



City of Yachats
441 N. Hwy 101, Multipurpose Room
Wednesday, February 4, 2026, 4:30 PM

[To Be Held In-Person & Via Zoom](#)

[Join Zoom Meeting](#)
<https://us02web.zoom.us/j/88645670346>
[Meeting ID: 886 4567 0346](#)

Work Session City Council Meeting

- I. Call to Order**
- II. Roll Call**
- III. Announcements and Correspondence**
 - a. Correspondence from Knachama
 - b. Webb Email RE: VR
 - c. Watson email correspondence

Work Session

- Vacation Rental Ordinance

IV. Adjourn

The Yachats City Council meetings are open to the public and interested citizens are invited to attend via Zoom. These are open meetings under Oregon law, but a work session is not a community forum; audience participation is at the discretion of the Council. Meetings are audio-recorded. The meeting are accessible to persons with disabilities. For accommodations, please call (541) 547-3565, or Oregon Relay 1-800-735-2900 TDD) two days in advance. City of Yachats does not discriminate on the basis of race, color, religion, creed, gender, national origin, age, disability, marital or veteran status, sexual orientation, or any other legally protected status. Sign language or foreign language interpreter may be available, with advance notice. Call City Hall at 541-547-3565 or Oregon Relay 1-800-735-

2900 (TDD) two days in advance.
POSTED January 28, 2026 By: Kimmie Jackson, Recorder

[REDACTED]

[REDACTED]



[REDACTED]

From: steve knachama [REDACTED]
Sent: Monday, February 2, 2026 10:23 AM
To: Bobbi Price <citymanager@YachatsMail.org>
Subject: Yachats meeting vacation rentals

Hi Bobbi, I would like to comment for the record on the upcoming meeting on the 4th about vacation rentals.

I would like to say that I personally have had very little problems or concerns about vacation rentals. I do feel it is important that the City and property managers of these vacation rentals put into place a comprehensive management plan that puts the financial burden of enforcement on the owners and property managers. I feel that the existing rentals, many of which are not approved, are not being adequately vetted for permits as is. My question would be how will the City improve on its existing policy and who should be responsible for enforcement?

I do not believe in grandfathering in existing vacation rental permits because in a justifiably limited pool, every opportunity should be given to other owners who wish to participate when the terms of the original agreement expire. Also, when this privilege is associated with a property, it will almost always create an asset benefit that translates to an increase in property value that is not fairly available to all property owners who don't meet permitting approval.

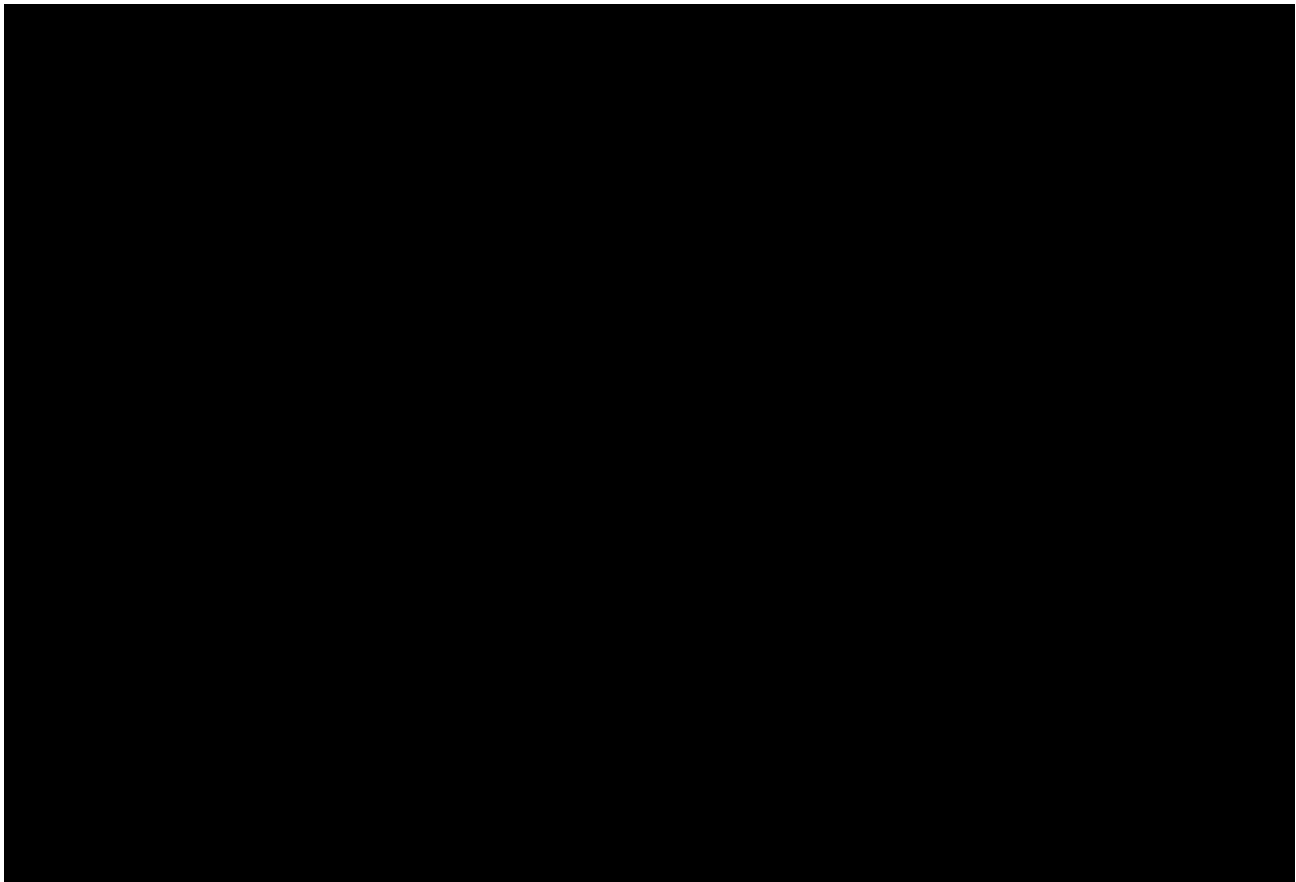
Limiting vacation rentals to a reasonable, fixed number will allow workers and residents access to our already challenging rental and housing market.

My recommendations are to place the accountability and financial burden of enforcement on

Property managers and owners with a cancellation clause for repeat offenders, limit the number of vacation rentals, improve the approval and inventory process, and require that vacation rental owners forfeit their rental pool position when ownership conditions change so that the opportunity is available to others and that we don't place an unfair asset benefit that is transferrable to property owners that the City in essence sanctions by allowing a grandfathered allowance for vacation rental owners in perpetuity.

Thanks for your efforts in keeping Yachats a great place to live,

Yves



From: Brad Webb <[REDACTED]>
Sent: Wednesday, February 4, 2026 2:53 AM
To: Bobbi Price <citymanager@YachatsMail.org>
Subject: Vacation Rental Ordinance Work Session

Bobbi,

I will be unable to attend the work session regarding the Vacation Rental Ordinance on February 4, 2026.

In my absence, I would appreciate it if you would share these suggestions with Council and have them read into the record:

The spirit of the Vacation Rental Ordinance for the City of Yachats should be to provide a framework for which the City recognizes that Transient Rental Income is critical to provide goods and services for Yachats residents while at the same time provides protections that Transient Rental Properties are managed by the City and the Owners of such properties in a manner in which residents are relatively undisturbed by activities surrounding such properties.

With regard to the number of Transient Rental Licenses, the Council should review the limit at least annually. As the number of housing units and population increases, the financial needs of the City likewise increase. Given that the largest share of revenues contributing to the General Fund are from transient rental taxes, the City cannot continue increasing expenditures without either a: increasing Transient Rental Income or b: increasing taxes.

In addition to the annual review of the Transient Rental Cap, the City should prioritize that all available Transient Rental Licenses are issued up to the cap at all times. Doing so is imperative to maximize revenue that supports the City Budget and ultimately reduces the potential tax burden on residents. Every dollar lost for licenses not issued is a potential dollar that will come out of the pockets of residents in some other way or a reduction in goods and services.

With regard to the transfer of Transient Rental Licenses, it is in the best interest of the City to retain properties within the cap that are producing and do so seamlessly within the neighborhood they are located. To that end, if the owner of a property changes due to the death of the owner, the Transient Rental License should be transferable to a surviving spouse or "Direct Relative." ("Direct Relative" will need to be changed and further clarified as historical familial relationships have changed.) However, the transfer of the license would not be automatic. Rather, the new owner would first undergo a review process using established written and published criteria to determine eligibility. If they qualify as an approved transferee, the new owner would be placed on "probationary status" for a period of time after which they would be required to come before a review panel to determine whether they (the new owner) has fulfilled requirements set forth.

With regards to "corporate ownership," in today's litigious environment, owners often have to protect themselves from opportunists. Property owners have become targets of lawsuits (many frivolous) and consequently many owners are now protecting their assets by placing their property under a corporation to limit their risk. Unlike the giant corporations that have bought up large numbers of homes throughout the US that are managed in portfolios, these small corporations are strictly established to facilitate a barrier for family protection. Criteria should be established to allow these "family corporations" while limiting or precluding traditional corporate ownership.

Respectfully,
Brad Webb

From: [Bill Watson](#)
To: [Kimmie Jackson](#)
Subject: Vacation Rental License Code
Date: Wednesday, February 4, 2026 12:35:24 PM

Good afternoon,

I am writing regarding the Vacation Rental License Code. We have had our home in Yachats for almost 15 years. We initially had it as a rental but chose not to continue for a variety of reasons. I see no reason to change the code as it currently stands, since it offers a way for extended families to pass on the license with just a little planning. I am definitely not for allowing a transfer with a non-family sale.

On another matter, thanks to all of those who worked on lowering the speed limit on Highway 101 south of the Yachats River bridge!

Best regards,
Bill Watson



*City Council Regular Meeting
Meeting Date: February 4, 2026*

ITEM TITLE: *Vacation Rental License Code Amendment*

DISCUSSION/BACKGROUND/ISSUE:

The City Council recently initiated a review of the VRL code to clarify language regarding license transfers. Following public hearings in October and December, it became clear that transferability is a significant concern for license holders, management companies, and the broader community.

The History of the Code

Since 2017, our VRL code has served as a carefully struck balance. It was established after three years of community debate to achieve two primary goals:

- **Economic Vitality:** Supporting tourism as a critical local economic driver.
- **Community Character:** Limiting rental density to preserve the quiet, residential feel of Yachats.

Addressing License Transferability

A consistent theme from recent hearings is the desire for licenses to be **automatically transferable**. Currently, both the existing and proposed codes do not allow licenses to transfer automatically to new owners or heirs upon a sale or death.

However, for those looking to plan for the future (such as passing a property to an heir), a "future planning" path is currently available:

1. **Update the Deed:** Add the intended heir to the property deed.
2. **Apply for a Joint License:** Apply for a new license that includes both names. This requires waiting for an opening on the license waitlist (which is currently very short).
3. **Forfeit the Old License:** Once the new joint license is secured, the original single-name license is surrendered.

This process ensures the license remains with the surviving individual, even though the code does not provide for automatic transfers.

Key Changes in the Yachats Vacation Rental Code Amendment:

- **Clarified License Holder:** A definition for Dwelling Unit Owner Representative was added to clarify who can hold a license. “Dwelling unit owner representative” means the natural person who is issued and will hold the vacation rental license for the dwelling unit. The dwelling unit owner representative must be an owner of the dwelling unit, whether personally or by way of an ownership or beneficial interest in the owner (such as a corporate entity or trust). The dwelling unit owner representative may be two natural persons acting jointly, provided that both persons appear on the current deed for the dwelling unit as tenants by the entirety or tenants in common.
- **Non-Transferable:** A clarification was added stating that a license is not transferable (e.g., upon the sale or death of the license holder).
- **Re-inspection Follow-up:** Added clarity on the expectation for a license holder to follow up with the City in a timely manner regarding re-inspection responsibilities.
- **Extended Timeline for Issues:** The timeline for addressing identified issues to obtain a license or renewal was extended from 5 days to 20 days.
- **Transient Lodging Tax (TLT) Compliance:** A license holder that does not report transient lodging tax within two calendar years is subject to losing their license.
- **Commercial Water Rates:** The newly established commercial water rates paid by vacation rental license holders were formally added to the code.

- **Waitlist Response Timeline:** A specific timeline was added for waitlisted candidates, requiring them to respond within 10 days of being notified of an opening.

RELEVANCE TO 2025 COUNCIL GOALS:

1. Achieve water sustainability
2. Deliver efficient, effective, transparent municipal services
3. Provide safe access to and use of city infrastructure, trails, and parks
4. Identify ways to expand the housing supply and diversify housing options
5. Environmentally aware in all we do
6. Effectively manage and plan for the city's financial needs
7. Synchronize and update city policies and administrative rules.

PREPARED BY:

Bobbi Price, City Manager

§ 4.08.010. Purpose.

The vacation 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. These standards and procedures are in addition to City ordinances and Federal and State laws and regulations. The purpose of an inspection is to ensure the health and welfare of the occupants.

§ 4.08.020. Definitions.

"Dwelling unit" means ~~any building or portion thereof which contains separate living facilities, including provisions for sleeping, eating, cooking and sanitation, as defined in~~ [Yachats Municipal Code Section 9.04.030 Definitions.YMC 9.04.030.](#)

"Dwelling unit owner representative" means the natural person that is issued and will hold the vacation rental license for the dwelling unit. The dwelling unit owner representative must be an owner of the dwelling unit, whether personally or by way of an ownership or beneficial interest in the owner (such as a corporate entity or trust). The dwelling unit owner representative may be two natural persons, jointly, provided both persons appear on the current deed for the dwelling unit as tenants by the entirety or tenants in common.

"Incident" means an offensive activity or breach of the standards.

"Local contact person" means a person with the authority to take action or make decisions concerning the management of a licensed vacation rental property.

"Overnight" means anytime between the hours of 10:00 p.m. and 7:00 a.m. on the following day.

"Rental occupant" means a person over the age of four years who occupies a rented dwelling unit.

"Sleeping area" means a bedroom or loft within a dwelling unit which meets the requirements of the building code as adopted by the State of Oregon.

"Surfaced" means a gravel, paved, tile, brick or concrete surface suitable for parking a vehicle.

"Vacation rental" means a ~~single family dwelling~~[dwelling unit](#), duplex, ~~or triplex~~ or triplex which is rented, or held out as available for rent, for periods of less than 30 days, such as by the day or week. The dwelling may consist of individual units or be in a contiguous form to be considered a vacation rental dwelling; however, each individual unit is to be considered separately for licensing and regulation purposes. A dwelling which is listed with an agent as a vacation rental, advertised, available by referral, word of mouth, commendation and reputation are some of, but not limited to, the ways of identifying a vacation rental. It shall be a rebuttable presumption that a dwelling unit is a vacation rental if it is visited overnight by at least four different vehicles over the course of a month, for three consecutive months. The exchange of consideration is not necessary to meet the definition of a vacation rental if the dwelling otherwise is held out as available for occupancy for periods of less than 30 days.

§ 4.08.030. Standards.

A vacation rental license shall be issued to the dwelling unit owner representative providing the following standards

-are met:

- A. Except for individual units located on the same property, such as a duplex or triplex as defined above in [Section 4.08.020](#), a person holding a vacation rental license or an interest in a property covered by a vacation rental license shall not be eligible to apply for or hold, as a member of a group or any other form of beneficial ownership, a vacation rental license covering any other property. Any change of ownership, in whatever form, shall be reported to the City within 30 days.
- B. Vacation rentals in residential zones shall have no more than four bedrooms. (This provision shall be waived for any existing vacation rental as of the effective date of Ordinance No. 328, adopted November 13, 2014.)
- C. A vacation rental shall comply with all applicable laws. Basic visitor rules as provided by the City must be prominently displayed on the inside of the primary exit door.
- D. Each vacation rental shall have a local contact person who must live within 10 miles of the City of Yachats and be available for response to alleged violations within two hours of notification. The contact information for the local contact person shall be kept current with the City of Yachats; identified on the vacation rental application; and available by phone at all reasonable times (8:00 a.m. to 11:00 p.m.) and respond within two hours if there is a problem during the dwelling's use as a vacation rental. The City license, with the name and phone number of the local contact, shall be posted on the front of the vacation rental building, where the public can easily read it. The license placard furnished by the City will be a specific color, changed each year at the discretion of the City-matched to property management companies, to further assist the public in identifying the responsible party. The house number for the vacation rental shall be prominently displayed on the exterior of the building, using numbers at least four inches in height, and be readily visible from the street. A copy of the local contact person agreement, in a form approved by the City, which lists the duties and responsibilities of the local contact person, signed by both the property owner and the local contact person, shall be filed with the City, and kept current.
- E. One on-property parking space, as defined in [Section YMC 9.04.030](#) for off-street parking, shall be provided for each bedroom in the dwelling, but in no event shall fewer than two spaces be provided for the vacation rental. (This provision shall be waived for any existing vacation rental as of the effective date of Ordinance No. 226, adopted 1/15/2002.) If access to the rental property crosses private property via an easement, right-of-way, or other conveyance, all parking must be contained on the rental property. Owners are required to provide parking that is unimpeded, surfaced, useable and available to renters. The parking shall be mapped and posted in the home, and a copy given to the City with the vacation rental license application, and again whenever the location of designated parking spaces change. The owner shall require renters to use only the parking spaces that are surfaced and marked on the map.
- F. The maximum number of overnight vehicles allowed on the property shall not exceed the number of surfaced parking areas on the property or six vehicles, whichever is less. Daytime parking is limited to surfaced parking on the property. If access to the rental property crosses private property via an easement, right-of-way, or conveyance, ingress and egress must be accomplished without encroachment on other properties adjoining the privately maintained access road or driveway. In such situations applicants will provide evidence of their right to use the privately maintained access road or driveway consistent with vacation rental before a vacation rental license is granted.

- G. There shall not be any noise, litter or odor noticeable at or beyond the property line resulting from the use of the dwelling as a vacation rental that violates Yachats Municipal Code.
- H. The maximum allowable number of overnight occupants shall be two persons per sleeping area plus two additional persons per vacation rental. The rental agent shall match the number of persons and vehicles to the particular property being rented. Advertisements for the rental shall not list a number of occupants that exceeds the number authorized by the City. Recreational vehicles, campers, tents and similar structures shall not be allowed on vacation rental properties. Parking a boat trailer of moderate size, with or without a boat, is permitted as a substitute for one vehicle.
- I. Weekly solid waste collection service shall be provided. A sufficient number of suitable garbage receptacles shall be provided ~~and must have bear-proof mechanisms~~. Except on collection day, these garbage receptacles shall not be readily visible from the street. Renters shall be advised not to place trash outside in plastic bags.
- J. Each vacation rental shall provide and maintain a container for the disposal of cooking grease into a solid waste receptacle to prevent the grease from entering the sewer system.
- K. All pets must be under control at all times. Methods of control include a leash or demonstrated effective voice command. The person having the control, custody or possession of a dog shall clean up after the dog by using a dog waste bag or other suitable method.
- L. Vacation rental licenses are non-transferable; the license is personal to the dwelling unit owner representative.
- M. The licensee must comply with the requirements of the occupancy tax ordinance as a condition for issuance or renewal of a vacation rental license.
- N. Licensees shall keep all information ~~on the CityGoYachats website~~ current and notify City Hall of any changes in mailing address, email address or agent or contact person. Email addresses, mailing addresses and phone numbers for the owner, local contact person and person responsible for tax reporting shall be kept current with the City. Failure to keep contact information current shall constitute a violation of this chapter.
- O. Licensees may not advertise a vacation rental for a higher occupancy than the maximum allowable number of overnight occupants listed on the license.
- P. Vacation rentals shall comply with the standards in this section, whether or not the vacation rental is occupied by a renter, owner, or other person.
- Q. A dwelling unit owner representative that does not pay occupancy tax under YMC 3.08.070 for a licensed dwelling unit for two consecutive calendar years, will be ineligible for license renewal, lose their license and have to reapply when they decide to use their property as vacation rental, reporting occupancy tax. The preceding sentence shall also apply to a dwelling unit owner representative who does not incur an occupancy tax obligation in two consecutive calendar years because the dwelling unit has had no rental occupants during that period.

§ 4.08.040. Inspection, license and annual fee.

- A. The City shall prepare an application form for a vacation rental license. Prior to issuance of a vacation rental license, the City will inspect the subject property to determine occupancy capacity, parking and

access compliance. Upon receipt of the completed application, the annual license fee, inspection and attestation verification that the licensing standards have been met, the City shall issue a license to the dwelling unit owner representative applicant (not the dwelling) for a period of one year. The license may be renewed annually if all standards are met.

B. If a license is renewed annually, the dwelling unit owner representative shall obtain a re-inspection prior to the sixth consecutive year from the last inspection. If the re-inspection is not completed by February 1 of the sixth consecutive year from the last inspection, the license will be forfeited and the dwelling unit owner representative will need to reapply. at least five consecutive years have elapsed, the City will re-inspect before issuing a license for the sixth (6th) year. The City retains the right to re-inspect the property at any time. Complaints received by the City may trigger a re-inspection. An inspection fee will be assessed for the initial inspection, for additional inspections undertaken due to complaints, and for each five-year inspection completed by the City. A vacation rental licensee shall not be required to pay a business occupation license fee in addition to the annual license fee. The annual license and inspection fees shall be set by resolution of the City Council. All fees are non-refundable.

BC. All licenses shall be obtained prior to any rental of the property. The required application and license fee are due on January 1 of each year for the fiscal year commencing with that date and are delinquent on February 1. The delinquency fee will be set by resolution.

DE. A total of 125 licenses will be available at any one time. For license renewals each year, priority will be given to existing licenses seeking renewal, so long as the renewal application is delivered to the City by December 29, or the next business day if December 29 falls on a day City Hall is closed. After December 29, if existing licenses are below 125 in total number, and there are licenses available after accounting for all license renewal, new applications will be accepted on a first-come first-served basis, with process identified through administrative policy.

E. After all 125 vacation rental licenses are issued, the City will maintain a wait list by application date. The wait list application fee shall be set by resolution of the City Council. When notified of an available license by the City, the applicant will have ten (10) business days to schedule an inspection. If the applicant fails to schedule an inspection, the applicant will be removed from the wait list and will be required to reapply. If the applicant's dwelling unit fails the inspection, the applicant will have five (5) twenty (20) business days to remedy any deficiencies. Failure to complete the inspection process will result in removal from the wait list and the applicant will be required to reapply.

F. All vacation rental licenses are subject to commercial business water rates.

§ 4.08.050. Complaints.

All complaints shall be in writing on a form provided by the City and signed by the complainant. The complainant must show or attest that they have made a timely attempt to resolve the issue with the person representatively responsible for management of the property. The complainant is expected to initiate the process while the out of compliance incident is occurring or when they first become aware that a property is not in compliance with the regulations. All complaints filed with the City shall be verified by the City for validity.

A. When a complaint is filed that is verified by the City to be valid, the dwelling unit owner representative owner and local contact person will be notified in writing by mail or email, and provided with a copy of the complaint. Either the owner dwelling unit owner representative or the local contact person will be required to meet with a City representative to discuss means by which

further complaints may be avoided. If the licensee fails to meet this requirement within a reasonable amount of time, City staff will prepare a report for City Council action.

- B. Upon a second complaint that is verified by the City to be valid, the owner-dwelling unit owner representative and local contact person will again be notified in writing by mail or email and provided with a copy of the complaint. Either the owner-dwelling unit owner representative or local contact person will again be required to meet with a City representative to further discuss means by which further complaints may be avoided. If the licensee fails to meet this requirement within a reasonable amount of time, the City Recorder will prepare a report for City Council action.

- C. Upon a third complaint within a 90 day period that is verified by the City to be valid, the owner-dwelling unit owner representative and agent, if any, will be notified in writing by mail or email and provided with a copy of the complaint.
 - 1. City staff may schedule a hearing and prepare a report for City Council action.
 - 2. The City Council may schedule a hearing.
 - 3. Either the City Manager or City Council may, without a hearing, revoke the license immediately.
 - 4. In the event that a license is revoked, the applicant or license holder shall have the right of appeal. The written notice of appeal to the Council shall be filed with the City within 15 days of the notice of revocation.

- D. Standards of judging complaints shall include, but are not limited to, the following:
 - 1. Noncompliance with vacation rental license standards as stated in Section 4.08.030;
 - 2. Monopoly of on-street parking;
 - 3. Other offensive activities not in harmony with the residential neighborhood such as trespass, excessive noise or pets running loose.

- E. The City Council, upon hearing the evidence, may: (1) approve the license as it exists; (2) revoke the license; (3) impose appropriate restrictions on the operation of the license.

§ 4.08.060. Violations—Penalties.

It is unlawful for any person so required to fail or refuse to apply for a license, or operate without a license as required herein. Any person who violates any provisions of this chapter is subject to a fine of up to \$1,000 per violation, with each day of a continuing violation constituting a separate violation. The third violation within any consecutive 12 month period shall result in revocation of the vacation rental license for 12 months, after which time the owner may reapply for a new license, ~~in accordance with Section 4.08.040(C).~~ Violations shall be subject to the procedures and penalties of [Chapter 1.12](#), as now constituted or hereafter amended or revised.



City of Yachats Vacation Rental Inspection Form

Date: _____

Property Address: _____

Utility Account Number: _____

City Requirements:

| ITEMS | | COMMENTS |
|--|----------------------|----------|
| Number of bedrooms | | |
| Number of occupants allowed | | |
| Number of "on property" parking spaces | | |
| Maximum number of "on property" overnight parking | | |
| On property parking is unimpeded, surfaced, usable and available to renters | YES NO | |
| Parking is mapped and posted in the home | YES NO | |
| Garbage receptacles are present and picked up weekly | YES NO | |
| Garbage receptacles are not readily visible from the street, except on trash pick-up day | YES NO | |
| Local contact person's phone number is posted and viewable from front of building | YES NO | |
| Basic Visitor Rules are posted on the primary exit door, along with VR license | YES NO | |
| Local Contact Person Agreement on File with the City | YES NO | |
| Containers for the disposal of cooking grease are present | YES NO | |
| Chimney and flue inspected and/or cleaned | YES NO | |
| Permit from YRFPD for outdoor fire pit | YES NO | |

*****Do not rent this property until you have been approved by the City and have received a License. *****

The City does not mandate liability insurance for vacation rentals, but the City encourages owners to visit with their insurance agent to explore coverage issues related to the commercial use of residential property.

The following items are recommended by Yachats Rural Fire Dept:

| ITEM | PRESENT | COMMENTS |
|--|---------|----------|
| Evacuation map and information posted inside house. | YES NO | |
| Beach Front Homes-Signage regarding ocean mammals, Leptos disease must be posted. | YES NO | |
| Propane tanks are secured and not under opening windows, Tanks are located according to code. | YES NO | |
| Fire extinguisher present (Not required but recommended). Visible or signage present. If fire extinguisher is for multiple use, date of last inspection. | YES NO | |

The following items are required by the State & County:

| ITEM | PRESENT | COMMENTS |
|---|---------|----------|
| 10 Year warranty Smoke Detectors present. Current ORS regulations, motel standards. Hard-wired for new homes, battery operated for older homes. | YES NO | |
| Carbon Monoxide detectors present on each floor. | YES NO | |
| Emergency phone numbers and 911 posted. | YES NO | |
| Bedrooms have egress windows | YES NO | |
| Electric panels are visible, or signage is present to indicate presence of panels. | YES NO | |
| Water heater banded | YES NO | |

POTENTIAL HAZARDS AND CODE VIOLATIONS:

The City of Yachats does not enforce County and State codes & regulations. Any Possible violations will be referred to the appropriate agency.

Code Compliance/City Officer Signature:

Homeowner or Agent Signature

| | |
|--|--|
| | |
|--|--|

APPROVED ON DATE: _____

DENY / PENDING REINSPECT DATE: _____

RE-INSPECT ON DATE: _____

FINAL AND APPROVED: _____

CITY HALL APPROVED: _____

Local Contact Agreement

A Local Contact Person is the person who is to be contacted by residents and/or city staff to promptly address and resolve potential complaints and violations that arise from the renting of the house. If the Transient Rental is managed by a Property Management Company, a Local Contact shall be designated by the Company. The Local Contact person shall reside or maintain an office within 10 miles of the City of Yachats. The contact information for the Local Contact shall be identified on the Transient Rental Application and be available by phone at all reasonable times (8 am – 11 pm) to respond promptly if there is a problem during the dwelling's use as a transient rental. All Local Contacts shall provide the City with documentation that demonstrates compliance with this qualification¹. A copy of this agreement shall be on file with the City.

The Local Contact Person shall:

- Provide the City with a work and an after-hours/weekend telephone number where he/she can be reached.
- Comply with the City of Yachats Transient Rental License Complaint process and respond to complaints from a neighbor or the City within the established timelines as outlined in the Yachats Municipal Code.
- Pick up trash or recycling that has spilled.
- Promptly resolve parking violations by contacting the renters directly and following up to ensure that the renters have complied.
- Promptly resolve noise violations (such as late-night disturbances) by contacting renters directly.
- Replace any of the required postings in or on the home if removed by a renter or they become unreadable.
- Promptly resolve any other issues that are time sensitive.

The Local Contact is *not* expected to directly intervene in matters where Sheriff involvement is most appropriate, such as situations involving physical violence or crimes.

By signing below, you are stating that you have read, understand and agree to perform the above-stated duties.

OWNER:

LOCAL CONTACT:

Printed Name

Printed Name

Physical Address – Transient Rental

Physical Address

Telephone #

Email Address

Signature

Date

Telephone #

Signature

Date

¹ A copy of a valid Oregon Driver's License or ID card or other documentation for the local contact shall be submitted with this signed agreement and the Transient Rental License Application. The City will review the documentation but will not retain the copy of any document if it contains sensitive personal information. This signed agreement shall be kept on file.

My name is Roscoe Caron. My wife, Katherine, and I reside for half of the year in Yachats and have been owners of a vacation rental house here for 10 years. We have worked hard to maintain our house in excellent condition, and have truly appreciated the close and affectionate relationships we have with our neighbors.

We volunteer in various community organizations and also contribute financially to a number of local groups. Additionally, we feel good about the transient lodging tax income the city derives from our home. Like so many of us, we love this special community.

The type of people who stay at our house are book club members; families welcoming a new grandchild; old childhood friends who still gather together after all these years; siblings who live at far distance but want to remain close; and hard-working parents who just need a bit of the recharging solace that comes from being surrounded by the ocean and the forest. Many of them come year after year, and they leave us sincere messages of thanks for their time in our home and in our village.

I speak in favor of the proposed clarifications to the vacation rental policies. These policies have been in effect for most of Katherine's and my time as vacation rental owners.

We support the limitation of licenses to persons who own the property and are named on the deed. Allowing distant corporations to own a significant portion of the housing stock in Yachats would change the character of the town and increase the odds of irresponsible profit-first corporate ownership.

We support maintaining the vacation rental licenses as being issued to current owners and not being transferrable to new owners, whether they be new building owners or family members. The city-issued business licenses were never intended to be issued in perpetuity, but are granted to a specific individual.

That said, the transferring of a home ownership within a family does not permanently preclude it becoming a future vacation rental, but it requires planning in advance and a measure of fairness regarding others who also want to have a vacation rental.

Thank you, city council members and Mayor Berdie, for your hard work in trying to do what is best for our community.

Roscoe Caron

**Public Comment – Vacation Rental License Code Amendment
February 4, 2026 – City of Yachats**

Good evening, Mayor and Council,

My name is Anthony Muirhead. I am the operator of Adobe Resort. Tonight, however, I am speaking solely as a citizen of Yachats.

I want to voice my support for keeping Vacation Rental Licenses limited and non-transferable.

The original 2017 code struck a careful balance between supporting tourism and protecting the residential character of our town. I believe we are starting to see some promising signs in rental home availability. There was a time when renters felt that they had to move to the valley if they lost their long-time rental just because there was nothing to rent on the coast.

Allowing licenses to transfer automatically with the sale of a home would fundamentally change that balance. The waitlist would probably no longer be necessary as the existing rentals would permanently hold on to their licenses. That would essentially turn that residential property into tradable commercial assets, and homes into businesses by default.

That is not a small policy shift — that is a zoning conversation.

If this community ever wishes to treat short-term rentals as transferable commercial rights, then the honest and appropriate path would be to identify areas of town and rezone them from residential to commercial lodging. But until that conversation happens, homes should be sold as homes, not as businesses attached to a license.

Keeping licenses non-transferable protects neighborhood integrity, respects the intent of the original code, and allows the city to manage this issue gradually and responsibly over time.

This isn't about limiting tourism — it's about being honest about land use. Residential neighborhoods should primarily remain residential unless this community deliberately decides otherwise.

Thank you for your time and work on this

A handwritten signature in black ink, appearing to read 'Anthony Muirhead', written in a cursive style.

City Council Work Session Vacation Rental Ordinance

FEBRUARY 4, 2026

PUBLIC COMMENTS

SIGN-IN SHEET

REDISENT / NO LICENSE

RESIDENT / HOLD A LICENSE

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|-----------------------------|-------------------------------------|
| Marcy LaFave | ROSCOE CARON |
| Jim Tooke | |
| Anthony Muirhead | Anthony Muirhead |
| TODD KORGAN | Todd Korgan License Holder |
| 5 | Sheri Neuschwanda License Holder |
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