

Yachats City Council,

July 1st, 2014

Personally I would like to see NO transient rentals in Yachats, like Depot Bay decided. Clearly they lower the quality of life for year round residents, some rentals more than others. Since Yachats is "hooked" on the money from the rentals, getting rid of the rentals is not realistic or probably possible.

Since our moving to Yachats in 2010 all we have heard about very often is negative issues with transient rentals. The overall problem with transient rentals is the lack of leadership of the city council in pursuing meaningful changes in the transient rental program. The council has refused to allow the CEO to have the power to write citations for clear and lasting violations. Additionally the property managers and owners of transient rentals have been allowed to have way too much input.

There is no "right" to have a transient rental in Yachats it is a privilege granted by the city. For that reason the city of Yachats should demand compliance of ALL city codes by transient rental managers/owners.

Over the years the city council has allowed the process to resolve code violations to take months and years. This slow and poor enforcement direction by the city council has caused nothing but bad blood to develop between Yachats permanent year round residents and transient rental property managers/owners. In a city that promotes harmony, spiritual growth of residents and visitors, etc, this city policy toward not enforcing the code does not promote those "ideals".

ENFORCEMENT of the code in a fair and rapid manner is critical to making Yachats a better place for the Yachats permanent, year round residents to live. I hope that you do not fail to seriously, and once and for all, fix this enforcement issue problem.

I believe the problems with the transient rentals is the inspection, approval, monitoring, and correcting code violations not being done in a timely manner. The complaints I have heard from residents and at the city council seem to be centered on the below issues. Some of these items could be listed under all four areas.

INSPECTION:

-- Make it clear to property owners that their transient rental property must comply with all requirements of the code PRIOR to CEO inspection. They need to understand they MUST comply with ALL city code at ALL times. I think this is critical to having a quality transient rental program.

-- Required parking has clearly been a weak area. The parking plan should be set up using ON SITE parking ONLY. For instance Ocean View Dr and Marine Dr have numerous transient rentals using the state/city right of way for their parking. Surfaced parking is also a problem. The parking areas are not reasonably identifiable when the renters drive up, they should be clearly defined with gravel or asphalt or a wood border. This is a violation of the code.

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-- Garbage cans on quite a few transient rentals are left in the front, clearly visible from the street all the time. This happens week in week out with no corrective action taken. This is a violation of the code.

-- Garbage cans are put out on the street on Sunday by the renters for a Monday morning pickup. Some are not put back in the yard of the transient rental till a day or two later. This is a code violation. Why not require the transient rental owner pay Dahl for that service? Garbage problems generate a lot of complaints. There are solutions to this problem.

-- Most have no signs identifying the property as a transient rental. This is a violation of the code. The ones with signs are so small that you have to walk right up to the front door to get contact information. Having to walk up to the front door makes an unwanted confrontation with problem renters more likely.

-- The city should have a standardized sign large enough at each transient rental to be easily read from the road identifying the property as a transient rental, contact information, and a transient rental number. This unique transient rental number would be listed on the city web site showing the owner and contact information. This ALSO provides a service to prospective renters that are driving by to pick out a rental. It also shows to residents how many transient rentals there are.

APPROVAL:

-- Clearly properties have been approved and re-approved that didn't qualify. All transient rental properties should have to qualify FULLY before approval and maintain ALL requirements throughout their time as a transient rental. ANY FAILURE to maintain the city standards should be dealt with immediately by closing them down until the infraction is corrected. For instance too many cars or renters should be dealt with immediately by the CEO.

-- Demanding compliance from the start will build a better transient rental inventory.

MONITORING:

-- This is another huge failure in the transient rental program. This monitoring has been left to the few permanent, year round residents, the property managers, and the CEO. The few permanent residents are ridiculed for making "too many" complaints by some of the property managers. Some of the property managers don't seem to care because they don't want to bother the renters. The CEO has not been given the power to make on the spot citations or take a logical corrective action.

-- A quick corrective action would help keep problems from growing to huge issues.

CORRECTING CODE VIOLATIONS:

-- This is the BIGGEST problem with the whole transient rental program. The city requires the complainant (generally a property owner) to contact the contact person FIRST. This is the dumbest idea ever. This pits the property owner against property manager. All this does is cause hard feelings in our "idyllic" village. You can never get a straight story as to who called whom, when, etc. Determining the facts in a system like that is impossible. THIS MUST BE CHANGED!!!!!!

-- CHANGE THE SYSTEM TO THE FOLLOWING: The complainant should contact the CEO and HE should contact the property manager/owner if he determines a violation. The complaints he would immediately investigate at late hours would be too many cars, too many people, and too much noise from the rental. These are quality of life issues for the adjacent home owners/renters. He should be encouraged to write citations for those infractions on the spot. Other issues such as garbage he can take care of during normal hours. Will he get more calls, without a doubt. However when he contacts the property manager/owner he would have the authority to do something immediately to correct the situation. You could still give the property owner the option to call the property manager/owner first. I think though that the CEO's duty is to contact the property manager and not the complainant.

-- The city is dead wrong to pit the full time property owners against the property managers/owners of transient rentals.

-- The CEO should clearly document all violations and all calls received from complainants and property managers/owners and save these.

-- Re-inspect every transient rental for code compliance. Don't spend five years doing it, do it in one year, that's twelve per month. The checklist is not that long. Dragging it out just shows it is not a priority. Doing the inspections faster shows the city means business for a change and that code compliance is important.

I also support limiting the number of transient rentals and I definitely support a zoning requirement for transient rentals, however none of that will stop transient problems without a demanding approval process AND strong, quick enforcement actions. Without a much improved monitoring process this will be just another failed attempt to solve the problems of this poorly administered transient rental program.

I support more hours for the CEO to correct these issues. If you make quality and significant changes to the program, since it would be running better after a year or two, you could probably return to fewer hours. Most problems would be fixed quicker.

Remember you get what you demand from the program. If you don't demand compliance you won't and don't get it. If you demand compliance the transient rental program will be better for Yachats permanent residents, the transient property managers/owners, and even the transient renters. If property managers/transient rental owners fail or don't want to comply with the code then pull their license immediately.

We don't strive to be "Yachats the party town" but "Yachats the enjoyable town to live and visit".

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Yachats

