

From: [Mary Freiberg](#)
To: [Planning Clerk](#)
Subject: STR Ordinance Topics for Consideration
Date: Thursday, October 05, 2023 9:19:15 PM

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Dear Commissioners,

Thank you for your time reviewing the proposed STR ordinance. I have included questions and comments from the ordinance and the 10/5 meeting. Thank you.

One topics I have not heard discussed :

- Will there be a wait list for permits while the percentage remains above the cap so that if the inventory drops below 2% the next on the list will be notified/issued?
- Are there any STR's that are only seasonal or only rented so many nights per year? If so, could those be culled into a separate category so that those who rent more than seasonal or X number of nights per year could still qualify for a permit.
- The impact of revenue to the county and spent in the county by reducing the STR to 2% vs vacant/long term rentals.

Comments:

Private Gatherings and Parties: On the 10/5 call someone brought up people renting nearby STRs and gathering at one specific STR. This has happened to me with weddings in Shelter Cove. Our house tends to be the gathering spot. We put wording into our rental agreement that the count of persons at any point should never exceed the guest count on the rental agreement. It's very very hard to control. We have had a local fisherman rent our house and then numerous local Shelter Cove residents gathered at our house to "see what he caught" while drinking and hanging out. It cause my property manager a lot of grief from the local residents.

Thank you Sara West for recognizing those of us who play by the rules and pay our TOT.

Regarding the STR Ordinance of Coastal Zone:

While listening to your 10/5/23 meeting, it does appear items discussed in the Inland version are different than Coastal. My comments are based on the Coast version.

60.05.5 Existing Operations:

With the permitting process for existing operators, many of us take reservations 6 to 12 months in advance. From what I've seen and read, it appears we would be in violation of the ordinance once it has passed if we have reservations arriving prior to the permit being issued. I would ask that the commission please do not impose any hardship to not only ourselves but our guests during the permitting process. If we have to cease and cancel all reservations while awaiting permit approval, this will gravely impact our business and reputation. And most likely force people to continue illegally if faced with canceling reservations.

I would also request a future date for permit requirements so that all existing operators may plan ahead for reservations after that date so we may obtain our permits and any required inspections and community communications without interruption to our reservation calendar and guests.

61.05.10.3.2; A Good Neighbor Guide:

- Does this notice go to the physical property or the mailing address listed on county records- which could be in a different city/state?
- Does this include vacant lots?
- If the property is owned by the county, BLM, RID, etc do I send a notice to these types of entities?
- In what manner shall notice be given USPS mail, verbal, hand deliver, email?
 - Do I need to show proof of delivery or mailing? Certified mail?
- Does the county have a service to assist with this requirement such as notices of intent to build?

61.05.10.2.2 Non-Transferable:

Please consider a temporary transfer of permit upon ownership change. My home is a second home, inherited from my Dad, that I (and he before me) also rented as a STR. The income from the STR allowed/allows me to pay all taxes, incredibly high insurance costs, Maintenance, repairs and even some improvements. None of this I could afford without the income from the STR. Especially in Shelter Cove where there seems to be a mark up on any kind of repair and Maintenance needed. Having an option to transfer the STR permit if I were to sell the house, would allow me to continue to earn income up to the sale of my home AND not cause heartache on future guests who have existing reservations after the sale date, assuming the new owner agrees to honor those reservations. For me, I'm caught in needing the income and not wanting to ruin someone's vacation by having to cancel their reservation. I wouldn't want it to happen to me out of the blue, especially if I've bought airfare, etc. A temporary transfer of at least 3 months would allow income to the owner and not ruin someones vacation.

I do support the family transfer option, even if transfer on sale of property is not permitted.

6.05.6.3 Conditional Use Permit Required:

Does this apply to Shelter Cove Tsunami Hazard Zone?

60.05.7 Permit Term for Short Term Rentals:

Please consider most recent TOT remittance along with the owners statement of continued operation.

Is this something the owner will need to remember to submit within a timeframe of the permit expiration, or will county send the form with the TOT form?

61.05.10.2 Short-term Rental Permit Limitations:

Does this not apply to Shelter Cove?

61.05.10.3.2; F Noise:

This is just a comment. Shelter Cove lots are so small that conversations carry across our small lots easily. My next door neighbor likes to drink and talk loudly to his buddies. He's 20' away and we hear him inside with the doors closed tightly. My neighbor two doors down regularly plays their music loud. It's annoying, but when they're only 40' away, we suck it up. When Supervisor Bushnell has a gathering at her families Shelter Cove home - about 500ft from us, we hear them when they gather. For those of us in Shelter Cove on postage stamp lots, a loud laugh could trigger the noise decibel meeter to peg. I'm not suggesting it shouldn't be included, just commenting in some areas it's very subjective of what is too noisy and that it is hard to control.

With respect,
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