

August 9, 2011

Dear Mayor Brean and Honorable Yachats City Council Members,

My name is Nikki Hamilton. I own Sea-Nik Vacation Rentals and have lived in Yachats for the past 28 years. Currently we have 13 properties that we manage.

I am here today because I am very concerned about the recent complaints sent to the City of Yachats regarding vacation rental properties. I first want to say that I am very sensitive to the concern or fears that local residents may have regarding vacation rental properties. I want each person here to know that I care deeply for the safety, security and peace of the neighborhoods in Yachats.

After listening to the testimony from some of the local residents and losing the transient rental license for the Hepp property back in May it became clear to me that this issue was not going to go away. In fact, I felt that what was learned by the local residents was that if they complained long and loudly enough, they could find ways to get vacation rentals shut down.

Therefore back in May I met with Wendy Snidow to discuss what we could do as property managers to get ahead of the situation. What came from that discussion was a gathering of local property managers. In July many of us met to talk about the concerns of many local Yachats citizens. Our discussion was productive; many ideas were discussed including the need to form an Association of Vacation Rental property managers so that we could interface with the City of Yachats and the public. Because we were approaching the peak of our busy season, we agreed to meet again in the fall to further the goals of the Association.

In light of the recent complaints and the request that the City Council consider banning Vacation Rentals in Yachats as Mr. Schlesinger suggested in the work session this past Monday, it appears that action is required sooner than this fall.

Aside from my own personal detriment as a vacation rental business owner, there are many reasons that I feel restricting, or banning vacation rentals in Yachats is a bad idea including but not limited to the following:

- 1) It infringes in the personal property rights of Owners
- 2) Hurts local small business.
- 3) As we employ many people to maintain these homes, it puts more people out of work in a tough economy.
- 4) It would create a loss in lodging tax revenue for the City.
- 5) Many of these homes if not utilized as a vacation rental property would be foreclosed upon in today's economy. These homes would sit empty, rat infested, and run down in appearance.

Lastly, if we are going to have a discussion about changing the current ordinances regarding vacation rentals, I have some changes that I too would like to see be made:

- 1) The wording “transient rental” has a negative connotation. I would like to see that changed to something more friendly.
- 2) Currently the ordinance states that each rental must have one surfaced parking space, (and let’s not forget that it needs to be a 10X20 ft space) for each bedroom. The ordinance states nothing about allowing additional vehicles if space permits or for day use being permitted.
- 3) Speaking of the parking space required for a vacation rental. I would like to see the current 10X20 ft space reduced to be the same size of the parking spaces as that at the City Hall.
- 4) Regarding the wording in the ordinance: “The use shall not adversely affect the residential character of the neighborhood.” This wording is so subjective, and leaves open too much interpretation. I would like to see that wording omitted.
- 5) I would like to ask Council to add into the current ordinances the following: “Citizen complaints must show a direct negative impact on their dwelling or personal property.” These complaints would include: trespassing, impeding a neighboring property in any way, loud noise or litter. Any complaints filed to the City not shown to be relevant, or showing a direct negative impact on a neighboring property will result in a \$100.00 fine to the complainant.

I would ask Council to put off making any permanent changes to the current ordinances until our new Association of Vacation Rental Managers has a chance to meet again in the fall. At that time we will put forth our ideas to the Council. In the meantime, I would like for the residents to know that I am here to help in any way possible. Even if a complaint or concern is not warranted to the City, but a neighbor feels distressed, please contact me or the agent. We really are here to help you. I would be happy to share my contact information as well as the contact information for the other local management companies should anyone request it.

Respectfully,

Nikki Hamilton
Owner, Sea-Nik Vacation Rentals