

**ADDITIONAL  
CITIZEN TESTIMONY  
SUBMITTED FOR  
FEBRUARY 14, 2024  
CITY COUNCIL MEETING**

**(Received as of 2:00 p.m. on 02/14/2024)**

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## **The Vital Role of Short-Term Rentals In Rockaway Beach & Maintaining Our Community Feel**

I think we are all aware that short-term rentals play a crucial role in the vitality of Rockaway Beach, contributing significantly to the City budget and, more than that, generating foot traffic to our local businesses during all months of the year.

A few things to note:

- If no cap is implemented - If anything, an over-saturation of the str market will allow the market to correct itself, meaning homes not managed well or that are not profitable will end up selling. And those who want a license just to purely to offset their costs so they can afford to have a beach house and be a part of our community.
- It seems the complaints are about Garbage issues and parking **(PLEASE SEE PUBLIS RECORDS COMPLAINTS ATTACHED)**
- Capping STRs will most likely not lead to the opening up of long-term rentals in our area; Oregon legislation has made being a landlord too risky for most small-time landlords.
- Capping STRs will not lead to affordability. Our area and most of the country are currently experiencing such a high demand with low inventory that prices are not dropping. They did plateau with the 8% rates and uncertainty. With the federal reserve's prediction of lowering rates this year, most in our industry predict housing prices will again rise.
- Most importantly, legal concerns for the City: Adopting a cap without protecting the property rights of current vacation rental owners through license transferability will almost definitely lead to legal challenges for Rockaway Beach. For instance:
  - Lincoln County has spent \$295,000 in legal fees defending its new ordinance.

My questions to the council so far are:

- What is the main reason for considering changes in the STR regulations when our market seems to be naturally adjusting back to pre-pandemic levels and seasonality?
- Is it not more pertinent to instead focus on compliance with the existing rules and making sure that the parking and requirements that are the majority of complaints are solved.
- How much research and development has gone in to the discussion of establishing a cap? For example- housing studies, land use?

Catherine Lewis

Real Estate Broker | Keller Williams

██████████ 3<sup>rd</sup> Rockaway Beach Oregon

# Public Records Request

- **Requested:** Any Short Term Rental complaint or standard complaint for any Short Term Rental property in the city of Rockaway for the calendar years of 2021, 2022, 2023.
- **Received:** 7 Complaints from the City – One was withdrawn by the person who files complaint –  
6 Remain - 5 were for trash issues, 1 for parking complaints.

The 6 remaining Complaints are attached on following pages



City of Rockaway Beach, Oregon  
276 S. Highway 101, PO Box 5  
Rockaway Beach, OR 97136  
(503) 374-1752

**COMPLAINT FORM**

All SHORT- TERM RENTAL concerns are required to be submitted via the complaint form. You will need to call or email the owner/management company that is listed on site for an immediate issue resolve, if there has not been a response or resolve within 30 minutes, a complaint form can be utilized. This form can be emailed to [cityhall@corb.us](mailto:cityhall@corb.us), via postage mail or deliver to City Hall directly. In case of emergency dial 911 for non-emergency dispatch dial (503) 815-1911.

Complainant/Reporting Party:

Name: Charles McNeilly Phone: [Redacted]  
Address: [Redacted] Email: [Redacted]

Address of Violation: 116 N. 3rd Date of Occurrence: 9/27/2023

Property Owner(s) – if known: \_\_\_\_\_

( ) I contacted the listed local agent to resolve this issue. Time contacted: 7:45 am a.m. / p.m.

( ) I did not contact the local agent due to: \_\_\_\_\_

Nature of Complaint: Trash was strewn over front yard and the house to the east.

I spoke with Meredith Lodgings at about 7:45 am; they assured me that they would send someone out to clean it up.

I checked at 9:30 am; it is still NOT cleaned up.

Please supply as much detail as possible, if you have photos or other related information that can be used as evidence of this violation, please submit them with this form. The submitted documentation will not be returned and will become part of the complaint file.

Signature: \_\_\_\_\_ (Type name as electronic signature).

Date Received: 9/28/23 Office Use Only By: BH

Emailed violation letter to homeowners



City of Rockaway Beach, Oregon  
 276 S. Highway 101, PO Box 5  
 Rockaway Beach, OR 97136  
 (503) 374-1752

RECEIVED  
 OCT 02 2023  
 BY: BH

#3116

**COMPLAINT FORM**

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Complainant/Reporting Party:

Name: Todd H. Lavble Phone: [Redacted]  
 Address: [Redacted] Email: [Redacted]

Address of Violation: Rockaway Beach 539 Kesterson Court, R.B. Date of Occurrence: each rental cycle

Property Owner(s) - if known: [Redacted]

I contacted the listed local agent to resolve this issue. (Time contacted: 4-5-23 a.m. / p.m.)

I did not contact the local agent due to: \_\_\_\_\_

Nature of Complaint: As a neighboring home owner, it is my understanding that S.T.R. vehicles must be parked on their property. With the capacity to sleep 25 people every rental cycle, cars are often parked in the area I would consider the cul-de-sac of Kesterson Ct. Despite notifying the owners 2 times, there seems to be no one monitoring the situation. Especially on week ends, this road becomes a parking lot which makes it very difficult for emergency vehicles to reach homes should something occur. Parking bumpers only seem to allow cars to park further into the street.

Please supply as much detail as possible, if you have photos or other related information that can be used as evidence of this violation, please submit them with this form. The submitted documentation will not be returned and will become part of the complaint file.

Signature: [Redacted] (Type name as electronic signature).

Office Use Only

Date Received: 10/2/23 By: BH

See attached documents

See attached documents

Testimony - Lewis



RECEIVED  
 OCT 02 2023  
 BY: BH

Photos sent with complaint



Photos sent with complaint

RECEIVED  
 OCT 02 2023  
 BY: BH



City of Rockaway Beach, Oregon  
276 S. Highway 101, PO Box 5  
Rockaway Beach, OR 97136  
(503) 374-1752

RECEIVED  
OCT 26 2023  
By: BH



City of Rockaway Beach, Oregon  
Rockaway Beach, OR 97136  
Cityhall@corb.us  
(503) 374-1752

**COMPLAINT FORM**

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Complainant/Reporting Party:

Name: Robert & Linda Olson Phone: [Redacted]  
Address: [Redacted] Email: [Redacted]

Address of Violation: 255 N. Juniper St Date of Occurrence: 10/26/23

Property Owner(s) - if known: Larry Gentry

I contacted the listed local agent to resolve this issue. Time contacted: \_\_\_\_\_ a.m. / p.m.  
 I did not contact the local agent due to: NO NUMBER POSTED ON HOUSE

Nature of Complaint:  
Garbage in driveway,  
Scattered across drive way and in front yard

Please supply as much detail as possible, if you have photos or other related information that can be used as evidence of this violation, please submit them with this form. The submitted documentation will not be returned and will become part of the complaint file.

Signature: [Redacted] (Type name as electronic signature).

Office Use Only  
Date Received: 10/26/23  
See attached letter  
By: BH

10/30/2023

Larry Gentry  
[Redacted]

Re: Short Term Rental Violation at 255 N Juniper Street, per Short Term Rental Ordinance No. 22-442

Dear Property Owner,

The City of Rockaway Beach received a complaint on Thursday October 26, 2023, regarding trash scattered outside at the above address and no required signage was visible from the street. Please ensure that any garbage placed in the outside trash bin is secure and the required signage is visible from the street view.

**§ 113.04 Short-Term Rental Standards.**

(C) *Identification sign.* The owner or local agent shall provide and maintain a sign which lists the short-term rental license number, email address and a contact telephone number for the owner or local agent. Such signage shall be visible from the street, legible from 10 feet away and shall be no smaller than 93.5 square inches nor larger than 154 square inches. The contact information of all owners and local agents shall be kept current with the city. If the rental unit is within a condominium, the identification sign shall be placed on the main entrance door of the unit and be visible to other building occupants.

(D) *Garbage.* During periods of rental unit occupancy, the owner shall provide adequate covered and secured garbage containers in conformance with all related guidelines established by the City. Cans must be secured to prevent animals from knocking them over or getting into them. All garbage must fit within the can and cannot overflow. Owner shall provide the City with evidence that the dwelling unit receives garbage service with each application. Garbage shall be removed a minimum of once per week. The owner or local agent shall notify renters that all garbage must be kept in the secured containers provided for that purpose. No garbage or rubbish may be permitted to leak from containers or vehicles or be strewn upon or scattered over the streets, sidewalks, or other public ways of the city.

(G) *Owner and Local Agent Responsibilities.* The owner or local agent shall be able to respond via phone within 30 minutes to complaints and other issues and be able to access the short-term rental. Once a complaint or issue is reported by phone or email, the owner or local agent shall immediately make direct contact with the renter or appropriate entity by phone to resolve the reported problem. If the problem cannot be resolved or an immediate resolution is not achieved by phone, the owner or local agent shall make an in-person visit to the short-term rental to rectify the situation within 30 minutes. The owner or local agent shall maintain a telephone

number listed within the rental unit and at the City by which to be reached 24 hours a day, 7 days a week, year-round.

**§ 113.05 Violations and Penalties.**

*It is a violation of this Chapter for any person so required to fail or refuse to apply for a license or operate without a license as required in this Chapter. Any person who violates any provisions of this Chapter is subject to a civil penalty of up to five hundred dollars (\$500) per violation, with each day of a continuing violation constituting a separate violation. The third violation within any consecutive twelve (12) month period shall result in revocation of the short-term rental license for twelve (12) months, after which time the owner may reapply for a new license.*

*Revocation of a short-term rental license shall not constitute a waiver of short-term rental fees and taxes due at the time of revocation.*

The issue above constitutes a violation of Ordinance No. 22-442. Short-term rentals that receive 3 violations within a 12-month period may have their license revoked for 12 period months. Please ensure that any garbage placed in the outside trash bin is secure, you have the required signage visible from the street, and that your local agent is prepared to respond with the timelines allowed. The City shall not pursue fines at this time.

Sincerely,  
[Redacted]  
Becca Harth  
Office Manager  
503 374 1752  
bharth@corb.us





City of Rockaway Beach, Oregon  
276 S. Highway 101, PO Box 5  
Rockaway Beach, OR 97136  
(503) 374-1752

**SHORT TERM RENTAL COMPLAINT FORM**

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Complainant/Reporting Party:  
Name: Charles McNeilly Phone: [Redacted]  
Address: [Redacted] Email: [Redacted]

Address of Violation: 124 S. Falcon Date of Occurrence: 10/29 - 10/30

Property Owner(s) – if known: \_\_\_\_\_

I contacted the listed local agent to resolve this issue. Time contacted: 4:18 pm a.m. / p.m.

I did not contact the local agent due to: \_\_\_\_\_

Nature of Complaint:

Trash can tipped over and trash strewn on the ground. Although I did not notice this was a VACASA STR until 10/29; the can had been tipped over days ago.

I contacted VACASA on 10/29. I checked this morning about 8:00 am and the situation had not been rectified

Please supply as much detail as possible, if you have photos or other related information that can be used as evidence of this violation, please submit them with this form. The submitted documentation will not be returned and will become part of the complaint file.

Signature: \_\_\_\_\_ (Type name as electronic signature).

Office Use Only

Date Received: 10/30/23 By: [Signature]

See attached letter. Mailed certified on 10/30/23

Re: Short Term Rental Violation at 124 S. Falcon Street. per Short Term Rental Ordinance No. 22-442

Dear Property Owner,

The City of Rockaway Beach received a complaint regarding trash scattered outside at the above address. Please see the photos attached. The issue was reported to Vacasa on October 29, 2023, at 4:18pm. As of October 30, 2023, Vacasa had not resolved the complaint within the timeframe allowed under ordinance 22-442. Please ensure that any garbage placed in the outside trash bin is secure.

**§ 113.04 Short-Term Rental Standards.**

(D) Garbage. During periods of rental unit occupancy, the owner shall provide adequate covered and secured garbage containers in conformance with all related guidelines established by the City. Cans must be secured to prevent animals from knocking them over or getting into them. All garbage must fit within the can and cannot overflow. Owner shall provide the City with evidence that the dwelling unit receives garbage service with each application. Garbage shall be removed a minimum of once per week. The owner or local agent shall notify renters that all garbage must be kept in the secured containers provided for that purpose. No garbage or rubbish may be permitted to leak from containers or vehicles or be strewn upon or scattered over the streets, sidewalks, or other public ways of the city.

(G) Owner and Local Agent Responsibilities. The owner or local agent shall be able to respond via phone within 30 minutes to complaints and other issues and be able to access the short-term rental. Once a complaint or issue is reported by phone or email, the owner or local agent shall immediately make direct contact with the renter or appropriate entity by phone to resolve the reported problem. If the problem cannot be resolved or an immediate resolution is not achieved by phone, the owner or local agent shall make an in-person visit to the short-term rental to rectify the situation within 30 minutes. The owner or local agent shall maintain a telephone number listed within the rental unit and at the City by which to be reached 24 hours a day, 7 days a week, year-round.

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of the short-term rental license for twelve (12) months, after which time the owner may reapply for a new license.

Revocation of a short-term rental license shall not constitute a waiver of short-term rental fees and taxes due at the time of revocation.

The issue above constitutes a violation of Ordinance No. 22-442. Short-term rentals that receive 3 violations within a 12-month period may have their license revoked for 12 period months. Please ensure that any garbage placed in the outside trash bin is secure and that your local agent is prepared to respond with the timelines allowed. The City shall not pursue fines at this time.





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Complainant/Reporting Party:  
 Name: Charles McNeilly Phone: [REDACTED]  
 Address: [REDACTED] Email: [REDACTED]

Address of Violation: 116 N. 3rd Ave Date of Occurrence: 11/2/2023

Property Owner(s) – if known: \_\_\_\_\_

I contacted the listed local agent to resolve this issue. Time contacted: 11:55 am a.m. / p.m.

I did not contact the local agent due to: \_\_\_\_\_

Nature of Complaint:  
 The trash can is tipped over and trash strewn over the front yard.

I reported the trash issue to Meredith Lodging at 11:55 am. I drove by at 1:58 pm and the trash had not been picked up.

Please supply as much detail as possible, if you have photos or other related information that can be used as evidence of this violation, please submit them with this form. The submitted documentation will not be returned and will become part of the complaint file.

Signature: \_\_\_\_\_ (Type name as electronic signature).

Date Received: 11/2/23 Office Use Only By: BH

*See attached letter*

11/2/2023

Craig & Vicki Smith

Re: Short Term Rental Violation at 116 N. 3rd Street, per Short Term Rental Ordinance No. 22-442

Dear Property Owner,

The City of Rockaway Beach received a complaint regarding trash scattered outside at the above address. Please see the photos attached. The issue was reported to Meredith Lodging on November 2, 2023, at 11:55am, as of 1:58pm the trash has still not been picked up. Meredith Lodging did not resolve the complaint within the timeframe allowed under ordinance 22-442. Please ensure that any garbage placed in the outside trash bin is secure.

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Sincerely,

[REDACTED]  
 Becca Harth  
 Office Manager  
 503 374 1752  
 bharth@corb.us





City of Rockaway Beach, Oregon  
276 S. Highway 101, PO Box 5  
Rockaway Beach, OR 97136  
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Complainant/Reporting Party:

Name: BARRY J. MAMMARE Phone: [Redacted]  
Address: [Redacted] Email: [Redacted]

Address of Violation: 653 N. PACIFIC Date of Occurrence: \_\_\_\_\_  
Property Owner(s) - if known: \_\_\_\_\_

I contacted the listed local agent to resolve this issue. Time contacted: \_\_\_\_\_ a.m. / p.m.

I did not contact the local agent due to: \_\_\_\_\_

Nature of Complaint: \_\_\_\_\_

Please supply as much detail as possible, if you have photos or other related information that can be used as evidence of this violation, please submit them with this form. The submitted documentation will not be returned and will become part of the complaint file.

Signature: [Redacted] (Type name as electronic signature).

Date Received: 11/16/23 Office Use Only By: BH

See attached documents

11/7/2023

Yan Huang

Re: Short Term Rental Violation at 653 N. Pacific Street. per Short Term Rental Ordinance No. 22-442

Dear Property Owner,

The City of Rockaway Beach received a complaint regarding trash scattered outside at the above address. Please see the photos attached. The issue was reported to City Hall on November 6, 2023. Please ensure that any garbage placed in the outside trash bin is secure.

**§ 113.04 Short-Term Rental Standards.**

(D) Garbage. During periods of rental unit occupancy, the owner shall provide adequate covered and secured garbage containers in conformance with all related guidelines established by the City. Cans must be secured to prevent animals from knocking them over or getting into them. All garbage must fit within the can and cannot overflow. Owner shall provide the City with evidence that the dwelling unit receives garbage service with each application. Garbage shall be removed a minimum of once per week. The owner or local agent shall notify renters that all garbage must be kept in the secured containers provided for that purpose. No garbage or rubbish may be permitted to leak from containers or vehicles or be strewn upon or scattered over the streets, sidewalks, or other public ways of the city.

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Revocation of a short-term rental license shall not constitute a waiver of short-term rental fees and taxes due at the time of revocation.

The issues above constitute a violation of Ordinance No. 22-442. Short-term rentals that receive 3 violations within a 12-month period may have their license revoked for 12 period months. Please ensure that any garbage placed in the outside trash bin is secure. The City shall not pursue fines at this time.

Sincerely,

[Redacted]  
Becca Harth  
Office Manager  
503 374 1752  
bharth@corb.us

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