

# STR Committee Meeting

September 25, 2018

## Meeting Summary

### I. ROLL CALL

- |                              |                       |
|------------------------------|-----------------------|
| 1) Sarah Absher              | 14) Judy Wilson       |
| 2) Jerry Taylor-Manzanita    | 15) Cynthia Alamillo  |
| 3) Mark Barnes-Cannon Beach  | 16) Bill Baertlein    |
| 4) Weston Fritz-Lincoln City | 17) David Graves      |
| 5) Derrick Tokos-Newport     | 18) Ron Young         |
| 6) Robert Buckingham         | 19) Tim Dotson        |
| 7) Jim Haley                 | 20) April Dragoo      |
| 8) Nicole Twigg              | 21) Barbara Ramirez   |
| 9) Aaron Palter              | 22) Melissa Rayo      |
| 10) Pam Zielinski            | 23) Tom Steibler      |
| 11) Jerry Keane              | 24) Joni Sauer-Folger |
| 12) Tim Carpenter            | 25) Melissa           |
| 13) Gus Meyer                | 26) Barbara Ramirez   |

### II. PANEL DISCUSSION

Jerry Taylor – City Manager, City of Manzanita

- Manzanita is a residential community with limited commercial zones for hotels so they were open to short term rentals. A survey was conducted, and they acknowledge some didn't self-report.
- STR program dates to 1994.
- 17.5% cap in lowest density residential zones
- Incorporated into the ordinance in 1995.
- The area surrounding the golf course was added to the cap pool in 2006.
- In 2010 the regulations were removed from the zoning ordinance and became ordinance # 1003.
- 3 years ago they started enforcement and use the Civil Infractions Ordinance.
- A signed voluntary compliance agreement will be accepted in lieu of fines, or a reduction of fines.
- The MCA# (permit number) is required to be on all advertising.
- Local contacts must return the call within 30 minutes.
- They have not addressed Bed and Breakfast type operations at this time.

Specific questions addressed (questions listed on page 5)

- 1) Condominiums are allowed as an STR, however one license per owner. Each spouse may own one separately. An owner couldn't also be a member of an LLC, it's one or the other.
- 2) They use the state definition of "Rent" as any consideration, donations, etc.
- 3) 2 people per sleeping unit + 4.
- 4) Applies to all owners & renters. Is the noise unreasonable for neighborhood livability?
- 6) Garbage has not been a big problem.
- 9) 2 off street parking spaces are required just as a home. They feel a public street is a public street.

Mark Barnes – Planning Director, Cannon Beach

- Their STR program has been in effect since the early 1980's. They are currently undergoing an amendment process.
- Their biggest allies have been members of the STR Management industry; they meet semi-regularly in informal settings.
- They count days rather than nights.
- Regular inspections are conducted every 5 years; when renewing licenses.
- 14-day permit; rented to 1 party every 14 days - No cap
- Grandfather's permits & the lottery permits have a 200 permit cap.
- Owners must submit their booking calendars to be analyzed for compliance.
- Goal is compliance rather than punishment.
- The number of bedrooms equals the number of parking spaces required; people are removing their landscaping for additional parking spaces.
- The full roster of STR's with contact phone numbers are listed on their website; they do not require signage or notification.
- One license per owner, similar to Manzanita's program. However, they aren't as strict when it comes to an LLC.

Weston Fritz – Assistant Planner/Vacation Rental Dwelling Program Coordinator, Lincoln City

- Currently there are 540 STR's.
- There are two zones where STR's are allowed, in addition to commercial zones.
- The R1.5 zone has reached the cap
- No cap in commercial zones
- A 30-night accessory business license can be obtained; however these haven't been as appealing to owners.
- STR licensing and land use are tied together.
- Not transferrable to new owner; new owner – new license.

- Transferring to new owners is allowed in the Road's End area. This area was annexed from the county and can transfer licenses to a new owner. This area solely requires a business license, there are no ordinances regulating STR's in the Road's End area.
- Condominiums are not excluded from STR's.
- 3 people per bedroom + 1, no separate allowances for children.
- 1 parking space is required for each bedroom, with a two parking space minimum requirement.
- No on street parking is allowed, except for the Road's End area.
- Monitoring is complaint driven.
- 50% of the front yard must be landscaped.
- Signage is required with a local representative's phone number listed.
- Full STR list is available to the public, however contact numbers are not posted publicly on the website.
- Trash receptacles are to be of "sufficient size". Any owner with multiple complaints will be required to add multiple receptacles, or a larger one.
- A pattern of negligence could result in fines or a revocation of the license.
- Licenses must be renewed annually and will be subject to a 3-year inspection cycle.
- They have a waiting list and is considered first come, first served.
- One license per owner in a residential zone. However, multiple licenses are allowed in commercial zones.
- The finance department/water department

Derrick Tokos - Community Development Director, City of Newport

- The City of Newport is not as reliant on tourism as other coastal communities in Oregon.
- They are on the tail end of updating their ordinance.
- The Ad-Hoc committee consisted of 14 people. Approximately 50-60 people attended their evening town hall style meetings, with low attendance at their monthly meetings.
- Problems are not driving the changes.
- Proposed changes include allowing for ADU's anywhere.
- Owners feel they don't know their neighbors anymore and are losing their sense of community.
- There is currently no cap on STR's.
- There are no limits as to how many STR's someone may own.
- The property has the license rather than the owner; authorized agents are subject to the provisions just as an owner would be.
- Is considered a "living document" and should evolve along with the industry.

Specific questions addressed (questions listed on page 5)

- 1) Condominiums are not excluded from STR's. However, if there is one central location for contact and check-in/out, etc. then they are treated similarly to a hotel, and would not qualify for an STR.
- 2) No, they do not define monetary consideration.
- 3) 2 people per bedroom + 2. This is tied to parking; 1 parking space is required for each bedroom.
- 5) Yes, and it's effective.
- 6) A "valet service" is required for repeat offenders to enforce the garage requirements.
- 8) Sleeping areas must have fire egress.
- 9) Regarding parking, advertising equates use.
- 13) 2012 & on will be subject to structural safety inspections. When they go to annual license, there will be a 3 year inspection cycle.

III. PUBLIC COMMENT

Tom Dotson – Encourages building a partnership with VRBO, etc.

Barbara Ramirez – Parking in Oceanside is a problem. She feels vacation renters are typically, better than full time rentals. She acknowledges her perspective has changed over time. She's never had an inspection.

David Graves – Asked for an update in the lawsuit regarding the vacation rental property in Manzanita.

IV. FUTURE AGENDA ITEMS

- a. October 15, 2018 topic to be Public Safety. We will invite members of local fire and safety, public works representatives and law enforcement.

V. ADJOURN

## STR PANEL QUESTIONNAIRE

1. Does the STR ORD apply to condominiums? Are there any exclusions/prohibitions/limitations for multi-family dwellings and ADUs?
2. Does your jurisdiction define monetary consideration? Does bartering or donation count for compensation?
3. How do you calculate maximum occupancy?
4. Do you have a noise ordinance for STRs and how is it enforced?
5. Do you have a Good Neighbor Policy and is it effective?
6. What are your garbage/solid waste management requirements for STRs?
7. Neighborhood Notifications- Do you require notice to neighbors for STRs, a sign posting, or a combination of notification requirements? Are they effective?
8. How are sleeping areas defined? Is this definition effective in determining maximum occupancy and parking standards?
9. What parking challenges does your jurisdiction face and how do you determine the adequate number of parking spaces for a STR? Is on-street parking allowed?
10. How do you enforce the STR ORD? What challenges have there been with code enforcement and how do you typically address them?
11. Does your jurisdiction work closely with local fire departments and road jurisdictions for STR management and enforcement?
12. How does your jurisdiction respond to community concerns related to livability? How does your jurisdiction balance community needs with the STR demands? What provisions are in place to help balance livability in residential neighborhoods? (Ex: Do you have a cap on the number of STRs?)
13. Are regular fire/life safety inspections required? How does the building codes program interface with the STR program and licensing requirements?
14. Do you feel the fee schedule for STRs adequately covers the cost for maintenance of your jurisdiction's program?
15. Do you foresee your jurisdictions STR program being modified in the future? If so, what modifications are being considered and why?