

Rentals: Seaside officials eye stricter enforcement, rules for vacation rentals

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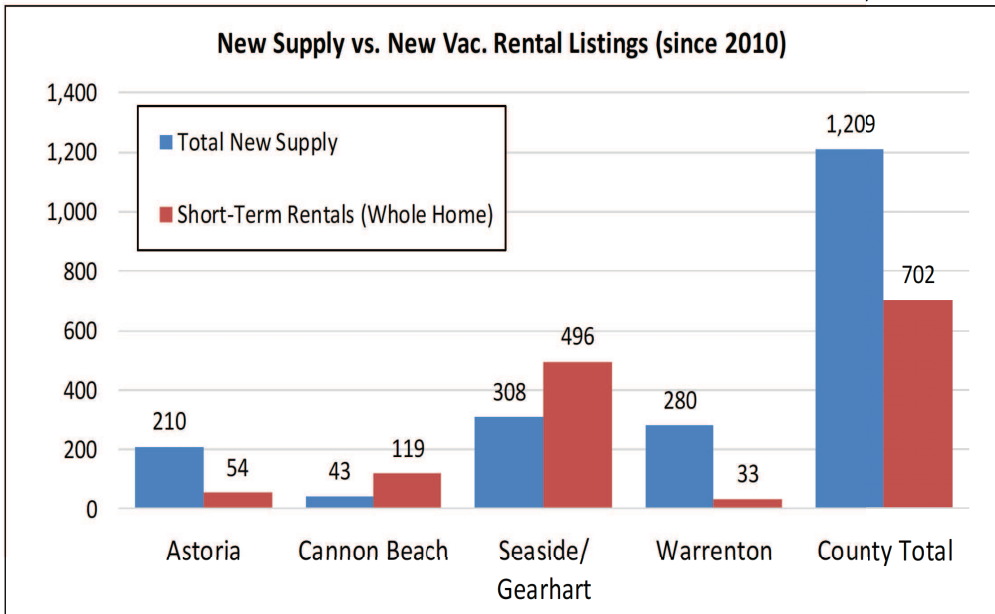
in Seaside was 4,772. Using 10% as a maximum percentage of total housing units Seaside would not approve any units once the number of vacation rental dwellings reached 477.

Dwellings could also be limited by neighborhood and how many units are already operating as vacation rentals in those areas.

Along with limits on new licenses, planning commissioner David Posalski sought specific measures to “pull back VRDs that aren’t run well.”

Renters who break the rules need to know “If this happens, that happens,” Posalski added, including penalties and possible loss of rental eligibility. Without an enforcement officer, that could be an “exercise in futility,” no matter what the rules are.

A compliance officer could also “build good relationships with the owners and managers,” Montero



Source: US Census, AirDNA, Johnson Economics

New supply versus new vacation rental listings, as prepared by the county’s housing study.

said. “Hopefully you’re getting it to the point where everybody’s doing the right thing because you have the code compliance officer, where you don’t get complaints.”

Raising a fee for a business license — possibly from \$100 to \$500 a year

— could fund the cost.

“The purpose of all this discussion is compliance, not punishment,” Planning Commission Board President Chris Hoth added. “That should be the headline here. We’re not out here to get people, we’re not out here to take things

away — we’re out here to make things work in the city.”

But penalties are part of the process, Montero said. “You’ve talked about compliance officer and raising fees, but we also need to talk about at some point what is the result of non-

Mitchell: Sits in on meeting

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“These are issues I have heard constituents talk about as I have canvassed different areas,” Mitchell said after the meeting. “How the impact of short-term rental housing has impacted the availability of affordable housing, frustrations that people have about wanting to see more regulation in this area, and I know that some cities have gone forward to try to do that.”

“For example, they talked about Gearhart a lot tonight. I’m really excited to

hear the level of discussion here tonight, and I think a real understanding by the City Council and Planning Commission that a lot of people would like to see these changes, and what the actual root of the problem is. I’m happy to see that discussion is happening.

“I do feel like they’re (Seaside) moving in the right direction and that they are trying to find that sweet spot of a balance that helps the tourism industry in this area, but at the same time also balances livability and workforce housing.”

compliance. You can have as many compliance officers as you like, but if you’re not having the issue of losing your license or penalties, you’re not getting compliance.”

The proposals return to the Planning Commission for discussion as the city

seeks to regulate a local industry that Barber said brings in \$1 million annually to the city’s economy.

In any case, there will be “plenty of opportunity for public input,” he said. “Other communities have wrestled with this issue and we’re learning from them.”

Vaping: Seaside, public health play ‘catch-up’

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JUUL products — have changed the game among youth in Oregon.

“Now public health is playing catch-up again,” McNickle said.

In March and April, public health staff interviewed leaders from the county’s five school districts to assess their knowledge, school policies, concerns, curricula, and responses to student e-cigarette and vaping use on campus. The report was published in May.

The schools leaders, as exemplified in the report, are “stunned by the level of participation by the student population,” but also feel overwhelmed as to how to address it, McNickle said. E-cigarette and vaping products appear to be particularly targeted toward teenagers and non-smokers, as their packaging, presentation, and flavor are creative and appealing. Yet these products contain heavy doses of concentrated nicotine, and their actual impact on health has not been conclusively determined. Also, being expensive, they incentivize users who become addicted to eventually switch over to regular tobacco products, McNickle said.

Source of the problem

In the assessment of



Clatsop County Public Health

FINES, LOSS OF LICENSE

If retailers violate the law, they could face substantial fines and eventual loss of their license.

support, although they questioned whether Seaside would need to devote local resources to enforcement. McNickle said the county would handle implementation and enforcement — they just need the cities to be on board.

Mayor Jay Barber acknowledged that young people can be “very resourceful in getting what it is they want, but that doesn’t mean we shouldn’t do something to try and impede that.”

Council Member Tom Horning agreed.

“Getting a jump on this is as soon as possible is the way to go, because if you wait it out, these trends all suggest it’s going to get out of control,” he said.

county schools, students shared where they source their vaping and JUUL products. According to their responses, 74% said they get products from physical retail locations; 52% said from a social source; and 6% responded off the Internet.

Additionally, research shows it takes teenagers in Oregon, on average, five visits to a retailer before they can obtain the product they want, which means “a really persistent teen can actually get tobacco if they keep going back and back,” McNickle said.

Under the ordinance, tobacco retailers would pay a \$325 annual license fee, regardless of volume, which is commensurate with other licensing fees imposed by local governments within the state. They would be

subject to inspections twice per year, and the county also would employ decoys throughout the county to ensure retailers are following Tobacco 21. If retailers violate the law, they could face substantial fines and eventual loss of their license.

The ordinance would also prohibit retail locations being established within 1,000 feet of “youth-oriented facilities,” including schools, parks and daycare centers.

City councilors expressed



Art by May Wallace, from the “America Slumbers Series,” on exhibit at the Seaside Library.

Wallace: Artist exhibit

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Wallace studied abstract expressionism at Portland State University and she was a professional graphic design for much of her career. After Wallace, “got sick of that” she studied teaching at Lewis and Clark College, and taught high school for seven years.

Her goal for the exhibit isn’t “necessarily to sell art” but rather to raise awareness about the importance of the climate crisis. One image depicts a man in a burning chair.

Wallace’s interest in portraits after watching an OPB special about Andrew

Wyeth and uses portraiture to talk about the things that are important to her. But she thinks it was her experience teaching art to high school students that woke her to the beauty of portraiture.

As an instructor Wallace would demonstrate technique on large on craft paper and construct a composite portrait with one student’s eye, another’s lips, resulting in an intriguing face unique to the world.

“I really wanted to do stuff with portraiture, then I started thinking it’s so narrow, but in a way it’s not, it’s so human, the face is the first thing babies recognize,” said Wallace.

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