

## Mikael Hesse

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**From:** Laura Drury <laura.drury@tabfocuseddirections.com>  
**Sent:** Wednesday, July 13, 2022 4:31 PM  
**To:** City Hall  
**Cc:** Laura Drury; Steve Drury  
**Subject:** Testimony for Proposed Ordinance NO. 22-442 (for 2nd reading)

Hello,

I own property in Rockaway Beach and am currently have a short term rental license (address: 516 Kesterson Ct.). I support the removal of the original Occupancy paragraph (D) and the other changes noted in the minutes from the June 8, 2022 meeting, except one.

I am concerned about paragraph (I) Emergency Information. Included in this paragraph is a statement about not only the information that must be provided (which makes sense) but also equipment that will need to be supplied. No information is provide about this equipment. What can be shared about this and how can it be managed fairly so that those with STR licenses can stay in compliance?

Thank you.  
Laura Drury



**Laura Drury, CEO/Owner**  
*TAB Certified Facilitator*  
*Executive Business Coach*  
**303 809 8459**

[Laura.Drury@TABFocusedDirections.com](mailto:Laura.Drury@TABFocusedDirections.com)  
[www.TABFocusedDirections.com](http://www.TABFocusedDirections.com)



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## Mikael Hesse

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**From:** Vacation Rental Oceanfront <oceanfrontvacationrental@yahoo.com>  
**Sent:** Wednesday, July 13, 2022 12:40 PM  
**To:** City Hall  
**Subject:** Public Hearing for STR Ordinance - Rockaway Beach

Hello,

I am an owner of a large short-term rental property for a long time and it is about 3500 SF. It has 3 bedrooms with a den and a loft. The den and loft are not completely enclosed, but each is on a separate floor level separate from everything else. They both have heat sources and emergency or rescue opening(s). We have been using the den and loft as sleeping quarters and would like to be able to continue to do so. Can you please revise **113.01 Definition: Sleeping Room** to accommodate this? "A fully enclosed habitable space or **partially enclosed habitable space on a separate floor level.....**"

Pg 4 (D) Occupancy. It's unbalanced to allow a property with only two bedrooms to have the same Additional Credited of four occupancy as the properties with 3 to 6 bedrooms. Would it be possible to increase Additional Credited of **five** for 3 and 4 bedrooms, and Additional Credited of **six** for 5 and 6 bedrooms?

Pg 4 (H) Owner and local agent responsibilities: 30 minutes is not enough time. I use a property management. When a guest has an urgent request, it took the property management at least an hour or two to send to someone to the property to assist the guests. Even when I requested a local agency to come out when there was an urgent issue, it's several hours. Please increase the time so that it's reasonable for the property management to comply. People responding to these calls are normally qualified staff who can make decisions about the issues. The property management I use does not manage only my property, but many other short-term rentals along Oregon Coast in nearby cities. Maybe we can break section H down to two parts, respond by phone within 30 minutes. If cannot handled the issue by phone, then they need to be at the property within 2 hours, and/or obtain special approval for the time frame in a non-life threatening situation.

Thank you for considering my input above!

Oceanfrontvacationrental @ Rockaway Beach

7-12-22

**To: the City of Rockaway City Council**

**From: William Scott**

My name is William Scott. I have owned my property in Rockaway for about 11 years. I would like to make a few observations on the proposed rules. Many of the them are good, but could be discriminatory if not applied properly.

113.04

A Requires HOUSE NUMBERS or identifier be visible from the street. This seems like a reasonable requirement for EVERYONE, not just STRs. Will this be required for everyone, STRs, LTRs, and homeowners? If not, it should be as this will help our fire dept and sheriffs dept.

E GARBAGE service requirement rules: Are full time renters and homeowners required to have garbage service as well as STRs? This seems to be like a reasonable requirement, as I have seen long term renters (LTR) and homeowners stockpile garbage to take to the dump, which smells and becomes a rodent problem. I agree that garbage service should be required for homeowners, LTR renters as well. Is this currently required for all? It seems that this rule should be the same for renters. I could understand if an owner only comes down in the summer. There is no need for service in the winter. I pay for year- round garbage and my home is rarely used in the winter in case it's used. I understand this issue of garbage overflowing onto the street. This is an equal opportunity problem.

In regards to securing garbage cans, bears can come into Rockaway and get into any garbage can they want. What is the city wanting STR's to do? A bungy cord to keep a can shut/secure enough for the average dog, windstorm, etc, but not a bear? Would a bungy cord meet that requirement? Is a homeowner or LTR required to do the same? It should be the same for everyone as bears and dogs don't differentiate between STRs, LTRs, or homeowners? The city shouldn't differentiate either. This may be considered discriminatory if all garbage cans in Rockaway aren't treated the same way. Is there already a city ordinance or code that covers garbage problems?

F NOISE: Shouldn't this offensive noise section apply to STRs, LTRs, and homeowners as well. Offensive music, F- word language, screaming, etc. is a reasonable noise requirement for everyone. Is it required for everyone or just STRs? I have seen my share of loud offensive intoxicated long- term renters/owners. I heard a mouthful after 11 pm on July 3rd. This rule should be for everyone. Are there currents ordinances or laws that already cover this? If not, there should be one for all. Don't discriminate between who does the "offensive noise". I guess it could be a loud Harley Davidson or car, but that should already be covered by law.

H. OWNER/AGENTS: Is this the same for STRs and LTRs? If not, is this being discriminatory? If an out of town owner leases his/her property out as a long term rental, he/she could receive complaints but cannot get to Rockaway in 30 minutes to take care of the situation, nor could they get there if they are managing their own STR. This may need some additional modification. Although most STRs use a property management company. This may increase VACASA , Oregon Beach Vacations, and other local vacation property management business.

I.PROOF OF INSURANCE: I understand the purpose of insurance - to be made whole. Homeowners or renter's guests could cause damage to others. They need to be made whole. That is what insurance and our court system are for. I believe in insurance and have insurance on my property. I cannot imagine any property owner not carrying insurance, even if their property is paid off. Is proof of liability insurance the city's business?

I ask you to consider and answer my questions. It seems to me that the City of Rockaway may not be applying the same standards to STRs, LTRs, and Homeowners. I hope that does not come back to bite the city in the rear end.

Respectfully submitted,

William Scott  
alscott100@yahoo.com

July 12, 2022

City of Rockaway Beach, Oregon  
City Council and City Manager

Via email: [cityhall@corb.us](mailto:cityhall@corb.us)

RE: Proposed Ordinance – STR – 22-442

Dear City of Rockaway Beach Council and Planning members,

Unfortunately, I am unable to attend the reading of the proposed ordinance but wanted to provide my input and have it considered. I have read the proposed ordinance 22-442 and would like to comment on a couple of items

A) The required signage as addressed in §113.04 item (B).

As an owner of a licensed short-term rental, I am concerned about this requirement on two levels:

1. Such signage is possibly not feasible for all properties (visible from the street and legible from 10 feet away, etc.).
  - a. For example: attached is an exterior picture of my home



- b.
  - i. my Homeowner Association CCR's (Seascape Townhomes) prohibits attaching signage to the cement board exterior or the doors of our homes (all "owned" by the HOA) as these potentially create water intrusion issues and possible warranty implications.
  - ii. From prior experience I know that the screens in the windows of the home blocks signage from being visible (and most of the units in our complex do not have the window options that I have).
  - iii. Outdoor signs (on the corner of N. 3<sup>rd</sup> and N. Pacific) will not stand a chance against the coastal winds and will become both an eyesore and potentially litter in very short time.
  - iv. Window clings on the deck glass will not stand up to the coastal rains creating similar problems.

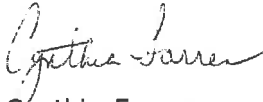
2. Such signage advertises that the home is not occupied which creates an increased risk of break-in or vandalism particularly in the slower tourist season increasing potential risk to our renters and our property.

I support the right for neighbors, officials, and other concerned parties to be able to locate accurate contact information for any residence in the community in case of emergency but do not feel that exterior signage is the appropriate mechanism due to the challenges it creates. I would instead suggest a searchable online database on the [www.corb.us](http://www.corb.us) website where someone can input the address and see the contact information (and any STR license number, etc.).

- B) Noise limitations as addressed in §113.04 item (F). There is already a noise ordinance in place for the City (19-436). There should not be a separate noise requirement for STR's.

Thank you for your consideration on these matters, I hope that my points are clear and that an appropriate resolution can be accomplished.

Sincerely,



Cynthia Farren  
290 N Pacific St  
Rockaway Beach, OR 97136