



“It appears that the Short Term Rental measure has passed in the County.

What does that mean for the City?

Interestingly, a lot, though the restrictions are ‘County Only’ and do not affect the City proper. Waldport is a unique community in that while our zip code is large, the city boundary itself does not include Bayshore or many of the locations to our south, which are popular vacation rentals. As a city, if we subtract our wonderful motel, hotel and the newly annexed KOA, we have just a couple dozen STRs.

Does that mean they are not a problem? Housing is a problem across the board... it would be naïve to assume that any housing pressure does not contribute to the issue. But, at the same token, the rental from these STRs provides money for fireworks, keeps the museum running, and allows me to keep the doors to the community center open.

So, how will this measure affect the city? In some good ways and some bad. Property values in the city may rise – homes in Waldport can still be vacation rentals. Does that mean we will see a huge growth in rentals? Probably not – those folks could have been vacation rentals for while now, and haven’t done so.

But, we may grow. Waldport has not actively sought annexation in the last decade, but that has not stopped a flurry of annexation requests in the last year. And that will now likely continue. Vacation homes bordering the city may now request to come into the city boundary. We’ve already fielded a few calls. While each one will be considered on a case-by-case basis, our residents to the north should not be concerned. Waldport will not be moving in on Bayshore. There was a time in the past, but that is now gone (why is a whole other issue, but suffice it to say, it is not in the City’s interest to annex Bayshore). To the south however, we ‘island’ most of the southern area of the city down to just above Fernwood Drive (i.e. we technically can annex ‘island’ or ‘areas surrounded by the city’ without objection). Does that mean residents should worry? No. Right now, until we are asked to put sewer in that area, we are not actively annexing. But we do expect that some of the short term rentals in that area will request annexation to preserve their property’s ability to be a rental. This will also be true to our east as well along the river.

Confused? Yes, it gets a bit complex. And it may create issues. But the City has passed ordinance controls on STRs, and in the last year, complaints about STRs in the city represent less than 1% of the complaints received at the city. But the end result is that the city may end up with more STRs in the near future. But only a handful. We have over 1200 homes in Waldport, even a dozen more is relatively insignificant.

It is a change however. And we need to be respectful that for some, this may represent their livelihood. While for others, it represents their inability to live in the area. As a city, it is our job to help... in whatever form that takes. Right now, that is exploring ways to get more housing built... quickly. In the meantime, the people of Lincoln County have spoken. So, let’s see what happens next...”

Dann Cutter | Waldport City Manager | Office: 541-563-3561 option 7

Cell: 541-270-6996 | dann.cutter@waldport.org