

CITY OF YACHATS
CITY COUNCIL REGULAR MEETING

July 12, 2017

Minutes

Mayor Gerald Stanley called the July 12, 2017 regular meeting of the City Council to order at 6:00 pm in the Multipurpose Room of the Yachats Commons. Council members present: Mayor Gerald Stanley, Barbara Frye, Jim Tooke, Max Glenn, Greg Scott. Staff present: City Manager Joan Davies, City Clerk Kimmie Jackson. Audience: 66.

I. Business

A. 501 Building Use

Mayor Stanley read an opening statement on the process and topics of the public input portion of this evening's meeting.

Councilor Frye emphasized the important role the library plays in the community and thanked the Library Commissioners for their work. Frye summarized that the process has been ongoing for over a year and much input has been taken, with emphasis on input from library volunteers. Frye explained a committee of two Councilors and two Commissioners will work out the details of the layout of the new Library and how the move will proceed.

Manager Davies read into the record the letters received on the topic from:

1. LuAnn Bliss (1249 Hwy 101 S) – does not support move
2. Cathy Grant (lifelong Yachats vacationer and homeowner) – does not support move
3. Jim Schanback (551 Lemwick Lane) – supports move

Public Input

1. Carly Kerr (248 Lincoln Ave): Based on her experience as a first responder and damage assessor, Kerr argued safety is a primary concern and was in favor of the move. She noted the current Library does not have earthquake stabilization on its shelves.

Manager Davies noted the current library building is not in disrepair as Kerr suggested.

Frye moved to approve the recommendation of the Library Commission to move the Library to the 501 Building: Aye – 5; No – 0.

B. Vacation Rentals

Councilor Scott noted Councilor Glenn and Manager Davies provided significant input the document in the packet. Scott wanted to dispel the impression that the Vacation Rental (VR) work is about increasing city revenues. He noted the majority of the income from VRs comes from a few rentals. Scott noted the dramatic impact VR issues on staff time. The license fees the City collects do not come close to covering staff and code enforcement time. Scott highlighted the importance of better managing the complaint process and getting it online. Scott indicated the Council has been thinking about this topic for over six years and now is a good time to make changes because the number has been stable over time.

Mayor Stanley noted he has been on record that he does not think VR rentals should be limited. However, he learned of a recent eviction of long-term renters from a house that has been converted to a VR. He understood the tenants were now homeless. He was also informed of a

1 person who indicated they were planning to convert to a VR because they could make more
2 money on VR. Mayor Stanley explained how he would like to make a decision based on "the
3 common good."
4

5 Frye stated her frustrations with "us versus them" discussions. She indicated VR provide good
6 points to the community and noted the need for balance. Frye emphasized the importance of
7 volunteers in this town and how increased VRs might impact volunteer numbers.
8

9 Glenn stated he wanted to listen to what people have to say. Glenn noted his prejudice is that
10 he loves this community and loves sharing it. Glenn wanted to retain allowing people to
11 purchase homes and rent to may mortgage payments until they can move to Yachats full-time
12 but not allow for home purchases that are strictly for making money. Glenn read a marketer's
13 letter on what he could make if he turned his property into a VR.
14

15 Councilor Tooke noted Yachats (population 700) has approximately the same number of VR's
16 as Newport (population 10,000). Tooke summarized people want to be able to use their
17 property as they see fit but also want to have nice neighborhoods that are not businesses.
18 Tooke emphasized regardless of their decision, he wants to see equal and consistent
19 enforcement.
20

21 Manager Davies read into the record the letters received on the topic from:

- 22 1. LuAnn Bliss (1249 Hwy 101 S) – does not favor limitations or increased fees
- 23 2. Kathy Hubbell (Chickadee Cottage VR, 181 Reeves Circle): - not in favor of proposal
- 24 3. Steve McIntire (no address listed): argued Council should focus on enforcement
- 25 4. Randall Rapetti (Amanda Cottage, Overleaf Village): wanted Overleaf VRs treated
26 separately
- 27 5. Deb and Curt Rose (own Ocean View Drive VR): suggested making distinction
28 between large and smaller VRs
- 29 6. Jim Schanback (551 Lemwick Lane): not in favor of proposal
- 30 7. Maxine Sheets-Johnstone and Bert Johnstone (330 King St): strongly support
31 proposal
- 32 8. Tim Smith (2065 Overleaf Loop): not in favor in fee increases
- 33 9. Cedric Tracy (178 Yachats Ocean Rd): not in favor of proposal
- 34 10. Debby Washington (no address given): not in favor of proposal
35

36 Public Input

37 Scott noted on his personal property taxes (\$3,844), less than \$100 went to Yachats: \$47.16 to
38 the City and to \$51.66 toward bonded debt.
39

- 40 1. Dean Schrock (121 Greenhill Dr): Schrock responded to comments by each Councilor,
41 emphasized the importance of people, noted the phenomenal volunteerism,
42 suggested approaching the matter as way of increasing or keeping volunteerism
43 rather than focusing on the cap, and suggested a moratorium on issuing VR
44 licenses until a decision is made.
- 45 2. Jeff Hendrickson (901 Yachats River Rd): Hendrickson noted VR users are easier to
46 manage than long-term renters and asserted more low-income housing is needed.
- 47 3. Tom Lauritzen (204 Shell St): Lauritzen agreed there should be a cap, wanted a
48 lower cap (e.g., 100), raised the question of "When does a vacation rental become a
49 business?" noting businesses are not allowed in R-1. He would like to see the
50 Planning Commission define VRs as businesses and make VRs a conditional use,
51 which would give voice to neighbors of the VR property in a licensing process.

- 1 4. Lawrence Caulkins (230 1st Street): Caulkins had questions about definitions.
- 2 5. Rhonda Moran (214 Coolidge Lane): Moran noted she wants to live in Yachats for the
- 3 rest of her life, wants Yachats to staying small and unique, and does not want
- 4 Yachats to turn into tourist trap. Moran reported the results of a survey she
- 5 conducted of the 20 homes on Coolidge Lane, noting all she talked with believed
- 6 VRs would decrease their quality of life and wanted more long-term rentals of life.
- 7 Moran emphasized she did not move here to live next to time-shares.
- 8 6. Joe Valentine (473 Marine Dr): Valentine elaborated on the differences between VRs
- 9 and rental homes, and was not in favor of restricting rentals.
- 10 7. Nathan Bernard (348 Hwy 101): Bernard argued not changing is not possible.
- 11 Bernard suggested if the goal is to improve quality of life, attention should be
- 12 focused not on number of rentals but on parking and noise.
- 13 8. Keith Perkins (25 Rock Drive): Perkins recounted his story of how he originally had 12
- 14 neighbors when he moved and now he has non but could legally have up to 82
- 15 people in the VRs around him on any given weekend. Now he has none. Perkins
- 16 pointed out the traffic increase due to maintenance on these properties (gardeners,
- 17 hot tub cleaners, house cleaners, etc.). Perkins wants his neighborhood back
- 18 9. Fran Morse (626 Marine Drive): Morse noted she formerly had a house of Shell St.
- 19 and moved, in part, because of the increase in VRs. She stated while garbage,
- 20 noise, and parking were problematic issues, her main concern was a more
- 21 intangible issue of feeling isolated and unsafe.
- 22 10. Robert Goat (250 Cedar Ave): Goat stated he is is networked with the Yachats
- 23 workforce, noting some have lost their rentals to VRs and are now living in cars. He
- 24 noted others say they will move if they lose their long-term rental. He believed more
- 25 VRs would decrease the quality of life because not having local workers would
- 26 translate to reduced services in town.
- 27 11. Pru Zimmerman (148 Cedar Ave): Zimmerman thought the R-1 would mean a home
- 28 in a residential neighborhood, not one where she has new neighbors every
- 29 weekend.
- 30 12. Creight Horton (105 Reeves Circle): Horton was concerned about losing what
- 31 makes Yachats special because marketers might woo would-be residents into
- 32 establishing VRs. He cautioned if the City doesn't do anything, Yachats might slip
- 33 into something people will later regret.
- 34 13. Peter Lear (33 Crestview Drive): Lear believed the issue is really about a few
- 35 property managers not properly managing their VRs. He did not see a need for a
- 36 cap if enforcement is increased. "Let's help Keith."
- 37 14. Don Groth (208 Reeves Circle): Groth asked how the City could enforce the VR code
- 38 without a Sheriff.

39
40 Mayor Stanley indicated any Councilor could make a motion on this proposal. Scott stated he
41 did not think it was wise for the Council to make a decision at this meeting. Glenn stated he
42 heard people noting VRs have impacts on neighborhoods and there is a fear that putting a cap
43 on VRs would reduce something, although it is not clear what that something is. Tooke indicated
44 the public input had raised issues he had not previously considered. Frye believed while there
45 is an enforcement issue, the more serious concern is the changing character of neighborhoods.

46
47 Scott added the rules under which the City currently operates are problematic to enforcement.
48 He indicated some of the proposed changes are designed to help with enforcement as well as
49 to decrease demands on staff.

50
51 All Councilors expressed appreciation of the public's thoughtful input.

1
2 Mayor Stanley said he was moved by the topic of the integrity of neighborhoods and believed
3 there is credibility in arguments that VRs impact neighborhoods. Mayor Stanley noted his
4 strong position against not wanting homeowners to evict tenants in lower-priced rental homes in
5 favor of have a more profitable VR.
6

7 **II. Announcements and Correspondence**

8 Mayor Stanley invited all to attend the 50/100 Celebration this weekend, noting the picnic is at
9 noon on Sunday.
10

11 **III. Proclamations - none**

12 **IV. Public Comment**

13
14 1. Morgan Brodie (259 W 2nd St) stated the intersection at 2nd St and Hwy 101 is dangerous
15 and asked that parking near the corner be limited lower profile vehicles. Manager Davies noted
16 those spaces will be marked for motorcycles and for compact vehicles.
17

18 2. John Topher (436 Ocean View): Topher was concerned about the pedestrian traffic on
19 Ocean View that is now shared with semi-trucks making deliveries to stores and restaurants.
20 Serious conflict and potential danger. Manager Davies noted Ocean View is a county road and
21 the City cannot regulate it or put up signage. Davies asked Topher to call the County to report
22 his concern. Scott suggested the erosion along the cliff might impact load limits of the semi-
23 trucks. Frye wanted the City to write a letter regarding semi-trucks on this road.
24

25 3. Luke Parsons (504 Lily Court): Parsons thanked the Council for having the evening meeting
26 time.
27

28 **V. Minutes and Accounts Payable**

29 **A. Minutes**

30 Glenn moved to approve the minutes of the June 28, 2017 Work Session, the July 5, 2017 Work
31 Session, and the July 5, 2017 Regular Meeting: Aye – 5; No – 0.
32

33 **B. Accounts Payable**

34 Scott moved to approve the accounts payable report: Aye – 5; No – 0.
35

36 **VI. Reports**

37 **A. Council - none**

38 **B. Departments**

39 City Manager, Public Works, Emergency Planning, Code Enforcement – none
40

41 IT Report: Scott reported the document library is functional but several issues need fixing. He
42 noted the keyword search in advance-search section is also operational.
43

44 **C. Other**

45
46 Bob Bennett has stepped down as Chair of the Emergency Planning Committee and resigning
47 from the Finance Committee. Don Groth noted the Emergency Planning Committee is down to
48 two active members and asked the Council to help recruit new members. Mayor Stanley stated
49 Manager Davies could address recognition issue.
50

51 **VII. Other Business**

1 **A. From Mayor** - none

2 **B. From Staff** - none

3 **C. From Council** – Scott will be absent from the August 9, 2017 meeting.

4
5 With no further business before the Council, Mayor Stanley adjourned the meeting at 8:25 pm.
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10 _____
11 GERALD F. STANLEY, Mayor
12

13 ATTEST:
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15

16 _____
17 Joan Davies, City Manager
18
19

Date