

To: City of Yachats  
Mayor and City Council

Feb 1, 2012

Thank you for taking the time to review the Transient Rental issues facing our community. Carol and I own a residence at 610 Lemwick Lane that has been used personally and as a vacation rental since 2005. We would like to comment on the proposed parking regulations in light of our original site plan. We would like to ask questions and suggest some alternatives to the proposed ordinance. Our house was built for large families to enjoy. It has many ADA features for people with limited mobility. We attract families from all over the country and make our home affordable and well within reach of the typical Oregon Coast visitor.

**Background:**

Carol and I have been coming to Yachats since 1986. After coming to Oregon in 1990, we built Seacure House in the summer of 2005. We are considering retiring in the area in a couple of years. We consider ourselves part of the Yachats "community". Seacure is surrounded by large homes. Our neighbor owns and operates a six bedroom ocean front duplex as a vacation rental across from our property. Our house has six bedrooms. It is a big house built within the existing codes and regulations. We submitted a site plan, ( See map 1) that was approved in 2005 that showed eight parking places. The present ordinance allows 14 guests for a vacation rental. We are required to have six parking spaces. Upon request we submitted plans in 2011 (see Map 2) that have been approved for seven spaces. Since that approval we have paved an area over the water meter that enables two more parking spaces for a total of ten spaces. (See Map 3).

**Concerns:**

To paraphrase Section 4.08.30 Standards Sections C, D and F. we are required to have at least one parking space for each bedroom for overnight parking. We have the required amount. We question the proposal to limit overnight to six places.

Under the new regulation a transient rental house Section C requires one parking space for each bedroom but no fewer than two parking spaces. Section D allows four more spaces for a house with one bedroom up to the limit of six. For a house with six bedrooms we are limited to only one parking space per bedroom. We cannot follow the logic in this requirement.

We are allowed full use of the parking area during the day but not over night. We do not understand the reason for this restriction.

Section F states. "The rental agent shall match the number of persons and vehicles to the particular property being rented." This does not seem to be the case for larger houses.

Our house was built under existing regulations and approved site plans. Section C appears to "grandfather" properties before 1/15/2002. We have followed all the rules in building our house without any conditional use variances. We request that our house and similar houses that have submitted site plans since 2002 that have been approved to be similarly "Grandfathered" and sheltered from compliance to the new six parking limit.

A neighboring property is a duplex. Both units have three bedrooms. We would like clarification of the six car limit rule. If the Duplex is considered a single transient rental they are allowed twelve spaces as two transient rentals. There are 3 bedrooms for each unit. Each unit would be allowed 3 more spaces per unit for a total of twelve spaces. We are not concerned about this property being allowed 12 space. They have paved parking for at least 15 spaces. We are concerned about the ambiguity of the new regulation and the basic unfairness in relationship to our property.

Alternative suggestions;

Simply allow for the same number of overnight parking spaces that is allowed during the day as long it is totally on-site.

At least “grandfather” in parking space numbers on properties that have submitted approved plans.

Lastly, the city council allow neighbor input for additional parking over the proposed limited of six by stating a conditional use processes that allows for neighborhood input..

Sincerely,  
Ron Spisso  
Carol McWilliams  
610 Lemwick Lane

85.0'

10'-0"  
SIDE  
YARD  
SETBACK

10'-0"  
SIDE YARD  
SETBACK

10'-0"

10'-0"  
CONCRETE  
DRIVE

20'-0"  
FRONT YARD  
SETBACK

ASSUMED  
ELEVATION 35.5'±

85.0'  
LEMWICK LANE

53'X20' UNPAVED  
PARKING AREA FOR  
TRANSIENT RENTAL, AS  
PER SECTION 4.08.030  
OF THE YACHTS  
MUNICIPAL CODE

SITE PLAN

NORTH



SCALE: 1/8" = 1'-0"

8/20-8/27/11

Scott, Elington, Potman,  
Gildea, Smith, Marton Families

Oh, what a fine time we had here at Seacure!  
Laughing at silly sea lions; gasping at breaching  
whales; eating for too much amazing food; drinking  
a wee bit too much of the spirits; Scrabble  
smackdown; Phase 10 frenzy and poker madness  
on the cloudy, cold days; an amazing haul of  
black sea bass and deliciousness crab; golf  
by the ocean; treasures saved while junking;  
bikes, drives, walks, rock picking; a hater party  
with guitars, singing and whistling... it was all we  
needed for a dividend of love. There you  
magical memories, for sure.  
All our love. Pam & Jeff

← Our

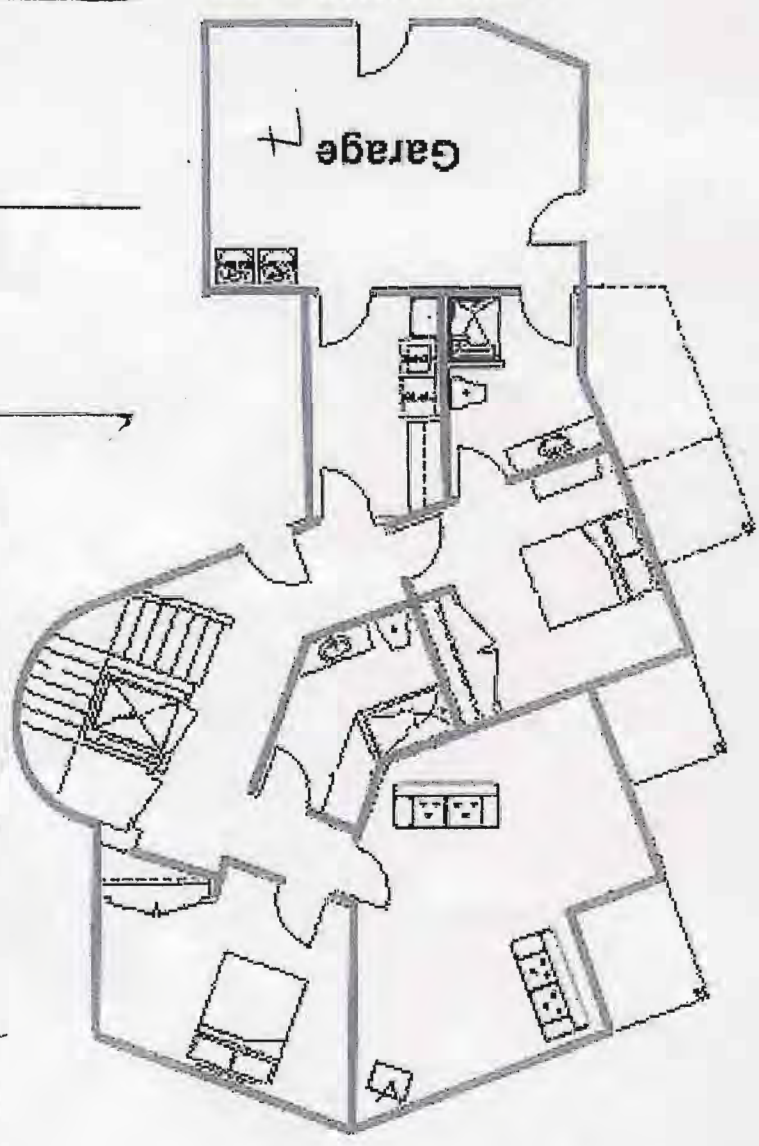
Texas  
Montana  
Florida  
Arizona  
Colorado  
Idaho

A very West  
a little more



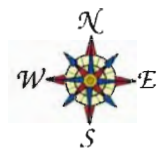
Parking Plan  
 Secure thru -  
 610 Lamark Lane  
 2010

FIRST FLOOR PLAN



4-8-11  
 Parking Map  
 Max 7 including  
 garage

Sea Cure  
Parking Diagram



Lemwick Lane

