

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

(Received as of 10:00 a.m. on 02/13/2024)

-----Original Message-----

From: Debbie Atallah <[REDACTED]>

Sent: Monday, February 12, 2024 5:31 PM

To: City Hall <cityhall@corb.us>

Subject: Testimony for Feb 14 Public Hearing re STR Cap

Hello,

We have a vacation condo in Rockaway Beach. We use Air B&B and VRBO at times to help with the mortgage and bills. We may need to sell it in the future and are worried that the STR Cap could negatively impact the value of our condo. When considering the Cap, we ask that you allow for a continuation of the licensability of the STR's already having a license associated with them. Perhaps new owners could have 2-3 months to apply for a license if they so wish before taking the STR out of the license pool.

Thank you!

Antoine and Debora Atallah

From: City of Rockaway Beach Contact Us <[REDACTED]>

Sent: Monday, February 5, 2024 2:59 PM

To: City Hall <cityhall@corb.us>

Subject: New message from "City of Rockaway Beach Contact us"

Yvonne Fuchs
[REDACTED]

I am in favor of putting a cap on STRs. We built our home in 1995 and now have an STR across the street from us. We have never had a problem until last year when we had minor vandalism. There are sometimes rowdy crowds at that home and bored kids that probably thought it would be fun to damage our wrought iron fence and break the bird bath in the back yard. I wish there had been a cap several years ago.

Beverly Goertzen

Breaker Avenue

Rockaway Beach, OR 97136



February 7, 2024

To Whom It May Concern,

Our household supports a cap on short-term rentals in Rockaway Beach. Homes are places for people to live. Motels, hotels, inns, traditional bed and breakfast properties with on-site owners and some condominiums are places for people to stay during a visit to an area. All those places should be in commercial zones, not imbedded in residential areas.

The people who help maintain, clean, and supply those businesses need available housing. Short-term rentals drastically reduce available housing. It's true that people have always purchased properties as rental investments rather than personal dwellings. However, those properties within residential areas were used as homes.

Allowing people to purchase properties to be used as short-term rental investments has indeed driven up the price of homes. Changing the rules will take years to resolve the housing shortage, which is why we should start now.

There are quality of life issues at stake in neighborhoods where homes have been turned into short-term rentals. It is the responsibility of city and county governments to uphold rules that maintain residential quality of life. There are indeed rules that delineate what kind of business or activity can be implemented in a residential area. For example, I can't have farm animals at my home even though there is enough land to accommodate them. A goat or two to milk could be great fun! Rockaway Beach doesn't allow poultry despite the acceptance of raising poultry in urban areas across the United States. Rules are made in different communities based on residents' wishes and the city government's determinations. That is as it should be.

Short-term rentals are a business. They are a business that taxes the limits of our city services to the detriment of those of us who live here. It overwhelms our city employees. It overwhelms our water and sewer capacities. Sadly, our county social services are often strained beyond capacity, too.

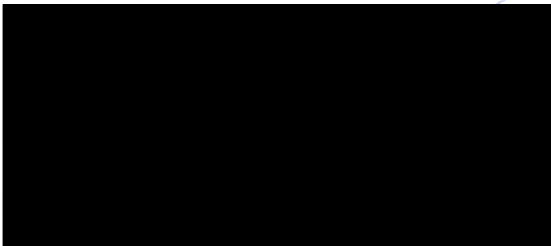
The noise and confusion of 25 people arriving in multiple cars with multiple dogs in tow in a residential neighborhood is unacceptable. Downton Abbey didn't have that many guests on a weekly basis for goodness' sake.

Many short-term rental owners have a policy of renting out a home during the slow tourist months to provide income. Then the tenants are expected to move out to make room for the owners to rent on a daily or weekly basis during the busy season, which is often April through October. Where are the renters then supposed to live? Are they to live in tents while working in restaurants and cleaning rentals?

We live on a relatively quiet street; although there are now several homes that were privately owned and lived in only by those owners when we first moved here 10 years ago that are now used as short-term rentals. I hope to protect what sense of community we still have in our neighborhood. That could be considered a selfish goal, but I am of an age and time when the people who lived in the houses in one's neighborhood were indeed your neighbors.

Rockaway has a charming downtown and a beautiful beach. We brought our children here many times. Yep, we were tourists. We stayed in a motel on the beach. We bought trinkets and we ate at restaurants. We had such fond memories that we chose this beach town for our new home. The people who work in those shops and restaurants need to be part of the community. They need housing. Thank you for realizing that a cap is necessary. Thank you for taking a stand to protect our neighborhoods and our community. We can make more housing available to those who need places to live and work and raise their families in our little beach town.

Sincerely,



Beverly Goertzen

 Breaker Avenue/Rockaway Beach Oregon

 / 



Short-term Rentals

February 7, 2024

To Whom It May Concern,

My wife Beverly and I moved here 10 years ago. In the passage of those years, Rockaway Beach has seen many changes, I have a unique perspective on growth without responsibility. I was born in a small capital city of 18,000. It has grown to over 300,000. Looking back, I see there were many crossroads that, in hindsight, judgments were misguided, and mistakes were made. I feel Rockaway Beach is at a crossroads now. Unchecked short-term rentals have changed Rockaway Beach to the point that many feel it's on the verge of an undesirable place to live. Below are a few ideas that can mitigate growth:

1. Remember full-time residents must be the focus of all city planning.
2. The health and safety of residents are the only things under city government control.
3. The cost of short-term rentals is more than a few more people in Rockaway Beach during the summer. Short-term rentals stress public services. Residents suffer due in part to vacationers' interests.
4. We have experienced an increase in vandalism and crime more than in our surrounding cities. Unchecked full-time residents feel the residual effects.
5. Short-term rentals add money into the city coffers but at what cost?

6. The term, **Taking**, does not apply to the proposed ordinance. Ownership of a short-term rental is a business endeavor like any other. There are no guarantees of profit.
7. Only 20% of short-term rental ownership in Rockaway Beach is by residents.
8. If short-term rentals are so good for Rockaway, why are so many storefronts vacant or for sale?

We had the pleasure of knowing Corbin Gibson, a Native American leader of the Sho-Ban Tribe in Idaho and Nevada. The tribe's view of growth was centered on the responsibility of leaders to always keep the future in mind.

What we do today should be seen through the eyes of seven generations in the future. Please make a reasoned judgment on the ordinance.

Sincerely,


John W. Goertzen
 Breaker Avenue
Rockaway Beach

-----Original Message-----

From: arthur lafrance <[REDACTED]>

Sent: Thursday, February 8, 2024 10:47 AM

To: City Hall <cityhall@corb.us>

Subject: Short term, rental regulation

The mayors message recently invited people to comment on the short term, rental proposals and conditions as to Rockaway Beach. My wife and I own a nice property on S. Anchor St., backing up on wetlands, and one block away from the beach. We have actively participated in town activities and regularly improved and maintained our property. We have never rented it, but have allowed nonprofits to our place in fundraising activities.

With this in mind, we hardly support restricting short-term rentals. The mayors message speaks for itself: neighboring towns, strongly restrict short term rentals, which much of the housing in Rockaway Beach. The widespread presence of short term rentals impacts the quality, development, and value of the town and its future. It is a commonplace experience that people who have no stake in the ongoing future of amuch of the housing in Rockaway Beach. The widespread presence of short term rentals impacts the quality, development, and value of the town and it's future. It is a commonplace experience that people who have no stake in the ongoing future of town contribute little. Moreover, they discourage full-time homeowners From from fully developing your own property and their role in Rockaway Beach. I would strongly urge the city council to follow the lead of some of our neighbors and move swiftly towards a plan discouraging short term rentals and encouraging conventional homeowner development.

If there will be hearings on this matter, I will attempt to attend and testify.

Thank you for all the good work you do; it is a pleasure to be a part of this community. Let me particularly congratulate you on developing the BIG TREE park a half mile from our home. It was a great idea, and it was carried out with quality, thank you.

Art Lafrance, [REDACTED] South Anchor St.

Rockaway Beach, Oregon

Sent from my iPhone

Todd Lauble
Leslie Hoover-Lauble
Kesterson Crt
Rockaway Beach



January 28, 2024

Mayor Charles McNeill
City Council Members
P.O. Box 51276
101 S
Rockaway Beach, Oregon 97136

Dear Mr. Mayor and City Council Members,

My wife and I attended the January 10th city council meeting in which you discussed Short Term Rentals (STR). I was very disappointed in the reactions from the council and the public speakers who voiced their opinions. The general feeling we deduced is that everyone, from your auditor, to the real estate agents, to those who own STRs (even Kristine Hayes a council member), to the gentleman who said "everything is working perfectly, why change anything", are all rubbing their hands together and saying "look how much money we are making".

The responsibility of a city council is to look after all the citizens of the community, not a minority of people who are generating money for the town. It appears that the city is geared toward the later and not the majority of the residential community. "But look how much money we are making".

The issue is not about homeowners who would like to make a little extra money renting out their house occasionally. This is a case of corporations and property owners who have been able to insert a year round, six to seven days a week, commercial business into residential zoned neighborhoods. These properties are not used at all by the owners, and property managers run all of the daily business.

We live on a very small cul-de-sac and are completely surrounded by STRs. One house sleeps 25 people. One sleeps 18 people and is now remodeling to add 3 more bedrooms in order to sleep more people. Another has a deck 15 feet from our bedroom where parties go on outside into the evening. We call them party houses because that is what happens on a regular basis. These "resort houses" have taken over a neighborhood zoned residential.

With so many people arriving you can imagine the parking issues we face on this tiny cul-de-sac. Cars are constantly parked on the road surface blocking access to vehicles and more importantly emergency vehicles. If an emergency arises, a fire truck would have a very difficult time maneuvering within the cul-de-sac. We have

complained to the property managers with no response except to have parking bumpers placed on the road surface, which only causes the parked cars to stick out even further into the roadway. We have complained to the city and have heard nothing back. We have complained to the fire chief and have heard nothing back. "But look how much money we are making."

You may be making money but we have had to spend money putting up no parking signs to protect our driveway access. We have had to install a security system for the house. And now we are having spend a couple thousand dollars to erect a fence to shield some of the noise and chaos that surrounds this neighborhood.

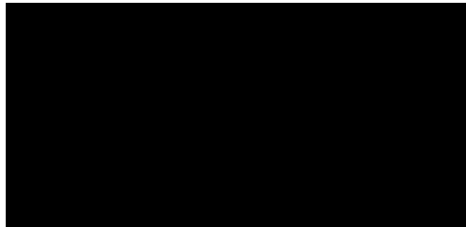
Our feeling is there needs to be some controls put into place to protect these small neighborhoods from these commercial enterprises that have been inserted into them. Owners should have to use their houses for some period during the year. Occupancy numbers need to be drastically reduced in the small neighborhoods. Parking needs to be addressed and controlled. We residents who choose not to rent our houses out should be able to enjoy the respite that our homes used to afford us. These loud party houses have taken all of that away.

I guess when we reach our limit of stress, constant monitoring and complaining, and decide to sell our house we can rub our hands together and say "but look how much money we are making".

Please enter this into the record for your next meeting,

Sincerely,

Todd Lauble and Leslie Hoover-Lauble



From: City Manager
Sent: Thursday, February 8, 2024 10:06 AM
To: Melissa Thompson
Subject: FW: STR Operator in Favor Cap on STRs

-----Original Message-----

From: Rhonda Piasecki <[REDACTED]>
Sent: Thursday, February 8, 2024 8:24 AM
To: City Manager <citymanager@corb.us>
Subject: STR Operator in Favor Cap on STRs

Hello,

I am a home owner and STR owner in Rockaway for the past 11 years and I support the cap on STRs. Every city on the coast has a cap. It is needed so there is housing for everyone. Arguments against the cap are ridiculous!

It is only within the past few recent years that development has exploded in RB. Some of it for the good, some not so good. I miss the big trees people are cutting down and clearing lots of beautiful old growth! It really changes the feel of this town! I don't like it.

I also don't appreciate STR owners who live out of town and don't deal with their guests problems like overflowing trash, parking all over the street and having parties. This happens across from me and bothers my neighbors.

I know all of my neighbors, care about them and communicate with them about my rental. I visit and stay in my rental frequently. I make sure there are no parties, outdoor firepits or hot tubs because I wouldn't want that right next to me!

There has to be a balance. Enough housing for local folks and vacation rentals for people that want vacation in Rockaway. I think putting a cap on STR is a very good idea. Please do it now before it's completely out of control.

Thank you!

Rhonda Piasecki
[REDACTED] Nehalem Ave
[REDACTED]

Sent from my iPhone



Rockaway Beach

Connie Walters <[REDACTED]>

Sat 2/3/2024 5:31 PM

Attention: Rockaway Beach Mayor and City Council,

From the recent newsletter we were surprised to learn how many STRs are in Rockaway Beach. As a 30+ year property owner we strongly recommend putting a "Cap" on the amount of STRs. We feel with the number of hotels and condos in Rockaway that this should be adequate at this time. Having more rentals and the lack of restaurants and other resources makes going out to eat difficult. We would like to support our local restaurants and bussiness as much as possible but sometimes it's just not feasible.

If other beach communities have put limits on STRs why hasn't Rockaway?

We are very excited to hear of the new access to the beach!

Sincerely,

Roger & Connie Walters

[REDACTED]

[REDACTED] Harbor St, Rockaway, OR