

**CITY OF YACHATS  
ORDINANCE NO. 324**

**AN ORDINANCE AMENDING THE YACHATS MUNICIPAL CODE CHAPTER 4.08 -  
TRANSIENT RENTAL LICENSES, SECTION 4.08.030 - STANDARDS**

**WHEREAS**, City Council wishes to add clarity to the language regarding parking requirements for Transient Rentals;

**NOW THEREFORE**, the City of Yachats ordains that the Yachats Municipal Code Section 4.08.030 – Standards shall be amended, in part to read as follows:

**Section 4.08.030 Standards.**

A transient rental license shall be issued to the dwelling owner providing the following standards are met:

A. Rental facility should comply with all applicable laws. Basic Visitor Rules as provided by the City must be prominently displayed on the inside of the primary exit door.

B. The Local Contact person shall reside or maintain an office within the local 547 or 563 calling area and within the zip code boundaries for Yachats and Waldport. The contact information for the Local Contact shall be identified on the Transient Rental Application~~A contact person or agent within the local 547 or 563 calling area or one who resides or maintains an office within the zip code boundaries for Yachats and Waldport must be identified on the application~~ and available by phone at all reasonable times (eight a.m. to eleven p.m.) and respond in a timely manner if there is a problem during the dwelling's use as a transient rental. The name and phone number of the contact person shall be posted inconspicuously on the transient rental building, but where a neighbor can easily read it. A copy of the Local Contact Agreement, in a form approved by the City, which lists the duties and responsibilities of the Local Contact Person, signed by both the property owner and the Local Contact Person or Management Company shall be filed with the City. The form for the Local Contact Agreement is attached and marked "Exhibit A". If the Transient Rental is managed by a Property Management Company a Local Contact shall be designated by the Company. The name and contact information of that Local Contact shall be identified on the Transient Rental Application in addition to the company information.

C. One on-property parking space shall be provided for each bedroom in the dwelling, but in no event shall fewer than two spaces be provided. This provision shall be waived for any existing transient rental as of the effective date of Ordinance No. 226 - adopted 1/15/2002.) If access to the rental property crosses private property via an easement, right-of-way, or other conveyance all parking must be contained on the rental property. Owners are Required required to provide parking will be that is unimpeded, surfaced, useable and available to renters. The parking shall be mapped and posted in the home, and a copy given to the City. The owner shall require renters to use only the parking spaces that are surfaced and marked on the map.

D. The maximum number of overnight vehicles allowed on the property shall not exceed the number of surfaced parking areas on the property or six vehicles, whichever is less. Daytime parking is limited to surfaced parking on the property. If access to the rental property crosses private property via an easement, right-of-way, or conveyance, ingress and egress must be accomplished without encroachment on other properties adjoining the privately maintained access road or driveway. In such situations applicants will provide evidence of their right to use the privately maintained access road or driveway consistent with transient rental before a transient rental license is granted.

**Ordinance No. 324 - Transient Rental Standards - Parking**

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E. There shall not be any noise, litter or odor noticeable at or beyond the property line resulting from the use of the dwelling as a transient rental.

F. The maximum allowable number of overnight occupants shall be two persons per sleeping area plus two additional persons. The rental agent shall match the number of persons and vehicles to the particular property being rented. [Advertisements for the rental shall not list a number of occupants that exceeds the number authorized by the City.](#) Recreational Vehicles, campers, tents and similar structures shall not be allowed on transient rental properties. Parking a boat trailer of moderate size, with or without a boat, is permitted as a substitute for one vehicle.

G. Weekly solid waste collection service shall be provided. A sufficient number of suitable garbage receptacles shall be provided. Except on collection day, these garbage receptacles shall not be readily visible from the street. Renters shall be advised not to place trash outside in plastic bags.

H. Each transient rental shall provide and maintain a container for the disposal of cooking grease into a solid waste receptacle to prevent the grease from entering the sewer system.

I. All pets must be under control at all times. Methods of control include a leash or demonstrated effective voice command. The person having the control, custody or possession of a dog shall clean up after the dog by using a dog waste bag or other suitable method.

J. Transient rental licenses are non-transferable.

K. The licensee must comply with the requirements of the transient room tax ordinance as a condition for issuance or renewal of a transient rental license.

L. Licensees shall keep all information on the GoYachats website current and notify City Hall of any changes in mailing address, email address or Agent or contact person

**PASSED AND ADOPTED** by the City Council of the City of Yachats on this \_\_\_\_\_ day of \_\_\_\_\_.

Ayes: \_\_\_\_\_ Nays: \_\_\_\_\_ Abstentions: \_\_\_\_\_ Absent: \_\_\_\_\_

**APPROVED** by the Mayor this \_\_\_\_ day of \_\_\_\_\_.

Attest:

\_\_\_\_\_  
Ronald L Brean, Mayor

\_\_\_\_\_  
Nancy Batchelder, City Recorder

Local Contact Agreement

A Local Contact Person is the person who is to be contacted by local residents and/or city staff to promptly address and resolve potential complaints and violations that arise from the renting of the house. If the Transient Rental is managed by a Property Management Company, a Local Contact shall be designated by the Company. The Local Contact person shall reside or maintain an office within the local 547 or 563 calling area and within the zip code boundaries for Yachats and Waldport. The contact information for the Local Contact be shall be identified on the Transient Rental Application and be available by phone at all reasonable times (eight a.m. to eleven p.m.) to respond in a timely manner if there is a problem during the dwelling's use as a transient rental. All Local Contacts shall provide the City with documentation that demonstrates compliance with this qualification<sup>1</sup>. A copy of this agreement shall be on file with the City.

The Local Contact Person shall:

- Provide the City with a work and an after-hours/weekend telephone number where he or she can be reached.
- Be in compliance with the Yachats City Transient Rental License Complaint process, and shall respond to a complaint from a neighbor or the City within the established timelines as outlined in the Yachats Municipal Code.
- Pick-up trash or recycling that has spilled.
- Promptly resolve parking violations by contacting the renters directly and following up to ensure that the renters have come into compliance.
- Promptly resolve noise violations (such as late night disturbances) by contacting renters directly.
- Replace any of the required postings in or on the home if removed by a renter or become unreadable.
- Promptly resolve any other issues that are time sensitive.

The Local Contact is *not* expected to directly intervene in matters where Sheriff involvement is most appropriate, such as situations involving physical violence or crimes.

By signing below, you are stating that you have read, understand and agree to performing the above stated duties.

\_\_\_\_\_  
Printed Name – Owner

\_\_\_\_\_  
Printed Name – Local Contact

\_\_\_\_\_  
Physical Address – Transient Rental

\_\_\_\_\_  
Physical Address – Local Contact

\_\_\_\_\_  
Primary contact # - Local Contact

\_\_\_\_\_  
Secondary contact # - Local Contact

\_\_\_\_\_  
Signature – Owner

Date

\_\_\_\_\_  
Signature – Local Contact

Date

<sup>1</sup> A copy of a valid Oregon Driver's License or ID card or other documentation for the local contact shall be submitted with this signed agreement and the Transient Rental License Application. The City will review the documentation but will not retain the copy of any document if it contains sensitive personal information. This signed agreement shall be kept on file.