

◆ **Differences in enforcement standards**

Several years ago, a committee was appointed to review and develop a revised VR complaint process which resulted in a different set of standards for VR complaints and this has complicated enforcement. While there has been an improvement in VR compliance, there is a growing sense the VR complaint process needs to be reviewed and some alternatives considered so the complaint process is more consistent with the standard used for other complaints.

◆ **Should Yachats limit the number of VRs?**

There is a growing awareness about the lack of available long term rental property in Yachats. Capping the number of VRs could make more property available for long term renting and reduce the impact of VR activity in residential neighborhoods. The license count has been fairly stable the last four years. This suggests now might be a good time to impose a limit on the number of licenses without impacting existing license holders.

◆ **Growing ratio of VR in R-1 zone**

There is a perception that VRs are moving into R-1 zone areas.

◆ **Need for better analysis of VR activity** (by neighborhood & zone)

The city needs to improve the way we track and analyze VR activity.

◆ **Are license fees appropriate?**

Current license fees do not cover the cost of VR management, enforcement and administration. This area needs review.

◆ **Are fines for VR license violations sufficient to encourage compliance?**

There are several code areas that could be reviewed to eliminate gray areas and encourage license compliance. This topic also includes the effectiveness of management oversight.

◆ **Some people apply for a VR license with no intent to rent the house.**

There is evidence that a few property owners have applied for VR licenses to make their property appear more valuable and therefore improve their prospects for a higher sale price. This consumes staff time for administration, inspections, and monitoring without any prospect for tax revenue.

◆ **How do we monitor VR ownership to a single owner / family?**

Current ordinance limits VR ownership to a single owner. How is the city enforcing this requirement? Are there other options that should be considered? Need to define family.

◆ **Is VR complaint process adequate / transparent / efficient?**

The current VR complaint process and historical data isn't transparent and oversight is difficult because of the manual nature of the data.

◆ **A valid e-mail addresses need to be a condition for retaining a license**

The city's license & tax reporting process relies on valid e-mail addresses. Failure to provide e-mail address change information needs to be factored into the license ordinance. Currently, the burden for ensuring addresses are valid falls to staff and can consume considerable time tracking down the latest account information.

Current required e-mail address for each property include: Owner, renter; local contact; property manager; tax reporting

◆ **Biggest VR issues are parking, trash cans, lighting, too many VRs in residential neighborhoods.**

Based on a review of complaints filed the past few years, these are the top three issues.

The majority of complaint problems come from a small number of properties

The discussion process will include VR owners, property managers and residents.