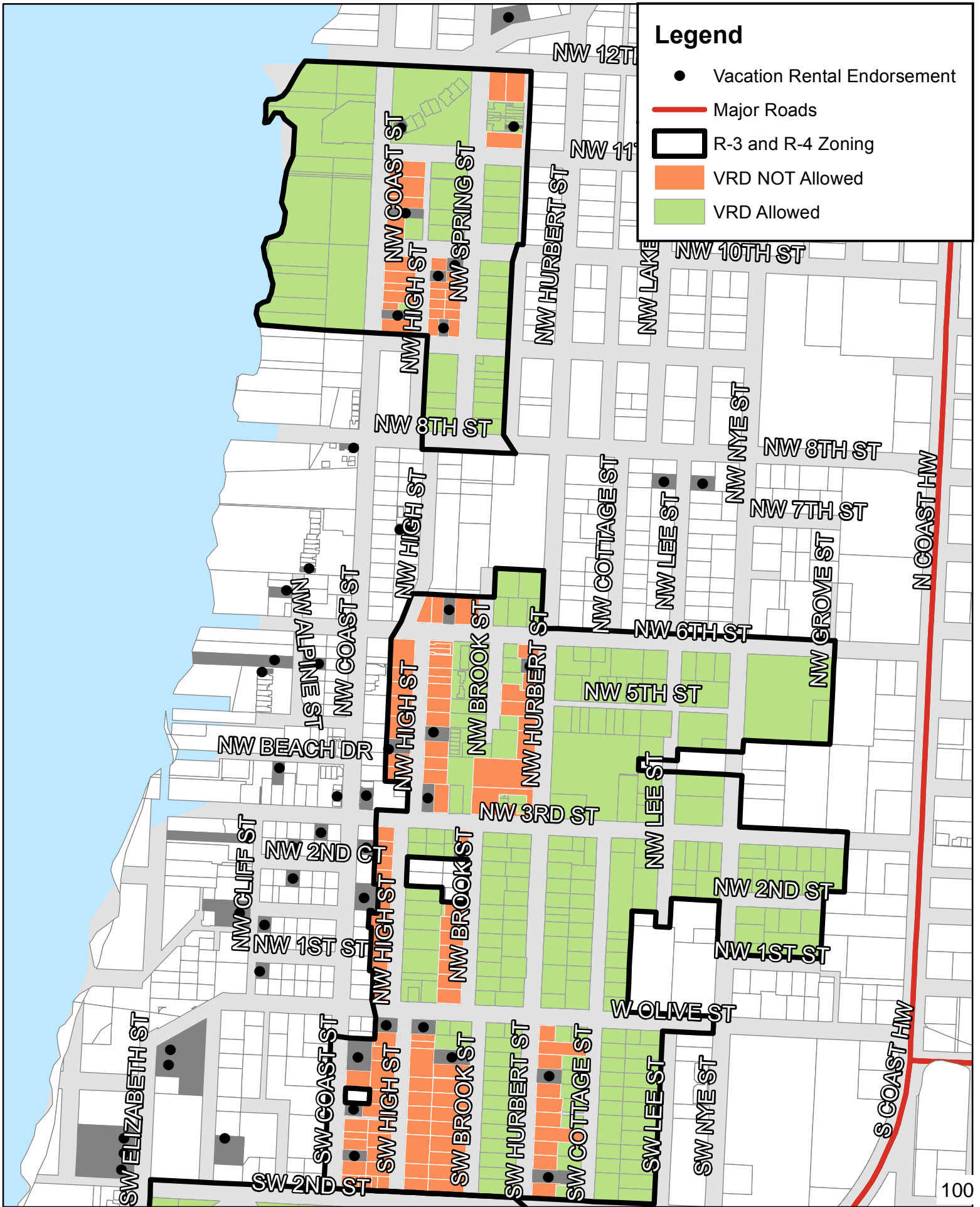
- Conditional use permits that allowed alternative standards will not be grandfathered.
- Permit licensed VRDS in areas where they are no longer allowed to continue to operate for a fixed period of time (5-7yrs) to realize a return on investment. Licensed VRDs in areas that exceed density limits to phase out as licenses expire.

Next Steps

The Ad-hoc Work Group will reconvene in September to consider feedback and finalize recommendations before public hearings are held with the Planning Commission and City Council in the fall.

Additional Information

Information considered by the Ad-hoc Work Group is available for review on the City of Newport website under the heading “Government / Committees / Vacation Rental Ad-hoc Committee.” Questions or concerns may also be directed to Derrick Tokos, Community Development Director at 541-574-0626 or d.tokos@newportoregon.gov



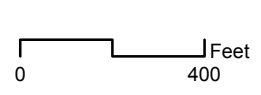
Legend

- Vacation Rental Endorsement
- Major Roads
- R-3 and R-4 Zoning
- VRD NOT Allowed
- VRD Allowed

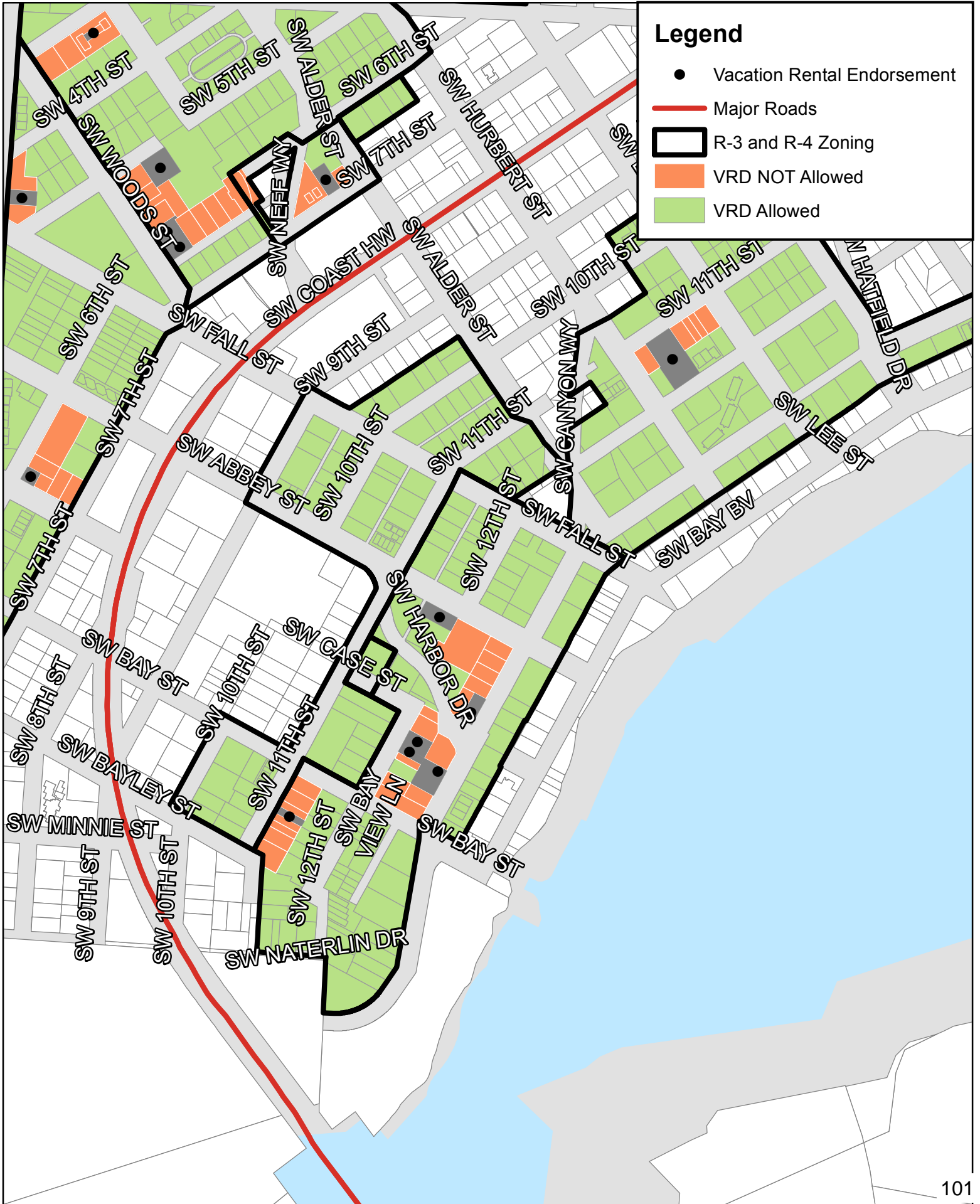


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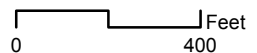
R-3 and R-4 Zones # 1 VRD Allowances by Street Segment

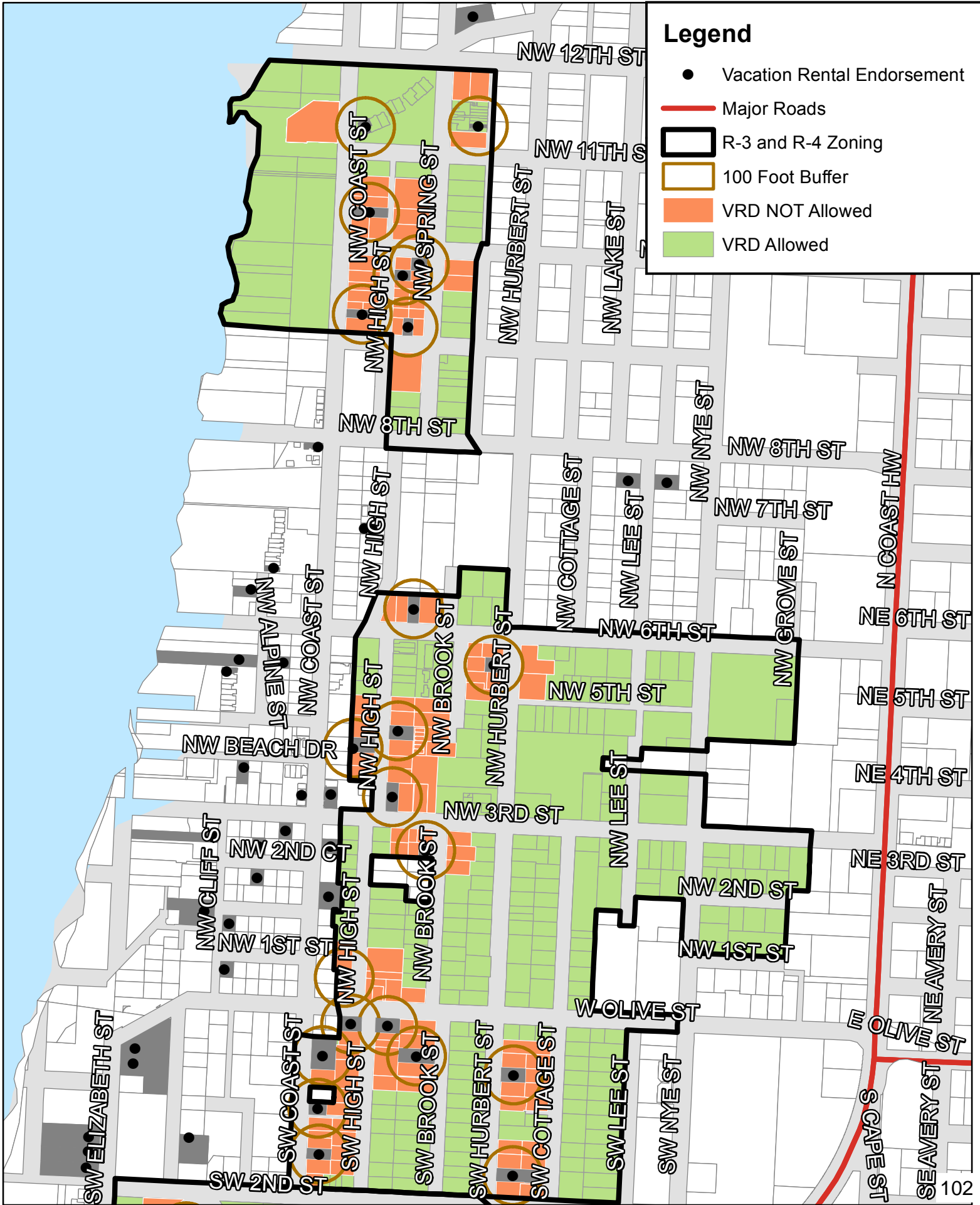


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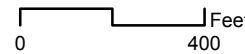
R-3 and R-4 Zones # 2
VRD Allowances by Street Segment





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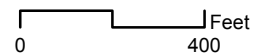
**R-3 and R-4 Zones # 3
 VRD Allowances by 100 Foot Buffer**



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R-3 and R-4 Zones # 4
VRD Allowances by 100 Foot Buffer



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Steven E. Rich
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 541-574-0607

TO: Derrick Tokos
 FROM: Steve Rich, City Attorney
 RE: Vacation Rental Dwelling
 DATE: July 15, 2018

I understand that the VRD AdHoc Committee may be considering the phase-out of currently allowed VRD uses. You have asked that I offer my opinion on how long should be the duration that phase-out period

A healthy regard for due process and fairness to VRD operators suggests that "more notice" is preferable to less notice. My suggestion should not be considered a "best practice." Further, an exhaustive review of the variations in legal requirements for VRD operations is beyond the scope of your request and will not be addressed in this memorandum.

I would recommend that a not-less-than 5-year phase-out period would allow a sufficient period of time to amortize the investment made in a VRD operation and convert the property to customary residential use. That time period provides, in my opinion fair and adequate notice that VRD uses are being phased-out.

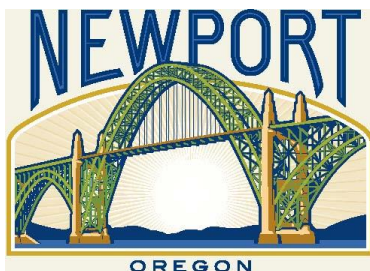
In making my determination, I reviewed several other time periods utilized (admittedly not for exactly the same purpose) for similar purposes: fair and adequate notice.

The time-period I encountered most frequently in my limited examination of ordinances in other jurisdictions was 5 years. In Hood River, Oregon, there is a 5 year deferral on compliance with parking issues and a 7 year period granted for full compliance. To be sure, there were shorter time-periods. Some examples: the City Palm Springs created a 3-year review period for all new permits, but they 'grandfathered-in' existing operations; Clatsop County, Oregon, requires a 'renewal' of permits and new inspections every 5 years; and Sonoma County adopted an ordinance containing "exclusion zones" following the recent fires and destruction of residential dwellings with the resultant concerns about available housing.

In my opinion, time periods shorter than 5 year substantially increases the City's risk of exposure to liability for takings claims

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July 20, 2018

VACATION RENTAL AD-HOC COMMITTEE

POLICY OPTIONS FOR CODE AMENDMENTS BY TOPIC AREAS

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

Definitions – Definitions for “home share” and “owner” will provided and the five (5) guest room limit for a VRD (as opposed to a hotel or motel) will be listed as a development standard. The definition for “bed & breakfast” will be revisited to ensure there is a clear distinction between VRDs and B&B units.

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

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

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

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

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

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

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

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

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

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

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

Allowed Locations – Three alternatives have been developed by the group. The first uses US 101 and US 20 as a boundary, with vacation rental dwellings being prohibited in areas north of US 20 and east of US 101. The second alternative is similar but picks up areas west of US 101 and south of US 20 that lack tourist amenities. The final alternative limits vacation rentals to areas that are close to the Nye Beach and Bayfront tourist commercial areas. All three alternatives will move forward as options.

Density Limits – Hard caps on the total number of licensed vacation rentals to be developed for all three map alternatives. Two alternatives to be offered, with 220 (+/- 4% of housing units) on the low end and 275 (+/- 5% of housing units) on the high end. For areas in the Nye Beach overlay a cap of 14-15% (about 75 units) will be offered as an option to avoid further concentration of VRDs, particularly with map Alternative 3. Proximity limit in the R-1 and R-2 zones to be one unit per street face segment. For R-3 and R-4 zones limit VRDs to one multi-family dwelling or single family dwelling per street face segment.

Tenancy/Ownership Limits – No tenancy or ownership limits are proposed at this time.

Home shares – Alternative to be developed to allow home shares (i.e. where a dwelling is a person’s primary residence) and B&Bs to be exempt from the VRD location and density limits. Limit home shares to 2 rooms.

Enforcement – Develop centralized complaint system that facilitates transparency and citizen access to information. Consider third party vendor, like “Host Compliance” to achieve centralized database with 24/7 complaint hotline and to provide ongoing monitoring of vacation rentals for permit and tax collection compliance through the initial “voluntary compliance” stage of enforcement. Require VRD license number in advertisements. Structure progressive enforcement to achieve “Three strikes you are out.” Optional language to be drafted to establish a two year cooling off period before an individual that had a license revoked can reapply. Vacation rental operators to have local contact capable of responding to the premises within 30 minutes. Designated contact to provide street address (i.e. not only a P.O. Box number).

License Renewal & Registration – Desire to see annual license renewal with proof of insurance, which also offers opportunity to update designated contact information. Automatic expiration language to be crafted for inactive licenses to head off “license hoarding” under a cap system. Two alternatives to be developed regarding license transfers, with the first being that an owner can renew license under a cap indefinitely but cannot transfer the right to a license with the sale of a property. Second option would allow licenses to be transferred to new owner.

Fees – Set VRD, home share, and B&B business license endorsements at a figure sufficient to cover the annual cost of contract host compliance services. Number will be dependent upon cap level.

Posting and Guest Registry Requirements – General agreement that existing posting and registry requirements are sufficient. Access to guest registry limited to emergency responders (privacy).

Approval Process and Notice – Non-discretionary, over the counter process with notice to neighbors after approval to remain, with limited conditional use options where neighbors receive advance notice.

Effect on Existing Rentals – Prior conditional use approvals will not be grandfathered. Where units are no longer allowed, they will be permitted to remain for a fixed period of time (5-7yrs) to realize return on investment. Units that fail to meet one unit per street segment limit to phase out once a license expires.

City of Newport – Vacation Rental Ad-Hoc Committee Schedule

Meeting #1	January 31, 2018
<ul style="list-style-type: none"> • Committee Organization and Responsibilities • Future Meeting Schedule and Topics • History of VRD Regulations in Newport 	
Meeting #2	February 14, 2018
<ul style="list-style-type: none"> • Review and Discuss VRD Best Management Practices 	
Meeting #3	February 28, 2018
<ul style="list-style-type: none"> • Rationale for Regulating • Safety Requirements (Building Official / Fire Dept. Attended) • Definitions 	
Meeting #4	March 14, 2018
<ul style="list-style-type: none"> • Off-Street Parking Requirements 	
Meeting #5	April 4, 2018
<ul style="list-style-type: none"> • Continued Discussion Off-Street Parking • Landscaping / Waste Management / Noise / Signage 	
Meeting #6	April 18, 2018
<ul style="list-style-type: none"> • Maximum Overnight/ Daily Occupancy / Residency Requirements • Locational Concerns – Mapping Exercise 	
Meeting #7	May 2, 2018
<ul style="list-style-type: none"> • Locational Concerns Map (Rendered in GIS with Dwelling Unit Count and Zoning) • Allowed Locations / Density Limits / Tenancy Limitations 	
Meeting #8	May 16, 2018
<ul style="list-style-type: none"> • Enforcement Overview (Police Department Staff to Attend) • Discuss Enforcement Policies / License Renewal and Expiration 	
Meeting #9	June 13, 2018
<ul style="list-style-type: none"> • Continued Discussion License Renewal and Expiration • Approval Process / Posting Requirements / Effect on Existing Rentals • Room Tax & Fees 	
Meeting #10	June 27, 2018
<ul style="list-style-type: none"> • Revisit Occupancy Limits & Tenancy Limitations / Cap Levels / Proximity Limits • Locations for B&Bs and Home shares / Options for Nye Beach Tourist Commercial 	
Meeting #11	July 11, 2018
<ul style="list-style-type: none"> • Wrap up Topic Area Assessments • Discuss Structure of Public Open Houses 	
Meeting #12	July 25, 2018
<ul style="list-style-type: none"> • Review Materials for Open Houses 	
Outreach	<i>Public Open Houses (8/15 and 8/22)</i>
Meeting #13/14	September 5, 2018 and September 19, 2018 (if needed)
<ul style="list-style-type: none"> • Reconvene to Review Feedback and Adjust Recommended Alternatives, as Needed • Review draft code amendments for consistency with policy direction • Recommendation to Planning Commission (Start of Formal Adoption Process) 	

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

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