

**Report regarding the issue of Transient Rentals
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The charge to our task force was to define Yachats “Character”, that is, what elements make Yachats the unique place it is to live and visit. And how those elements could change if the transient rental situation stays at it is or if changes are made in the current policy. We utilized several resources; The Yachats City Vision, Yachats Transient Rental Licenses codes, minutes from meetings, individual conversations with citizens. We asked a number of citizens for input in an informal way.

The Yachats City Vision:

“Our village is a place where natural resources are valued and protected, where diversity is celebrated, and where a vibrant economy and sense of community pride create and recreate a living spirit. Yachats cares not just for its citizens’ basic needs, but also supports them in their efforts to excel mentally, physically, artistically, and spiritually. It is a community with an enduring sense of self.”

Quotes that from citizens concerning transient rentals:

“More vacation rentals will change the character of the town”

“Don’t do anything to change the character of Yachats”

“We like our town and its character, don’t do anything to change it

“TR will have little direct effect, cause minimal damage except in specific neighborhoods. Actually their potential increase may provide the additional funds needed to develop our character”

Yachats Transient Rental Licenses Purpose:

A key sentence in the purpose portion of the Yachats City Transient Rental Licenses code says “The transient rental license is in recognition of the desire of many owners to rent their property on a short-term basis and to provide for the orderly use and regulation of such rentals to preserve the health, safety and welfare of the community. This use shall not adversely affect the residential character of the neighborhood.”) Section 4.08.010_

What is Character?

- ▶ the way someone thinks, feels, and behaves: someone’s personality
- ▶ A set of qualities that are shared by many people in a group, country, etc.
- ▶ A set of qualities that make a place or thing different from other places or things
- ▶ the combination of emotional, intellectual and moral qualities that distinguishes an individual or group
- ▶ The combination of qualities or features that distinguishes one person, group, or thing from another

Citizens were asked for their thoughts on the unique character of Yachats:

- Love translated into Community spirit
- Community involved business leaders
- Celebration and fun a contagious community value
- Willing to share self, love of our village
- Views or nearness to natural resources
- Privacy or perception of privacy
- Rural quiet or lack of urban traffic(minimal cars walking on streets, minimal barking dogs, trash, minimal nightlife, ocean sounds)
- Spiritual seekers-people trying to learn the art of living out of the “heart” rather than the head
- Unity in diversity
- Many world travelers here
- Eclectic environs (references to ‘bohemian” artist community
- Lack of pretense/accepting of differences
- People/nature/ocean/wildlife makes Yachats really unique

Yachats Qualities or Features

People

- * Citizens friendly
- * Higher than average educational level of citizens
- * Welcoming to tourist
- * Town of Volunteers (very giving citizens)

LIFE

- *Diverse population from many places and different walks of life
- *Many longtime family ties to area (people raised here & people who came to Yachats with their parents and grandparents years ago)
- *Many who came for a weekend, fell in love with Yachats and never left
- *Many part-timers plan to retire in Yachats and have second homes they rent.

Nature

- * Surrounded by Nature (ocean, USFS)
- * Yachats River Estuary
- * Beach (sandy and rock)
- * Proximity to Yachats River valley and farm land
- *Gateway to Cape Perpetua
- *Visually diverse backdrop of town
- *Open space
- *Beaches not crowded
- *Great walking trails

Educational Opportunities

- * Youth Program (not school directed)
- * Yachats Academy of Arts and Sciences
- * Numerous classes offered at Yachats Commons
- *Independent library operated solely by volunteers, funded by the city

Culture of the Village

- * Post Office (gathering place, place to visit, catch up with gossip, see old friends, meet new people)
 - * Citizen on first name basis with business workers, service groups (Fire dept, bank, stores, restaurants, City Hall, Council, Commission members). Easy to become involved in activities
 - *Well-deserved reputation as a great place to visit and live
 - * January 1 Peace March
 - *LaDeDa Parade and community activities on July 4th.
- Open accepting attitude toward all people.
Citizens have visible pride in own town, its natural beauty, and uniqueness of the community
Active Ladies club with pie socials.

Arts and Entertainment

- *Variety of programs offered at the Commons and other venues
- *Live music, live theater, art shows, Christmas week celebrations, Solstice celebrations, annual Music Festival, Celtic Festival, Mushroom Festival, live music most night in local restaurants.

Services

- * Locally owned business (most, but not all)
- *Unique and diverse retail stores
- *Town services all in walking distance
- *Car charging station
- * Farmers Market on Sundays
- *Community owned and run independent Library

Amenities (makes it comfortable or enjoyable to live or work somewhere)

- * Village atmosphere: walkable stores, restaurants and services
- * Great ocean views and beach access
- * Small town with easy access to ocean.
- * Small in physical size and population
- * One distinct business district (no Old Town, Uptown, Downtown, Business District or town within a town)
- * Highway 101 is Main Street
- * A variety of accommodations for tourists (lodging, food, retail)
- * 804 Trail (coastal path no other community on coast has)
- * Trails
- * Proximity to bigger towns (1/2 way between Newport or Florence, Corvallis and Eugene within 2 hour drive)
- * Long standing fun events (La De Da Parade and 4th of July, Mushroom Fest, Celtic Fest, Crab Feed, Craft Fairs, Farmers Market, etc.)
- * The Commons (centralized community/event center)
- * Vitality of community
- * Sense of community

Religion/Spiritual Element

- * Strong church organizations
- * Churches active in community
- * Churches support Youth program
- * Strong community support for spiritual Diversity
- * Strong ties with local tribes and their spiritual belief systems

Additional Thoughts;

Qualities or Features Yachats Does Not Have

- No Stop Lights
- No big box stores
- No chain stores
- No Drive-thru's
- No major intersection
- No police
- No man made "tourist attractions"
- No gas station (no diesel)
- Not place to buy propane
- No Malls
- No multi-level parking lots

Potential Impacts of more rental units in Yachats

- More Tax revenue for City
- More enforcement and inspection work for City
- Less homes available for permanent residence
- Less people year round
- Less people in volunteer cadre
- Less business for retail and restaurants during low tourist season
- Less affordable housing for lower income citizens.
- Increased congestion, noise, traffic in neighborhoods
- Less neighborhood cohesion
- Increase potential for more stress and conflict secondary to increase traffic, parking, and noise

More Tourists in town

- More business for retail and restaurants

More impact on traffic
Increased need for enforcement and compliance officer
Potential for more crime or incidents requiring law enforcement

More rentals brings greater competition

Might mean less business for hotels
Might affect motel workforce needs
Might mean need for more service jobs (house cleaners, property managers, maintenance)
Existing older, off the beach properties might have a decline in rented days
More income generating businesses in residential zones
More mix use neighborhoods
Less full time residents to support activities that visitors and residents all enjoy.

Impact on property value

Need to investigate impact on property values-both real and potential
(Could go up because this would be a vacation destination place
or down because people not be willing to buy next door to a rental or potential rental)