

**CITY COUNCIL AGENDA COVER-SHEET**

**From: Nancy Batchelder, City Recorder**

- X Regular Meeting Agenda Item       Work Session Discussion Topic
- o Add to agenda for \_\_\_\_\_ meeting.
  - o Continue this item until \_\_\_\_\_.
  - o Item dismissed.

**DATE:** April 2, 2014

**Title:** Appeal for Increased Occupancy in a Transient Rental - Neville

**Item:** Candy Neville has filed an appeal for the maximum occupancy authorized for her Transient Rental.

See the attached appeal and a report from the Code Enforcement Officer.

**Related Goal:**

**Reference And Review Material:**

**Budget Impact:**

**Additional Information:** This home has been and continues to be advertised as sleeping up to 30 people on the website "Vacation Rentals by Owner"  
<http://www.vrbo.com/297300>

**Attachments:**

- A. Written appeal by Candy Neville
- B. Report from the Code Enforcement Officer

Appeal for Increased Occupancy of a Transient Rental

Candy Neville

I just passed my inspection on my huge house with Don. I have listed 7 bedrooms and that allows an occupancy of 16. I am hoping to appeal that. All of my bedrooms are ample and two of them are the size of two bedrooms each. One even has a door and walk in closet on each end of the room. The second huge bedroom is also the size of two bedrooms and has two huge walk in closets. Besides my gigantic (20' X 30') great room I have a second room I have designated a family room, but could just as well use as a bedroom with a double futon mattress to sleep on in there.

Don can attest to the spaciousness and room for more occupancy. I am asking for 22 total.

5 bedrooms @ 2 each = 10

2 bedrooms @ 4 each (they are the size of two bedrooms and could be divided =8  
extra bedroom = 2

+ 2 = 22 total

Our house is not just large - it is huge. We have massive parking and we are on 1.3 acres. Family reunions are our staple and they have not been problems to our neighbors.

Code Enforcement Report  
RE: Aha Lodge, 1430 King Street  
Mrs. Candice Neville

I initiated an attempt for a transient rental inspection of Aha Lodge, 1430 King Street on April 30, 2013. Mrs. Candice Neville returned my call and a tentative inspection date was set for May 7, 2013. I waited one half hour, but Mrs. Neville did not show up. I called her in Eugene and she apologized.

We left it that she would contact me the next time she was in Yachats and do the inspection. She was busy. I was busy, so months went by.

I finally called Mrs. Neville on January 7, 2014. She assured me she would be here in Yachats this month. Adverse weather, snow and ice, prevented that visit for January and February.

A letter I sent in early March resulted in a rather angry email. In spite of this, an inspection date was scheduled for Tuesday March 18. Rick McClung accompanied me on the inspection.

Mrs. Neville was very cooperative and the inspection went well. The major non-compliance issues were: no carbon monoxide monitor; no local contact person posted; and no bear-proof garbage container. Other non-compliance issues could have been corrected on the spot.

Mrs. Neville emailed me Friday night, March 21 and sent copies of the corrected violations.

I went by the house on Saturday, March 22 and verified the corrections.

This is a huge house. There are seven legal bedrooms, allowing for occupancy of 16 by our Municipal Code. The house is actually set up with sleeping space for 20: 2 bedrooms with 2 double beds (8); 4 bedrooms with 1 double bed (8); and 1 bedroom with 4 single beds (4); Total 20.

In order to increase occupancy and comply with the Municipal Code, Mrs. Neville would have to create additional bedrooms.

This could be done in several ways. A large day room downstairs could be divided and create two additional bedrooms. The large bedroom with four single beds could be divided to create an additional bedroom.

This would create three additional bedrooms (total 10) and the 22 occupancy levels that Mrs. Neville desires.

A re-inspection would be required.

Respectfully submitted

Donald W. Niskanen  
Code Enforcement Officer