

## Lynn Tone

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**From:** Cathy H <vw Cathy1959@yahoo.com>  
**Sent:** Saturday, June 10, 2023 10:22 PM  
**To:** Sarah Absher; Lynn Tone; publiccomment@co.tillamook.or.us; Erin Skaar; Mary Faith Bell; David Yamamoto  
**Subject:** EXTERNAL: Public Comment - STR 84 Ordinance Dated June 6, 2023 - Government Overreach on STR Weekly Solid Waste and Exterior Signage Requirements

[**NOTICE:** This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Honorable Commissioners:

I would like to point out two operational areas that need to be corrected as they create an *unnecessary economic impact* on STR owners/operators.

### 1. Solid Waste Collection

Specifically, Page 15, Section .080 Operational Requirements for Short Term Rentals subsection M.2. *Solid Waste Collection - minimum service requirements.*

" The property owner shall subscribe and pay for **weekly** solid waste collection by the local franchise hauler with assisted pick up provided by the franchise."

*Garbage service in Oceanside, Oregon is provided by City Sanitation Service which allows for ad-hoc service requests.* When I need garbage pick up I send an email and am placed on their schedule. I pay a premium price for this service. There is no reason to require all STRs to pay for **weekly garbage service** when a property is unoccupied. Proof of garbage service should be required however but the frequency should be left up to the STR owner. This weekly garbage service requirement creates an unnecessary economic impact to STR owners.

### 2. Signage Requirements

Specifically, Page 16, Section .080 Operational Requirements for Short Term Rentals subsection O *Exterior Mandatory Posting.*

The amount of information to be affixed to an exterior sign in front of an STR property viewable from the road right-of-way contains too much information causing signs to be very large in size. This will create visual blight. An STR owner should not have to replace a STR sign annually to include a license number and an expiration date of their permit. Administrative information such as the license number and expiration date should be made available by Tillamook County in a database. The physical property address is already on the exterior of the house for fire life safety. This requirement to purchase a new sign annually creates an unnecessary economic impact to STR owners.

Thank you for your consideration.

Cathy Hendrix - Oceanside OR

## Lynn Tone

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**From:** Daniel Hendrix <911.dan@sbcglobal.net>  
**Sent:** Saturday, June 10, 2023 10:30 PM  
**To:** Public Comments  
**Cc:** Sarah Absher; Lynn Tone; Erin Skaar; Mary Faith Bell; David Yamamoto  
**Subject:** EXTERNAL: Ordinance 84, section .100 B; Requiring Civilians To Respond In a Law Enforcement Capacity To Complaints

[**NOTICE:** This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Honorable Commissioners et al,

According to Ordinance 84, section .100 B page 18 and 19 **Complaints** 1. *Response to Complaints*. The contact person shall respond to neighborhood questions, concerns, or complaints in a reasonably timely manner depending on the circumstances and shall ensure to the best of their ability that the renters and guests of the short-term rental do not create unreasonable noise disturbances, engage in disorderly conduct or violate the provisions of local ordinances or **any state law**.

Under Oregon **ORS 166.025** Disorderly conduct in the second degree Section 1: A person commits the crime of disorderly conduct in the second degree if, with intent to cause public inconvenience, annoyance or alarm, or recklessly creating a risk thereof, the person:

**(b).** Makes unreasonable noise;

By accepting this section of Ordinance 84 the Tillamook County BOCC would be **requiring** STR owners, **CIVILIANS**, to respond to what is clearly a **violation of an Oregon State Law** and should **require a response by a trained law enforcement officer**. Simply put, you don't send a **civilian** to handle a **law enforcement** issue. ***You don't send a civilian to enforce a state law.***

Section .080 subsection J, page 13 Contact Information:

"The contact person shall respond/answer immediately to a phone call complaint about the operation of the short-term rental and must be able **to arrive on site** at the short-term rental within 30 minutes if a phone call is not sufficient to remedy **all** alleged operational problems."

One of the potential "operational problems" might be a loud/noisy or misbehavior complaint such as a loud party. This call/complaint could come from any resident, another STR renter or anyone residing in the area near the violating STR.

If this were to occur, according to this revised Ordinance 84 statement and if accepted by the **BOCC**, Tillamook County would require a STR owner, if it could not be remedied

by a phone call, to respond **on site** within 30 minutes to a loud/noisy party or similar disturbance.

As a 911 public safety dispatcher for nearly 20 years, I have seen a response by law enforcement to such a complaint go sideways when the subjects of the complaint refuse to comply and/or cease and desist the noise and/or confront the responding law enforcement officers. It doesn't happen often but it can and does happen.

If a STR owner, responding to this type of complaint were to be injured or worse because Ordinance 84 and the BOCC required that owner to physically respond, according to section .050 License Application and Fees Subsection A-10 Executed Indemnification and Hold Harmless Agreement page 8 Tillamook County would be held harmless. I believe there are attorneys who would have a field day with that requirement.

Law enforcement response and the county hotline records can be gathered as data for a STR owner who repeatedly rents to non conforming renters and thus can be used to determine if a STR owner's **permit** can or should be revoked.

I urge the Commissioners to seriously reconsider exactly, and in more detail, when an STR owner **must** and how to respond and for what. As to having an STR owner responding to a noise complaint which is a violation of Oregon state law, I do not believe that that is in the best interest of **Public Safety**. *You* are putting that STR owner **at risk!**

Thank you,

Dan Hendrix - Oceanside, OR

To whom it may concern,

We are current property owners and residents of Tillamook County for more than 25 years and would like to provide feedback on the proposed STR regulations. We would like to state that we are not in favor of these new proposed regulations and find these to be unrealistic and cumbersome for existing vacation rental owners.

Many of these properties that will be affected have been vacation rentals for many years, some even decades. We are owners of properties built in the 1960's with the sole purpose to be vacation rentals where visitors locally or from around the country to enjoy the beauty of Oceanside. Our properties are in secluded areas where it does not cause bother to anyone else. These properties are a great example of many where these new proposals are unfeasible such as the new septic and parking regulations, which will only serve to create a financial burden and frustration to us and potentially to nearby residents.

In addition, we would like to share that we are not in favor of removing vacation rental permits and replacing them with licenses. When we purchased the properties, we were promised transferable permits to allow this property to continue its purpose of being a vacation rental. The movement of switching permits to licenses for vacation rental owners will only further limit our rights and create barriers as property owners. We as many property owners have worked hard to invest in these houses and deserve to be heard and taken into consideration when making decisions that will directly impact us as owners.

We understand that there are community members of the opposing group that would like these new regulations implemented but, we are also community members that have worked to follow existing regulations and paid our dues. We also work on maintaining our properties clean and are on-site numerous times during the week for maintenance.

We recommend enforcing existing regulations instead of implementing new regulations that will only serve to create a financial burden for rental owners like us.

- Nate & Minerva Castillo



## Lynn Tone

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**From:** Sarah Absher  
**Sent:** Monday, June 12, 2023 8:35 AM  
**To:** Lynn Tone  
**Subject:** STR public comment: please allow those of us shut out for the past year a chance to get a permit

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**From:** Nicole Ralston <nicoleralston@gmail.com>  
**Sent:** Sunday, June 11, 2023 9:53 PM  
**To:** Sarah Absher <sabsher@co.tillamook.or.us>  
**Subject:** EXTERNAL: public comment: please allow those of us shut out for the past year a chance to get a permit

[**NOTICE:** This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Dear Tillamook County & Board of Commissioners,

I'm here again - I have written many times and I have attended most of the meetings and have listened to all of them. I implore you to carefully consider the ramifications to property owner's rights as you implement this new board order.

To remind you of our situation - we purchased our lot in Pacific City in March, 2022, with the strict intention to build a home that our two families would use but would also be a short-term rental some of the time to help us pay the bills. We started building immediately and got our certificate of occupancy in December, 2022.

Despite submitting an application in January, 2023 with the assumption it would be approved under the clause for homes in escrow at the time of the pause, which was even processed and received an STR inspection (which was passed), we have not been able to obtain a STR permit. This is causing extreme financial hardship for our families.

When undergoing the "pause" of STR permits, you specifically thought about and cared for several groups of people:

- 1) People with homes who had not obtained a permit yet but might want one - they were allowed a "grace period" from May 25 to July 1 and in the April meeting it was mentioned that "hundreds" of permits were given during this time to anyone and everyone who wanted one, even many who are not using them. This seemed to be a big point of contention at the meeting.

- 2) People who were currently in the process of buying a home - you did not want them to be "blindsided" or to have "the rug pulled out from under them" so you allowed them to later obtain an STR permit if their home closed after July 1.

- 3) People who purchased a home that had an STR permit - they were allowed to "transfer" the permit to their name during the "pause".

Basically the only group that is being intentionally harmed remains people who were building new homes in unincorporated Tillamook County BEFORE the pause was enacted. Why are they being intentionally harmed and the only ones you are allowing to be "blindsided"? You have already allowed "hundreds" of "exceptions" to your "pause". Why purposefully exclude 15 more? It seems intentional.

We have participated fully in this STR Advisory process, have submitted many comments, etc., but our voices don't seem to be heard or no one seems to think about our specific predicament. At the April meeting, there were many arguments that a "grace period had already happened" and everyone had a chance to get a permit that wanted one. That is simply not true. At the June 6 meeting, one board member brought up our predicament but they were quickly shut down as that was "not the purpose of that meeting." We remained extremely concerned that the one year waiting list we have already been on will be extended indefinitely.

The current plan of a 1% increase in allowance of permits in each area is extremely worrisome. That leaves somewhere between 8 and 20 more permits to be allowed in Pacific City, for example, at least per some of the powerpoint materials that were shared. However, there are 9 of us in the group of 15 who were in process of building at the time of the pause in Pacific City alone, plus I'm sure others who have bought homes or simply missed out the first time. So are we all going to be fighting for a lottery spot or first come first serve on July 3 - are we all to camp out at the courthouse the night before? Some of us will definitely still be excluded from obtaining a permit after waiting a year already with this cap. It seems like we will be permanently shut out of ever obtaining a permit, especially as it seems likely a long waiting list is to form after July 3 - likely to be a decade long I would imagine as how often would one come available? How is this right or fair or part of our property rights that were in place as of March, 2022? We have already been waiting six months, please consider that our waiting period is up.

Please, PLEASE, AGAIN, consider our small group and the harm you are doing. We took land that was sitting vacant and made it beautiful. We are now paying thousands of dollars in property taxes on that land and literally cannot afford our mortgages without renting it out at least part-time, which was what we intended to do when we bought the land in March, 2022 and started building in April, 2022. We are no different from someone in escrow by July 1, 2022. Please grant us STR permits with that same exception clause, or **write into the new ordinance that we are prioritized in line and not make us fight it out for the few that will come available July 3.**

Further, **please expedite this process** so we are not sitting around all summer without a permit, as again, **you personally are financially harming us.** Please take this into consideration as you make your decisions. If the problems truly are Neakahnie (the majority of the negative comments seem to be from that specific area), garbage, parking, and noise, then let's solve those problems and not create new ones in this ordinance. STRs bring in important revenue to the coastal communities, which do tons of positive things for the community.

Thank you again, for your consideration,  
Nicole Ralston

## Lynn Tone

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**From:** Sarah Absher  
**Sent:** Monday, June 12, 2023 8:36 AM  
**To:** Lynn Tone  
**Subject:** Short Term Vacation Rental Rules

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**From:** Shawn MacDonald <nwsteelheader@hotmail.com>  
**Sent:** Sunday, June 11, 2023 7:18 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>; Shawn MacDonald <nwsteelheader@hotmail.com>; oregoncoasthosts@gmail.com; Sarah Absher <sabsher@co.tillamook.or.us>  
**Subject:** EXTERNAL: Short Term Vacation Rental Rules

[**NOTICE:** This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Hello Tillamook County Commission,

I am writing this letter to express my extreme disappointment in your ability to take a balanced approach to the short term vacation rentals in Tillamook County.

Your proposed actions will cause significant harm to the work that I have done over the last 15 years in preparing business opportunities for myself. I own properties that I have spent hundreds of thousands of dollars to obtain, and tens of thousands of dollars to prepare for building Short term rentals in Pacific City.

You are pulling the rug out from underneath the small operating property owners in Tillamook County in favor of perceived problems that have little or no factual support.

Whatever your reasons for choosing to destroy small business opportunities and curtail tourism, your efforts are significantly misguided. You have the opportunity to put in place balanced regulations, but instead are proposing one sided solutions that do all but eliminate the ability to operate a STVR in Tillamook County.

Utterly disappointed in my elected officials,

Shawn MacDonald  
Pacific City, Oregon

## Lynn Tone

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**From:** Sarah Absher  
**Sent:** Monday, June 12, 2023 8:36 AM  
**To:** Lynn Tone  
**Subject:** Public Comments

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**From:** T H <toddhuegli@gmail.com>  
**Sent:** Sunday, June 11, 2023 4:52 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Cc:** Mary Faith Bell <mfbell@co.tillamook.or.us>; David Yamamoto <dyamamoto@co.tillamook.or.us>; Erin Skaar <eskaar@co.tillamook.or.us>; Sarah Absher <sabsher@co.tillamook.or.us>  
**Subject:** EXTERNAL: Public Comments

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

**To:** Tillamook Board of County Commissioners  
Tillamook County Community Development  
[publiccomments@co.tillamook.or.us](mailto:publiccomments@co.tillamook.or.us)  
[mfbell@co.tillamook.or.us](mailto:mfbell@co.tillamook.or.us)  
[dyamamoto@co.tillamook.or.us](mailto:dyamamoto@co.tillamook.or.us)  
[eskaar@co.tillamook.or.us](mailto:eskaar@co.tillamook.or.us)  
[sabsher@co.tillamook.or.us](mailto:sabsher@co.tillamook.or.us)

**From:** Todd Huegli  
34290 Ocean Drive, Pacific City  
Home Owner and Short-Term Rental Permit Holder

**Re:** Support for all comments and legal concerns submitted by Oregon Coast Hosts

My name is Todd Huegli and I am a home owner in Kiwanda Shores, Pacific City and a Short-Term Rental permit holder. Many of these issues were raised at the last hearing and in hundreds of public comments, but the new draft does not address them. As written, if this draft proceeds to a vote and is approved, then there will be litigation.

These proposed restrictions on land use, as drafted, will unnecessarily expose Tillamook County to extreme monetary damages, should the county not prevail in court. The Board needs to be transparent and public with county residents and inform the public of the risks of moving forward with this ordinance, both the legal fees it will incur and the potential liability.

My family has owned our home in Pacific City since 2018. My grandparents lived just south of Pacific City, in Neskowin, for most of my life. As a 3rd generation Oregonian I've spent considerable time at the Oregon coast and I've always dreamed of owning my own house there and some day retiring to it. My ability to purchase this home in 2018 and use it as a rental house, will make this dream come true.

Our home is located in Kiwanda shores which has a high percentage of second homes and rental homes. It is a wonderful and vibrant community. Our home is built directly the sand looking out to the ocean and provides families the opportunity to experience the Oregon coast in an incredibly unique way. Walk out the back door right on to the beach. When we purchased our home, it had been an established vacation rental for many years, as are most of the homes on "the front row" of Kiwanda Shores. Our ability to use the land and home as a rental was the only way we could afford to purchase it.

Any restrictions on how we may use our land would have a dramatic effect on our ability to own it and have significant financial consequences for my family.

We have guests who travel from across the country to visit Pacific City and stay in our home. We provide our guests with extensive information about Pacific City, Tillamook and the surrounding communities. We encourage them to frequent the local businesses and support the community. Our guests have a tremendous positive impact on the local community.

Restricting our ability to rent our home and restrictions on other homes in Pacific City would also affect the local businesses, jobs and livelihoods of the other members of our community.

We are not just “STR owners”, we are home owners and members of the community. Our family of 4 spends considerable time in Pacific City, know many of the year-round residents and summer residents and consider ourselves part of the community as well.

We encourage the board to look towards enforcing current rules and updating as needed in a sensible way. We oppose unnecessary burdensome restrictions on our land which have a primary purpose of limiting the number of rentals in Pacific City simply because a small number of vocal people in other cities oppose rentals in their neighborhoods.

One size does not fit all. Pacific City is a unique community of year-round residents, summer residents and vacationers. Kiwanda Shores is even more unique within the city.

These are my top 3 general concerns:

- Replacement of current land use permits with licenses
- Restrictions on transferring property with the STR permit intact are unlawful and would have a huge financial impact on my family
- Discriminates against renters, and is driven by bias and prejudice against people who do not own their own beach house.

These are my top 3 operational specific concerns:

- Buffers are a problematic and inherently inconsistent tool: if STRs are a nuisance to permanent residents, and one street is all STRs, isn't it better that STRs only have negative effects on other STRs?
- The noise restrictions are vague and untenable, and treat similarly situated people differently based upon their resident status.
- Still have to comply with all these requirements even in your property is in a commercial zone

I support fair and balanced STR regulations. Balancing the historic seasonal home ownership of our community with property rights and livability can be done with evidence-based regulations and enforcement. To truly impact livability, the rules regarding top nuisance concerns need to apply equally to all homeowners and residents.

Sincerely,

Todd Huegli

## Lynn Tone

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**From:** Public Comments  
**Sent:** Monday, June 12, 2023 9:35 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: STR ordinance

-----Original Message-----

**From:** Wayne Ruby <we4ruby@gmail.com>  
**Sent:** Friday, June 9, 2023 4:42 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: STR ordinance

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Commissioners,

As a private homeowner in Neskowin South Beach Area (49850 South Beach Rd), I feel I am in the smallest minority because I am a full time resident. There are more STR's already in our neighborhood than full time residents. As a full time resident I feel our voices are being drowned out by the more vocal folks who own STR's or want the option to do so in the future. I have the following statements.

1. Full time residents are the glue to the community.
2. Full time residents pick up trash in our neighborhoods and keep our beach clean.
3. Full time residents keep the roads open and clear debris after storms, 4. Full time residents arrange for USPS delivery options when our post office was closed with a 2 week warning.
5. Full time residents clean up from bears getting into trash cans.
6. Full time residents keep eyes on the neighborhood for people that don't belong here and from damage to homes from storms and normal wear and tear.
7. Full time residents support our local businesses 8. Full time residents have to listen to fireworks from party folks, year round.
9. Full time residents try to keep people from speeding past our houses despite 15 mph limits clearly posted.
10. Full time residents help protect bird life and wild life in the region.

In other words, the full time residents maintain what keeps Neskowin its own little corner of paradise. Please, let's enforce rules and limit the STR's which are degrading the neighborhoods with traffic, trash, noise and little regard for the regulars. There is housing created for the purpose of vacations. They are called condominiums. I think some STR's are OK but we need to limit and control them before they ruin the neighborhood.

Wayne Ruby

## Lynn Tone

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**From:** Public Comments  
**Sent:** Monday, June 12, 2023 9:35 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: concerns about the ordinance

-----Original Message-----

**From:** WENDI SHAFFNER <wendiunited@mac.com>  
**Sent:** Saturday, June 10, 2023 1:13 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: concerns about the ordinance

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

I bought a small house in Manzanita and improved the land by removing garbage and fixing the decaying house. It is our future retirement home. We spend most of the summer there now. We are able to afford this based on the rules of house sharing at the time of purchase.

Please do not punish the owners that have been planning with the rules that were given at the time. Not only is this unfair it will poorly represent the community!

Sincerely  
Wendi Shaffner  
9195 Nehalem Road

June 8, 2023

TO: Tillamook Board of County Commissioners  
Tillamook County Community Development

From: Dennis & Shelia Clark  
4405 Independence Ave  
Neskowin, OR

RE: Support for all comments and legal concerns submitted by Oregon Coast Hosts.

We purchased our beach cottage 8/2015 for our family to enjoy the beach, as a sound financial investment in real estate and long term financial planning as a vacation rental, should we choose. My Husband grew up in Seaside/Astoria, we live in Florence so the Oregon Coast is very special to us. With the purchase of our cottage it filled the desire to share the love of the coast with our family.

Our cottage was built in 1920 and was one of 5 cottages that were intended and used solely as beach vacation rentals. Our neighbor has an actual advertisement during that time period for nightly rentals for this cluster of cottages so needless to say our cottage has been a vacation rental from day one.

In good faith, we entered into a contractual agreement with Tillamook County when we obtained our STR permit and now our property rights are being severely threatened.

Neskowin has always been a tourist/vacation/resort destination, well documented from several sources. We now find it ironic that a handful of people who no doubt, vacationed here too, chose to live here full time and now want to completely change the dynamics to meet their criteria while threatening property owner rights.

This serious trajectory the county is on is being driven by a very small minority of people who want to restrict beach access for everyone, supported by a violation record of approx 9 complaints in the past 10 yrs. The data does not support the extreme measures being introduced.

These are the areas of greatest concern to us personally:

1. The outright threat of our property rights – changing from permits to licenses
2. Transfer ability – All permit holders should be able to freely transfer as they choose. This restriction again undermines the rights of property owners.



3. The Proposed Ordinance is unconstitutional and violates state law
4. The Proposed Ordinance discriminates between part time owners, full time owners and renters
5. The Proposed Ordinance clearly discriminates against renters who cannot afford their own expensive beach house and against providing beach access to all, especially in areas where there are no hotels. Oregon public policy is against “locals only” beach access.
6. Bedroom Closet Requirement – when our house was built in 1920 closets were not found in bedrooms. Why does this matter and why is Tillamook County using this as a requirement?

A licensed real estate appraiser does not require a closet to determine if a room is a bedroom. If its obvious that its used for sleeping its deemed a bedroom. Why should Tillamook County be any different? This is outside the scope of STR regulations.

Noise Ordinance – Enact one! Most all other counties have one and there is no reason Tillamook County should be any different. This would alleviate so many problems.

We support fair and balanced STR regulations. Balancing the historic seasonal home ownership of our community with property rights and livability can be done with evidence -based regulations and enforcement. To truly impact livability, the rules regarding top nuisance concerns need to apply equally to all homeowners and residents.

Sincerely,

Dennis & Shelia Clark

## Lynn Tone

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**From:** Dave Menne <mennedave@gmail.com>  
**Sent:** Friday, June 9, 2023 7:52 PM  
**To:** Lynn Tone  
**Cc:** Karen Menne  
**Subject:** EXTERNAL: New STR restrictions

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While I will not be at this meeting it has come to my attention that the county is looking at restricting the population of short term rentals. In my experience, Tillamook County is already one of the most restrictive, strict, and STR taxing counties of many counties I have worked with.

It is because of the county's many restrictions and fees that we previously removed our property from the STR pool. This is un-necessary govt oversight and only serves to placate a vocal minority that don't like STR's in their neighborhood.

Help me understand why this is needed, I'd like to know.

I don't currently agree with this trend of further restrictions on the property rights of home owners.

Respectfully,  
Dave Menne

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## Lynn Tone

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**From:** Elizabeth ARCH <elizabeth.arch@gmail.com>  
**Sent:** Saturday, June 10, 2023 4:42 PM  
**To:** Lynn Tone  
**Subject:** EXTERNAL: STR comment

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

To: Short Term Rental Committee and County Commissioners

Since you are the governing body responsible for protecting the livability of those areas of the coast that are not incorporated with their own rules and restriction, it is vital that you pass the STR ordinance. Obviously those whose major concern is to generate money from the STR use of the residences along the coast, and given the restrictions in incorporated areas, they will work hard to keep this ordinance from passing. The ordinance has been carefully constructed not to prohibit short term rentals but simply to control the number and the conditions of use. The unincorporated communities need your protection in order to maintain themselves as communities without being overwhelmed by others' desires to have unrestricted use of those areas to make as much money as possible.

Please support this important ordinance.

Elizabeth C. Arch

37737 Treasure Hunters Lane

NeahKanNie

## Lynn Tone

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**From:** Public Comments  
**Sent:** Monday, June 12, 2023 9:36 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: STRs & Oregon Coast Hosts

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**From:** Eden and Dave Toner <edtoner@earthlink.net>  
**Sent:** Sunday, June 11, 2023 11:14 AM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: STRs & Oregon Coast Hosts

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Tillamook Board of County Commissioners,  
I support Oregon Coast Hosts and their efforts to preserve property rights in Tillamook County.  
Thank you,  
Eden and Dave Toner  
Cape Meares

To: Tillamook Board of County Commissioners  
Tillamook County Community Development  
publiccomments@co.tillamook.or.us  
mfbell@co.tillamook.or.us  
dyamamoto@co.tillamook.or.us  
eskaar@co.tillamook.or.us  
sabsher@co.tillamook.or.us

From: Rick Lofton  
5110 Crab Avenue West  
Short Term Rental Owner

Re: Support for all comments and legal concerns submitted by Oregon Coast Hosts

My name is Rick Lofton and I am Short Term Rental Owner. I am a Tillamook voter. Many of these issues were raised at the last hearing and in hundreds of public comments, but the new draft does not address them. As written, if this draft proceeds to a vote and is approved, then there may be litigation.

My family has owned this property since 2005. We live in a highly populated STR neighborhood in Netarts. There is 17 STR in of mine. Almost all of these homes are very small like cottage homes have been used as 2nd homes and STRs for a very long time. Netarts is a unique place that provides people visiting a place to stay. And those people help support our community. Many people rely on the ability to rent to help afford their once affordable beach home. This right should not be taken away. Parking is also a big concern. Many homes in Netarts must use dedicated public parking in order accommodate parking..

These are my top 3 general concerns:

- Replacement of current permits with licenses
- Restrictions on operations, such as reducing occupancy, are unlawful
- Any classification of STRs as commercial or business use is not accurate - STRs are residential use.

These are my top 3 operational specific concerns:

- The bedroom minimum size requirements run afoul state building code requirements for historic structures.
- Parking: owners can not enforce rules against parking on public streets
- Requiring either a closet or clothing organizer is outside the scope of STR regulations.

I support fair and balanced STR regulations. Balancing the historic seasonal home ownership of our community with property rights and livability can be done with evidence-based regulations and enforcement. To truly impact livability, the rules regarding top nuisance concerns need to apply equally to all homeowners and residents.

Sincerely,

Rick Lofton

## Lynn Tone

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**From:** Public Comments  
**Sent:** Monday, June 12, 2023 9:36 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: STRs & Oregon Coast Hosts

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**From:** Rick Lofton <lofton.rick@gmail.com>  
**Sent:** Sunday, June 11, 2023 11:32 AM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: STRs & Oregon Coast Hosts

[**NOTICE:** This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Tillamook Board of County Commissioners,  
I support Oregon Coast Hosts and their efforts to preserve property rights in Tillamook County.  
Thank you,

Rick Lofton  
General Contractor  
Certified Master Roofer  
503 544 2716 503 801 0769  
Po Box 121 Netarts Or 97143  
Rick Lofton Home Solutions

Global Shield Inc  
Roof Warranty Protection Company  
[www.roof-warranty.com](http://www.roof-warranty.com)  
1 888 474 GSI LEAK  
503 853 2120



To: Tillamook Board of County Commissioners  
Tillamook County Community Development  
publiccomments@co.tillamook.or.us  
mfbell@co.tillamook.or.us  
dyamamoto@co.tillamook.or.us  
eskaar@co.tillamook.or.us  
sabsher@co.tillamook.or.us

From: Christine Eisenschmidt  
1865 Pearl St., Netarts, OR  
Short Term Rental Owner

Re: Support for all comments and legal concerns submitted by Oregon Coast Hosts

My name is Christine Eisenschmidt and I am a Short Term Rental Owner. Many of these issues were raised at the last hearing and in hundreds of public comments, but the new draft does not address them. As written, if this draft proceeds to a vote and is approved, then there may be litigation.

I am the owner of an amazing property overlooking Netarts Bay that was purchased by my father-in-law, Herb, at auction in 1933. The first lot was won for \$12. Over the following three decades, on weekend visits, two structures were built by him, his wife and their best friends. Only one of the structures remains and that has continually been upgraded over the years. It is a small two-apartment cabin, never intended to be a full time residence. Each unit has one bedroom, just big enough for a bed and nightstands. There are no closets, no room for closets to be built or armoires. There are hooks on the walls for hanging clothes and a luggage bench. The rooms are comfortable. No one has ever complained about this setup. This would not meet the new rule for a bedroom. \

An adjacent lot purchased by Herb was sold in the 70's. Our neighbors built a big house on it which is now also an STR, managed by the same excellent management company as mine. It is less than 250 feet from our house. Neither should be denied a permit because of their proximity to each other. These homes are being put to good use. They are enjoyed by many guests who come to the coast to get away and be recharged by the natural surroundings.

Our guests have been wonderful, interesting people, and respectful of the property. I like to think that Herb would be pleased to see how well maintained and appreciated his little beach cabin is today. He used to call it, "The two-bit house with the million dollar view."

These are my top 3 general concerns:

- State building code prohibits forcing historic buildings to "come up to code"
- Restrictions on transferring property with the STR permit intact are unlawful
- No evidence to support restrictive new regulations - only 9 violations in 4+ years

These are my top 3 operational specific concerns:

- The bedroom minimum size requirements run afoul state building code requirements for historic structures.
- Requiring either a closet or clothing organizer is outside the scope of STR regulations.
- 24/7 Contact Person - The immediate response requirement is unreasonable; even first-responders (Fire, Sheriff and Ambulance) cannot respond that quickly every time. \$100 charge to change contact person will discourage frequent changes, which are necessary due to 24/7 requirements. An online registration which allows owners or property managers to login and update the contact person in real time is an ideal solution that can be integrated with Granicus.



I support fair and balanced STR regulations. Balancing the historic seasonal home ownership of our community with property rights and livability can be done with evidence-based regulations and enforcement. To truly impact livability, the rules regarding top nuisance concerns need to apply equally to all homeowners and residents.

Sincerely,

Christine Eisenschmidt

## Lynn Tone

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**From:** Public Comments  
**Sent:** Monday, June 12, 2023 9:36 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: STRs & Oregon Coast Hosts

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**From:** Beth Redman <redman.beth@yahoo.com>  
**Sent:** Sunday, June 11, 2023 11:47 AM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: STRs & Oregon Coast Hosts

[**NOTICE:** This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Tillamook Board of County Commissioners, I support Oregon Coast Hosts and their efforts to preserve property rights in Tillamook County. Thank you, Beth Redman, STR Owner, 19340 Steelhead Lane, Hebo, Oregon 97122

To: Tillamook Board of County Commissioners  
Tillamook County Community Development  
publiccomments@co.tillamook.or.us  
mfbell@co.tillamook.or.us  
dyamamoto@co.tillamook.or.us  
eskaar@co.tillamook.or.us  
sabsher@co.tillamook.or.us

From: Skip (George N.) Patten (Patten Family LLC)  
4290 Independence Ave.  
Short Term Rental Owner

Re: Support for all comments and legal concerns submitted by Oregon Coast Hosts

My name is Skip (George N.) Patten (Patten Family LLC) and I am a Short Term Rental Owner. I am a Tillamook voter. Many of these issues were raised at the last hearing and in hundreds of public comments, but the new draft does not address them. As written, if this draft proceeds to a vote and is approved, then there may be litigation.

Our family has come to Neskowin since 1934, and we have owned property here since 1944.

Our family has owned this property since 1962. Our Neskowin rental house at 4290 independence Avenue was built in 1923 by William S. Walton, the founder of Neskowin. He lived in McMinnville/Salem OR. He built several houses in Neskowin's early days. He rented the house as an STR until 1926 when he sold it to Winifred McNair Hopkins, a school teacher from Forest Grove OR and Spokane WA, she rented the house as an STR until 1942 when she sold it to Mrs. Tweed of Monitor OR, It was Mrs. Tweed's second house in Neskowin and she rented it as an STR until 1946 when she sold it to O. H. Rice of Neskowin, he rented the house as an STR until 1962 when he sold it to Arno Gish of Portland OR. Subsequently Mr. Rice decided to sell his beachfront rental house just west of 4290. Mr. Gish bought the beachfront house, and sold 4290 to our father George F. Patten Jr. All this happened in rapid order in 1962. George F. Patten Jr. rented the house as an STR until his death in 1997. My siblings and I inherited the house from our father and we have rented the house as an STR from late 1997 to the present day. Our rental house has never been lived in full time by any of its owners, it has been what is now termed an STR for all of its 100 year existence; surely unique on the Oregon coast. So we strongly object to the County threatening to regulate away our private property rights which in the case of our rental house have been exercised without interruption for 100 years. This is clearly a "Taking".

We also take issue with the County applying code-like requirements to STRs which will not apply to non-STRs. For example: Sleeping area closet requirements, Parking requirements, Barking dog rule, Downward cast exterior lighting, Event restrictions, Day time occupancy limits, Noise rules, Loss of rental permit penalties, and more. We might agree with some of these ideas, but only if they apply to all. Uber-code requirements are not fair and are probably not legal, as they make second class citizens of STR owners. We also object to the complaint protocol which could encourage neighbors unhappy with STRs in general to pile on and cause an STR owner to lose their Permit/License.

This is a clear case of Creeping Bureaucracy. It started a few years ago with a County Permit to rent, a simple inspection and a \$150/year fee. Then they added a County 10% tax, and then a State 1% tax, then they moved the annual fee to \$250, now they have added an annual Rental License at \$450, and the inspection fee has gone from \$75 to \$84. Not counting the inspection fee, the Permit/License has gone from \$150 to \$700, a 466% increase in nine years. Now to top it all off they want to

harass/limit/restrict/end STRs.

Existing STRs should NOT be given a 5 year waiver and then LOSE their Permits/Licenses and be forced into a free-for-all application process where they may not get a new Permit/License.

In our opinion, existing STRs in Tillamook County should be permanently grandfathered and be transferable. If the County wants to end issuing permits and licenses to NEW STRs, that might be a possibility...Then a buyer of a house would know at the outset their options or lack of them.

I took a walking inventory of the total number of houses as I remember them in 1955. This inventory includes all units from the Salem Street bridge to the gate of Neskowin North which did not exist in 1955. In my count I even included houses that no longer exist. My total came to 177 dwellings. Of these, 65 units were STRs, all of which were commercial enterprises operated in R-1 zones. The number of STRs here does not include any private houses that may have been rented from time to time by their owners. The STRs in my count constitute 36.7% of Neskowin dwellings in 1955. If you include the Neskowin Campground where Proposal Rock Inn now stands, which could accommodate as many as 50 campsites, then the total dwelling spaces increases to 227, and the STRs increase to 115, or an STR percentage of 50.6%.

I can supply a copy of my 1955 STR count with owners names and locations if requested..

These are my top 5 general concerns:

- Vacation rentals have always been allowed in Tillamook County.
- Replacement of current permits with licenses.
- Provisions to lose property rights over a licensing lapse are unlawful.
- Existing STRs must be grandfathered.
- Why should we lose the ability to rent our house as was its original use 100 years ago to today.

These are my top 4 operational specific concerns:

- Provision is needed to protect STRs from harassment via unfounded complaints.
- Parking: owners can not enforce rules against parking on public streets
- Noise: Tillamook County needs a noise ordinance. Prohibiting "other noise" during quiet hours beyond property boundaries is unreasonable and inequitably punitive. Examples: AC unit running, car pulling into a driveway, a guest sneezing, a baby crying, etc. Reasonable decibel guidelines are needed so that the regulations are clear and fair.
- Unfair requirements of STRs which are not required of Non-STRs.

I support fair and balanced STR regulations. Balancing the historic seasonal home ownership of our community with property rights and livability can be done with evidence-based regulations and enforcement. **To truly impact livability, the rules regarding top nuisance concerns need to apply equally to all homeowners and residents.**

Sincerely,

Skip (George N.) Patten (Patten Family LLC)

To: Tillamook Board of County Commissioners  
Tillamook County Community Development  
publiccomments@co.tillamook.or.us  
mfbell@co.tillamook.or.us  
dyamamoto@co.tillamook.or.us  
eskaar@co.tillamook.or.us  
sabsher@co.tillamook.or.us

From: Jeff Spalding  
9919 SW 53rd Ave  
Short Term Rental Owner

Re: Support for all comments and legal concerns submitted by Oregon Coast Hosts

My name is Jeff Spalding and I am Short Term Rental Owner. Many of these issues were raised at the last hearing and in hundreds of public comments, but the new draft does not address them. As written, if this draft proceeds to a vote and is approved, then there may be litigation.

My family has owned this property since 2000. It is a family home with lots of memories. We need the extra income to afford to continue these memories. .

These are my top 3 general concerns:

- Replacement of current permits with licenses
- State building code prohibits forcing historic buildings to “come up to code”
- Provisions for violations and loss of license are unconstitutionally vague and unclear because they are not specific about which circumstances will cause a loss of property rights.

These are my top 3 operational specific concerns:

- Requiring an annual septic inspection is excessive and cost prohibitive.
- The bedroom minimum size requirements run afoul state building code requirements for historic structures.
- The maximum occupancy fails to account for unique, over-sized properties where short term rental is the bona fide “highest and best” use.

I support fair and balanced STR regulations. Balancing the historic seasonal home ownership of our community with property rights and livability can be done with evidence-based regulations and enforcement. To truly impact livability, the rules regarding top nuisance concerns need to apply equally to all homeowners and residents.

Sincerely,

Jeff Spalding

## Lynn Tone

---

**From:** Public Comments  
**Sent:** Monday, June 12, 2023 9:36 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: STRs & Oregon Coast Hosts

-----Original Message-----

**From:** Andy Long <along196362@gmail.com>  
**Sent:** Sunday, June 11, 2023 12:39 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: STRs & Oregon Coast Hosts

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Tillamook Board of County Commissioners, I support Oregon Coast Hosts and their efforts to preserve property rights in Tillamook County.

Thank you,  
Andy long

Sent from my iPhone

## Lynn Tone

---

**From:** Public Comments  
**Sent:** Monday, June 12, 2023 9:36 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: STRs & Oregon Coast Hosts

---

**From:** FRANK H GREENE <CAMARO67SS396@msn.com>  
**Sent:** Sunday, June 11, 2023 12:49 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: STRs & Oregon Coast Hosts

[**NOTICE:** This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Tillamook Board of County Commissioners,  
I support Oregon Coast Hosts and their efforts to preserve property rights in Tillamook County.  
Thank you,

Frank & Laura Greene  
35134 Sunset Dr.  
Pacific City, OR

Sent from [Mail](#) for Windows

To: Tillamook Board of County Commissioners  
Tillamook County Community Development  
publiccomments@co.tillamook.or.us  
mfbell@co.tillamook.or.us  
dyamamoto@co.tillamook.or.us  
eskaar@co.tillamook.or.us  
sabsher@co.tillamook.or.us

From: Emma & Ralph Heathershaw  
41775 LITTLE NESTUCCA RIVER HWY  
Tillamook County Homeowner without an active STR permit

Re: Support for all comments and legal concerns submitted by Oregon Coast Hosts

My name is Emma Heathershaw and I am Tillamook County Homeowner with an active STR permit. I am a Tillamook voter. Many of these issues were raised at the last hearing and in hundreds of public comments, but the new draft does not address them. As written, if this draft proceeds to a vote and is approved, then there may be litigation.

My family has owned this property since 1979. This is the home my husband grew up in and the original home of his parents. The property is on a former dairy farm. We no longer milk cows or raise heifers, so this home has become the main source of income for the family. This home helps us cover the cost of expenses on the farm and cover the cost of property taxes. We could not do that if the home was a long term rental and we would have to sell our property that my husband lived in for almost 50 years. We have been renting this home as an STR since 2015 and have not had any complaints or violations. By using it as a short term rental we also have the ability to host my husband's parents when they come to visit, as well as family members and friends, since our home we live in is not large enough to accommodate guests. The home is in a remote area with no impact on neighbors, has plenty of parking to accommodate our licensed capacity and we do have garbage service. We clean the home ourselves which provides us additional income. Losing the ability to operate this home as a short term rental would be devastating for our financial freedom.

These are my top 3 general concerns:

- Vacation rentals have always been allowed in Tillamook County
- No evidence to support restrictive new regulations - only 9 violations in 4+ years
- Replacement of current permits with licenses

These are my top 3 operational specific concerns:

- Requiring an annual septic inspection is excessive and cost prohibitive.
- Exterior Signs - Requiring expiration dates on exterior signage is wasteful as it will necessitate new signage annually, may violate HOA rules, may invite vandalism and trespassing, especially in places where the home is not visible at all from the public right of way.
- Requiring either a closet or clothing organizer is outside the scope of STR regulations.

I support fair and balanced STR regulations. Balancing the historic seasonal home ownership of our community with property rights and livability can be done with evidence-based regulations and enforcement. To truly impact livability, the rules regarding top nuisance concerns need to apply equally to all homeowners and residents.

Sincerely,

Emma & Ralph Heathershaw



To: Tillamook Board of County Commissioners  
Tillamook County Community Development  
publiccomments@co.tillamook.or.us  
mfbell@co.tillamook.or.us  
dyamamoto@co.tillamook.or.us  
eskaar@co.tillamook.or.us  
sabsher@co.tillamook.or.us

From: Lea Anne Clifton Gerst & Cole Gerst  
9000 Hillcrest Road  
Short Term Rental Owner

Re: Support for all comments and legal concerns submitted by Oregon Coast Hosts

Our names are Lea Anne & Cole Gerst and we are Short Term Rental Owners in Neahkahnie. We are saddened to see the latest draft of Ordinance 84 as it does not come close to a fair and balanced approach to addressing the issue. Many of our issues were raised at the last hearing and in hundreds of public comments, but the new draft does not address them. As written, if this draft proceeds to a vote and is approved, then there may be litigation.

Our family has owned this property since 2018. Our home was built by local architect Marvin Witt as a vacation home (not a permanent residence) and served as a place for friends and family to gather on the coast. We want to carry on this tradition by sharing our home and his architecture with folks visiting the coast. Our house was inspected prior to us obtaining a STR permit and it was in compliance with all codes when applying for a permit. Bringing our house, or most any house to "current codes" would degrade the architectural significance of many properties.

These are our top 3 general concerns:

- Replacement of current permits with licenses
- Property owners cannot lose property rights solely based on conduct of someone else
- Restrictions on transferring property with the STR permit intact are unlawful

These are our top 3 operational specific concerns:

- 24/7 Contact Person - The immediate response requirement is unreasonable; even first-responders (Fire, Sheriff and Ambulance) cannot respond that quickly every time. \$100 charge to change contact person will discourage frequent changes, which are necessary due to 24/7 requirements. An online registration which allows owners or property managers to login and update the contact person in real time is an ideal solution that can be integrated with Granicus.
- Parking: owners can not enforce rules against parking on public streets
- Noise: Tillamook County needs a noise ordinance. Prohibiting "other noise" during quiet hours beyond property boundaries is unreasonable and inequitably punitive. Examples: AC unit running, car pulling into a driveway, a guest sneezing, a baby crying, etc. Reasonable decibel guidelines are needed so that the regulations are clear and fair.

We believe that STR owners are being treated unfairly and any changes or enforcements in regards to code compliance, parking or issues such as noise should be applied to all property owners, not just the ones that happen to share their home with guests. I support fair and balanced STR regulations. Balancing the historic seasonal home ownership of our community with property rights and livability can be done with evidence-based regulations and enforcement. To truly impact livability, the rules regarding top nuisance concerns need to apply equally to all homeowners and residents.

Sincerely,

Lea Anne Clifton Gerst  
Cole Gerst

## Lynn Tone

---

**From:** Public Comments  
**Sent:** Monday, June 12, 2023 9:37 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: My unique historic Aframe STR:Support for all comments and legal concerns submitted by Oregon Coast Hosts

---

**From:** Karen Jackson <manager@awlpropertiesllc.com>  
**Sent:** Sunday, June 11, 2023 2:16 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Cc:** Mary Faith Bell <mbell@co.tillamook.or.us>; David Yamamoto <dyamamoto@co.tillamook.or.us>; Erin Skaar <eskaar@co.tillamook.or.us>; Sarah Absher <sabsher@co.tillamook.or.us>  
**Subject:** EXTERNAL: My unique historic Aframe STR:Support for all comments and legal concerns submitted by Oregon Coast Hosts

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To: Tillamook Board of County Commissioners  
Tillamook County Community Development  
[publiccomments@co.tillamook.or.us](mailto:publiccomments@co.tillamook.or.us)  
[mbell@co.tillamook.or.us](mailto:mbell@co.tillamook.or.us)  
[dyamamoto@co.tillamook.or.us](mailto:dyamamoto@co.tillamook.or.us)  
[eskaar@co.tillamook.or.us](mailto:eskaar@co.tillamook.or.us)  
[sabsher@co.tillamook.or.us](mailto:sabsher@co.tillamook.or.us)

From: Karen Jackson  
44935 2nd avenue, Arch Cape, OR 97102  
Short Term Rental Owner

### **Re: Support for all comments and legal concerns submitted by Oregon Coast Hosts**

My name is Karen Jackson and I am a Short Term Rental Owner. Many of these issues were raised at the last hearing and in hundreds of public comments, but the new draft does not address them. As written, if this draft proceeds to a vote and is approved, then there may be litigation.

My family has owned this property since December 2021. We purchased an adorable 1969 A-Frame in Falcon Cave. It is a unique property, which we lovingly restored to create a remarkable experience for our guests. **Guests favor us because of the unique nature and popularity of A-Frame cabins.**

The cabin was quite neglected by the prior owners and we spent a lot of our retirement funds over 10 months to restore it, including a new septic system and roof amongst many other improvements. We were able to do this as an investment due to being eligible for an STR permit. Tampering with our ability to recoup our investment would be a major financial hardship.

These are my top 3 general concerns:

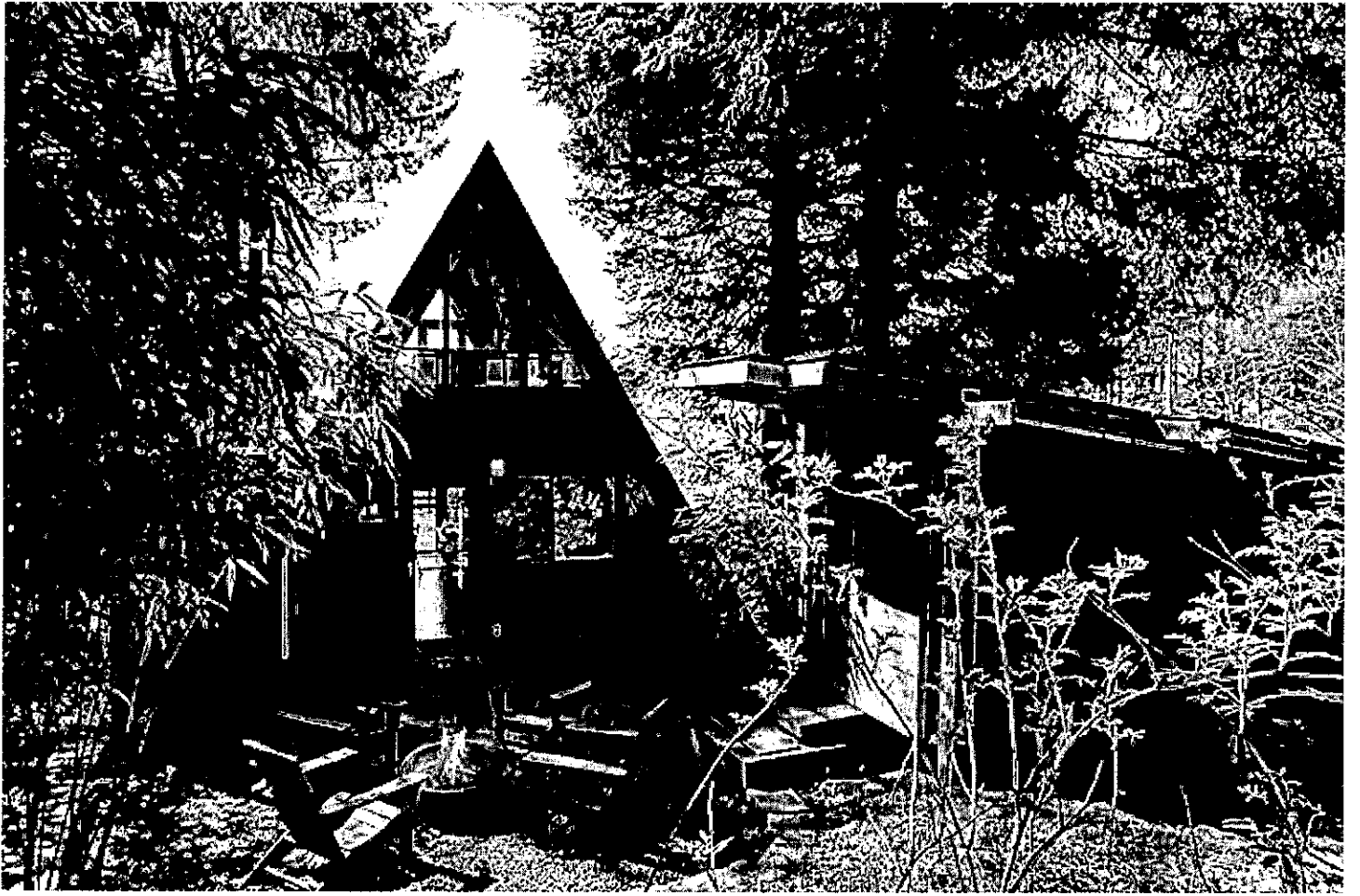
- 
- 
- State building code
- prohibits forcing historic buildings to “come up to code”
- 
- 
- 
- Restrictions
- on growth aimed at existing permit holders are unlawful
- 
- 
- Oregon’s beaches are
- public, and restricting STRs will limit public to access the beach, especially in areas with no hotels
- 

These are my top 3 operational specific concerns:

- 
- 
- The bedroom minimum
- size requirements run afoul state building code requirements for historic structures.
- 
- 
- 
- Requiring either a
- closet or clothing organizer is outside the scope of STR regulations.
- 
- 
- 
- Provision is needed
- to protect STRs from harassment via unfounded complaints.
- 

I support fair and balanced STR regulations. Balancing the historic seasonal home ownership of our community with property rights and livability can be done with evidence-based regulations and enforcement. To truly impact livability, the rules regarding top nuisance concerns need to apply equally to all homeowners and residents.

Sincerely,  
Karen Jackson





## Lynn Tone

---

**From:** Public Comments  
**Sent:** Monday, June 12, 2023 9:37 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: In Support of STRs

---

**From:** Barbara Patterson <barkinpat14@gmail.com>  
**Sent:** Sunday, June 11, 2023 2:36 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: In Support of STRs

[**NOTICE:** This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

To: Tillamook Board of County Commissioners  
Tillamook County Community Development  
[publiccomments@co.tillamook.or.us](mailto:publiccomments@co.tillamook.or.us)  
[mfbell@co.tillamook.or.us](mailto:mfbell@co.tillamook.or.us)  
[dyamamoto@co.tillamook.or.us](mailto:dyamamoto@co.tillamook.or.us)  
[eskaar@co.tillamook.or.us](mailto:eskaar@co.tillamook.or.us)  
[sabsher@co.tillamook.or.us](mailto:sabsher@co.tillamook.or.us)

From: Barbara Patterson  
5865 Barefoot Lane, Pacific City  
Short Term Rental Owner

Re: Support for all comments and legal concerns submitted by Oregon Coast Hosts

My name is Barbara Patterson and I am a Short Term Rental Owner. Many of these issues were raised at the last hearing and in hundreds of public comments, but the new draft does not address them. As written, if this draft proceeds to a vote and is approved, then there may be litigation.

My family has owned this property since 2000. I have been vacationing in Tillamook county since the early 1960s, mostly in Tierra del Mar and Pacific City. I enjoy being able to share my home with family but by also renting to others it makes it affordable to own. Cape Kiwanda is a very special area, with few hotels but lots of beach. Our STR helps make this beach special for a lot of families other than ours..

These are my top 3 general concerns:

- 
- 
- Vacation rentals have always been allowed in Tillamook County
- 
- 
- 
- Restrictions on operations, such as reducing occupancy, are unlawful

- 
- 
- 
- Replacement of current permits with licenses
- 

These are my top 3 operational specific concerns:

- 
- 
- Buffers are a problematic and inherently inconsistent tool: if STRs are a nuisance to permanent residents, and one street is all STRs, isn't it better that STRs only have negative effects on other STRs?
- 
- 
- 
- Noise: Tillamook County needs a noise ordinance. Prohibiting "other noise" during quiet hours beyond property boundaries is unreasonable and inequitably punitive. Examples: AC unit running, car pulling into a driveway, a guest sneezing, a baby crying, etc. Reasonable decibel guidelines are needed so that the regulations are clear and fair.
- 
- 
- 
- Some parts of Tillamook County have no franchised garbage service, so the existing ordinance language should be preserved.
- 

I support fair and balanced STR regulations. Balancing the historic seasonal home ownership of our community with property rights and livability can be done with evidence-based regulations and enforcement. To truly impact livability, the rules regarding top nuisance concerns need to apply equally to all homeowners and residents.

Sincerely,

Barbara Patterson



## Lynn Tone

---

**From:** Public Comments  
**Sent:** Monday, June 12, 2023 9:37 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: STRs & Oregon Coast Hosts

-----Original Message-----

**From:** MICHAEL sprando <msprando@msn.com>  
**Sent:** Sunday, June 11, 2023 2:58 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: STRs & Oregon Coast Hosts

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Tillamook Board of County Commissioners, I support Oregon Coast Hosts and their efforts to preserve property rights in Tillamook County.

We built our home in manzanita in 2007 and in order to keep the home while educating our kids we have relied on STR rental income. Over these 16 years we have never had a single complaint from neighbor's. Out of 42 homes on our side of sandpiper lane only 1 is a full time resident!!

I have yet to have anyone show me evidence that there are any problems whatsoever in our Unincorporated area of manzanita. It would appear that a minority of people are threatening our property rights without cause. I implore you to protect our rights and leave the permitting of STR homes as it currently stands. There is no one size fits all solutions... I suggest enforcement of current rules rather than a complete overhaul of the current ordinance.

Manzanita is a vacation destination so please do not make it more difficult for those not as fortunate as myself to enjoy this little piece of coastal paradise !!

Thank you for your consideration,

Michael Sprando  
Sent from my iPhone

June 11, 2023

To Chair Skaar, Vice-Chair Bell, Commissioner Yamamoto, Director Absher,

My name is Lindsay, and I own a condo in Proposal Rock Inn. It is not an exaggeration to say that I have been coming to Neskowin since I was a baby. My parents began coming to Neskowin in the 1950s when they were kids visiting with my grandparents, before Proposal Rock Inn was built. When I purchased this condo, a personal dream was realized of being able to continue this tradition by bringing my kids to the area as well. However, this dream would not be possible without being able to rent out the unit as an STR to offset the costs. My husband and I both work in the medical field, and have the utmost respect for the Neskowin, and greater Tillamook communities, and I would like to continue to be a good neighbor in these communities – I am the type of respectful neighbor that people want, and I have high expectations of those who rent and utilize my property as well. One of the first rules that I have tried to pass on to our kids is to “leave the beach [and community] better than you found it”. This is both literal and philosophical. I pick up trash on the beach. I pay my taxes and fees on time. I respect my neighbors’ concerns. I support the local economy by employing workers and contractors to help manage my property and pass on these recommendations to others. I strongly support local businesses and have created lists of recommendations for renters for local shops, restaurants, and nearby activities, which drives foot traffic. I appreciate the tremendous amount of work that has been done on this issue thus far, but I have concerns about the present draft of Ordinance 84, and many components of the draft would create an undue financial burden and negatively impact my current property rights without facts or data backing the proposed changes.

Some of these concerns are outlined in the following:

- STR Permits should have continued transferability
- STR Permits may not be replaced with Licenses
- STRs in commercial zones should be exempt from inclusion in any potential percentage cap limit – Proposal Rock Inn has been utilized as a STR hub since it was built 50 years ago (in 1970’s), and my unit was built, and has always been maintained, with short term renting as an option
- Contact Person 24/7 response immediately to phone call and within 30 minutes in-person of any STR-related complaint –This is an undue, potentially unsafe, and unrealistic burden
- Community Equity – Hold all residents to the same standards for noise, parking, safety, garbage, and lighting – if these are truly livability issues, they should be enforced for all types of housing
- There does not appear to be a compliance timeline provided for permitted STRs – making this immediately enforceable without significant lead-in time is not logistically reasonable
- Proposed daytime noise limits are unreasonable and vague.
- Regulating “other noise” during 10 am to 7 pm is tremendously vague
- Requiring expiration date on exterior signage – necessitates annual expenditure

- Requiring external signage viewable from roadway seems excessive and unsightly, as the nearest road to Proposal Rock Inn is at least 100 yards to Highway 101
- Fee no less than \$100 to change Contact Person – financial barrier to compliance
- Requiring STR Permit holders to have rental activity annually – need exemptions for construction, long-term renting, and personal extenuating circumstances
- Executed Indemnification and Hold Harmless Agreement
- Unresolved complaint resulting in immediate violation – needs to be a valid complaint to be a violation

Thank you for your time, and I sincerely hope the County will listen to these reasonable concerns and make the needed adjustments to create a model for STR regulation for this and other communities. Neskowin is such a special place, and I want to continue to support this community as well as be able to enjoy it with my family, as well as share this with guests, as I planned when I made this investment into Neskowin.

Sincerely,

Lindsay McHugh  
SeaBeast Properties, LLC.

## Lynn Tone

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**From:** Public Comments  
**Sent:** Monday, June 12, 2023 9:37 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: STRs & Oregon Coast Hosts

-----Original Message-----

**From:** robert steele <riverbob@hotmail.com>  
**Sent:** Sunday, June 11, 2023 4:30 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: STRs & Oregon Coast Hosts

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Tillamook Board of County Commissioners, I support Oregon Coast Hosts and their efforts to preserve property rights in Tillamook County.

Thank you,  
Robert Steele, 133 Proposal Rock Inn

Sent from my iPhone

## Lynn Tone

---

**From:** Public Comments  
**Sent:** Monday, June 12, 2023 9:37 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: STRs & Oregon Coast Hosts

-----Original Message-----

**From:** Nancy Falconer <nafalconer@comcast.net>  
**Sent:** Sunday, June 11, 2023 1:41 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: STRs & Oregon Coast Hosts

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Tillamook Board of County Commissioners,

I support Oregon Coast Hosts and their efforts to preserve property rights in Tillamook County.

Thank you,

Nancy Falconer

Mailing address 474 NE Scott Ave  
Gresham, OR 97030  
nafalconer@comcast.net

Tillamook properties:  
Lola Ott IV LLC, 18550 Pacific, 97136  
Falconer Family Trust, 18560 Pacific, 97136

## Lynn Tone

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**From:** Public Comments  
**Sent:** Monday, June 12, 2023 9:37 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: Public Comments

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**From:** T H <toddhuegli@gmail.com>  
**Sent:** Sunday, June 11, 2023 4:52 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Cc:** Mary Faith Bell <mfbell@co.tillamook.or.us>; David Yamamoto <dyamamoto@co.tillamook.or.us>; Erin Skaar <eskaar@co.tillamook.or.us>; Sarah Absher <sabsher@co.tillamook.or.us>  
**Subject:** EXTERNAL: Public Comments

[**NOTICE:** This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

**To:** Tillamook Board of County Commissioners  
Tillamook County Community Development  
[publiccomments@co.tillamook.or.us](mailto:publiccomments@co.tillamook.or.us)  
[mfbell@co.tillamook.or.us](mailto:mfbell@co.tillamook.or.us)  
[dyamamoto@co.tillamook.or.us](mailto:dyamamoto@co.tillamook.or.us)  
[eskaar@co.tillamook.or.us](mailto:eskaar@co.tillamook.or.us)  
[sabsher@co.tillamook.or.us](mailto:sabsher@co.tillamook.or.us)

**From:** Todd Huegli  
34290 Ocean Drive, Pacific City  
Home Owner and Short-Term Rental Permit Holder

**Re:** Support for all comments and legal concerns submitted by Oregon Coast Hosts

My name is Todd Huegli and I am a home owner in Kiwanda Shores, Pacific City and a Short-Term Rental permit holder. Many of these issues were raised at the last hearing and in hundreds of public comments, but the new draft does not address them. As written, if this draft proceeds to a vote and is approved, then there will be litigation.

These proposed restrictions on land use, as drafted, will unnecessarily expose Tillamook County to extreme monetary damages, should the county not prevail in court. The Board needs to be transparent and public with county residents and inform the public of the risks of moving forward with this ordinance, both the legal fees it will incur and the potential liability.

My family has owned our home in Pacific City since 2018. My grandparents lived just south of Pacific City, in Neskowin, for most of my life. As a 3rd generation Oregonian I've spent considerable time at the Oregon coast and I've always dreamed of owning my own house there and some day retiring to it. My ability to purchase this home in 2018 and use it as a rental house, will make this dream come true.

Our home is located in Kiwanda shores which has a high percentage of second homes and rental homes. It is a wonderful and vibrant community. Our home is built directly the sand looking out to the ocean and provides families the opportunity to experience the Oregon coast in an incredibly unique way. Walk out the back door right on to the

beach. When we purchased our home, it had been an established vacation rental for many years, as are most of the homes on “the front row” of Kiwanda Shores. Our ability to use the land and home as a rental was the only way we could afford to purchase it.

Any restrictions on how we may use our land would have a dramatic effect on our ability to own it and have significant financial consequences for my family.

We have guests who travel from across the country to visit Pacific City and stay in our home. We provide our guests with extensive information about Pacific City, Tillamook and the surrounding communities. We encourage them to frequent the local businesses and support the community. Our guests have a tremendous positive impact on the local community.

Restricting our ability to rent our home and restrictions on other homes in Pacific City would also affect the local businesses, jobs and livelihoods of the other members of our community.

We are not just “STR owners”, we are home owners and members of the community. Our family of 4 spends considerable time in Pacific City, know many of the year-round residents and summer residents and consider ourselves part of the community as well.

We encourage the board to look towards enforcing current rules and updating as needed in a sensible way. We oppose unnecessary burdensome restrictions on our land which have a primary purpose of limiting the number of rentals in Pacific City simply because a small number of vocal people in other cities oppose rentals in their neighborhoods.

One size does not fit all. Pacific City is a unique community of year-round residents, summer residents and vacationers. Kiwanda Shores is even more unique within the city.

These are my top 3 general concerns:

- Replacement of current land use permits with licenses
- Restrictions on transferring property with the STR permit intact are unlawful and would have a huge financial impact on my family
- Discriminates against renters, and is driven by bias and prejudice against people who do not own their own beach house.

These are my top 3 operational specific concerns:

- Buffers are a problematic and inherently inconsistent tool: if STRs are a nuisance to permanent residents, and one street is all STRs, isn't it better that STRs only have negative effects on other STRs?
- The noise restrictions are vague and untenable, and treat similarly situated people differently based upon their resident status.
- Still have to comply with all these requirements even in your property is in a commercial zone

I support fair and balanced STR regulations. Balancing the historic seasonal home ownership of our community with property rights and livability can be done with evidence-based regulations and enforcement. To truly impact livability, the rules regarding top nuisance concerns need to apply equally to all homeowners and residents.

Sincerely,

Todd Huegli

## Lynn Tone

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**From:** Public Comments  
**Sent:** Monday, June 12, 2023 9:38 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: STRs & Oregon Coast Hosts

-----Original Message-----

**From:** Lena Teplitsky <lteplits@gmail.com>  
**Sent:** Sunday, June 11, 2023 6:03 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: STRs & Oregon Coast Hosts

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Tillamook Board of County Commissioners,

As a resident, voter, and short-term rental owner in Tillamook County, I support Oregon Coast Hosts and their efforts to preserve property rights in Tillamook County.

Thank you,  
Lena Teplitsky  
Oceanside, Oregon



**To: Tillamook County Board of Commissioners**  
**Fm: John and Maria Meyer**  
**Re: Proposed final STR draft**  
**Date: June 11, 2023**

Following summarizes several concerns we have about the proposed STR draft, and specific **recommendations** for improving the draft before it is adopted by the county.

**LEGAL:** The latest draft ordinance has specific sections and provisions that dramatically reduce STR property rights. Under the guise of amending and fine-tuning Ordinance #84, this draft eliminates important land use protections for STRs that are *guaranteed under state law*. Chief among these are the following: a) restrictions on permit transferability, b) wholesale redesignation of "permit" status to "license" status, c) subjecting STRs to different building codes than the state building code, d) unlawfully proposing community-specific STR caps by Board order at a later time, and e) singling out STRs for livability standards that do not apply to the community as a whole. These legal issues are thoughtfully presented in detail in the letter of June 8, 2023 from Tonkon Torp LLP to you, citing detailed research evidencing at least nine legal deficiencies in the draft proposed ordinance.

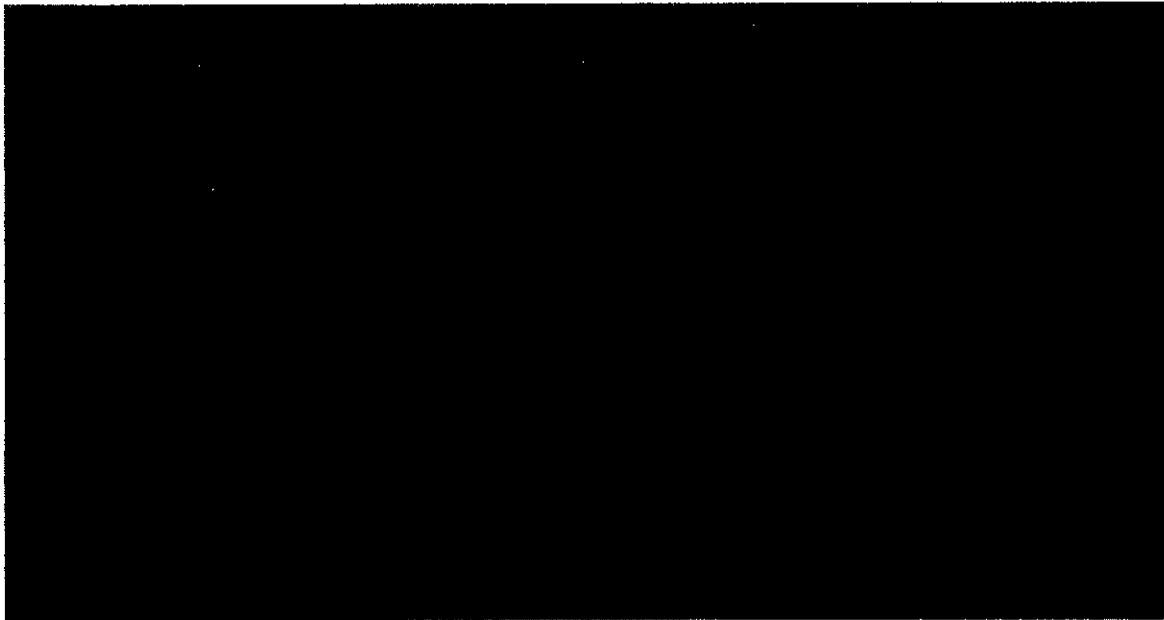
- ***We strongly recommend the BOCC direct staff to work with Tonkon Torp to arrive at a draft ordinance that does not contain obvious legal deficiencies that, uncorrected, will likely lead to costly litigation that will further divide our community. All parties have worked together in good faith; now is not the time to stonewall addressing and correcting serious legal concerns that have been raised.***

**SIGNAGE:** – We are concerned about the expanding list of information that is required to be put on signs for STR properties. Larger than needed signs filled with data will "commercialize" the residential character of our neighborhoods. In many of our communities, STRs are clustered in areas close to the ocean. Extensive signs will clutter our streets and change the entire character of our communities, defeating the purpose and goal of keeping our communities residential in character. The public will be driving throughout the community, taking note of future rental opportunities the signage advertises.

- ***We recommend the signage standards be revisited by the STR Advisory Committee with the goal of requiring the absolute minimum of essential information for safety and complaints, and revised standards be presented to the BOCC.***

**DARK SKY:** We would like to see greater emphasis placed on the value of Dark Sky guidelines in our communities. Below is an article from Travel Oregon that provides useful resources for those interested.

Dark Sky:



June 8, 2023  
Hamilton

Photo by Joey

## **Dark Sky & Annular Solar Eclipse Technical Assistance Available**

Celebrating, protecting and visiting “dark-sky” areas is a growing worldwide phenomenon – and that’s great news, because, since the invention of electric streetlights and the use of artificial light at night (ALAN), we are losing the natural darkness of night literally at the speed of light. In fact, it’s estimated that 80% of Americans and nearly 33% of all humanity can no longer see the Milky Way from home. Unlike states east of the Mississippi River and our neighbors to the north and south, Oregon is fortunate to have an abundance of dark skies.

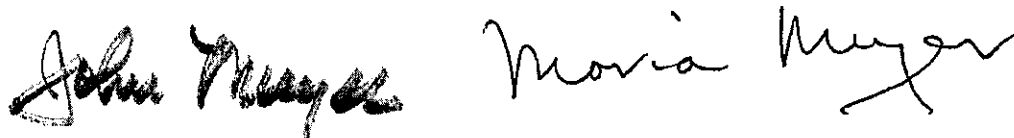
To support the tourism industry and our outdoor recreation partners interested in developing dark sky experiences and destinations, Travel Oregon is providing Dark Sky Tourism Technical Assistance. By completing the request form for technical assistance, you will be put in touch with our consultant Dawn J. Nilson, a dark sky expert. Upon receiving your request, Dawn will reach out to you directly to discuss in depth your individual ideas and needs and help answer your questions. Dawn is also available to assist tourism industry partners looking to learn more about or plan events around the upcoming Annular Solar Eclipse on October 14, 2023.

Interested in learning more about Dark Sky Tourism or the Annular Solar Eclipse? Access the [Dark Sky Tourism toolkit](#) and [Annular Solar Eclipse toolkit](#) on Travel Oregon's industry website.

If you experience any issues with this [form](#), or have any questions about this service, please email Hilary Sager at [hilary@traveloregon.com](mailto:hilary@traveloregon.com).

- ***We recommend a simple addition to the Hello, Neighbor commitment (below) that we are all making, that it should include a reference to the importance our communities place on Dark Sky standards that would apply during Quiet Hours from 10 pm -7 am.***

Thank you for your consideration of these suggestions.

Handwritten signatures of John Meyer and Maria Meyer in cursive script.

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John & Maria Meyer

Neahkahnie Beach House

Nehalem, OR

\*\*\*\*\*



### Commitment to Community

We share our Expectations of Conduct with guests in multiple ways: on our website, at time of booking, and upon arrival. These are enforceable standards required by the local jurisdiction. *We think it's good information for residents, too!*

Here are a few examples:

- **Neighbors & Noise** The neighborhood general quiet hours are from 10pm - 7am.
- **Parking** Parked vehicles may not block driveways or emergency vehicle access lanes; Obstructed access means delays, and delays could cost someone's life. Park smart.
- **Speed Limits** Be mindful of posted speed limits. If you're not sure, slow down.
- **Garbage** All garbage will be put in the provided secure containers, and will be picked up by a local franchised hauler at least once a week. *Did you know it is a crime to put garbage into a can that is not for your home?*
- **RVs** Occupied trailers and tents are not allowed on the premises at any time.
- **Pets** Leash your pet, unless you are in a *clearly defined* off leash area. Also, clean up after them. "It's your duty to pickup your pet's doody!"
- **Fires** Fires are only allowed in designated areas, and should never be left unattended.
- **Fireworks** The State Fire Marshall says "Keep it legal and keep it safe!" Fireworks are illegal in residential areas, and prohibited on all of our beaches.
- **Drones** Be mindful of where you are flying, and respectful of private property and wildlife.
- **Extras during COVID** We ask our guests: "In the last 14 days, has anyone in your party: 1) Been tested for COVID, 2) Tested positive for COVID, and 3) Exhibited symptoms of COVID?" We encourage social distancing, and offer contactless check-in & check-out.

The contact information for the current Rental Manager is posted and visible on the outside of the property. Should a call be made, the Manager is required to respond by phone or in person, within 20 minutes of receiving any complaint for resolution.

If unable to connect with the Rental Manager, the  
Tillamook County Non-Emergency Short Term Rental Complaint Line  
☎ 833.566.9442



To: Tillamook Board of County Commissioners  
Tillamook County Community Development  
publiccomments@co.tillamook.or.us  
mfbell@co.tillamook.or.us  
dyamamoto@co.tillamook.or.us  
eskaar@co.tillamook.or.us  
sabsher@co.tillamook.or.us

From: Lea Anne Clifton Gerst & Cole Gerst  
9000 Hillcrest Road  
Short Term Rental Owner

Re: Support for all comments and legal concerns submitted by Oregon Coast Hosts

Our names are Lea Anne & Cole Gerst and we are Short Term Rental Owners in Neahkahnie. We are saddened to see the latest draft of Ordinance 84 as it does not come close to a fair and balanced approach to addressing the issue. Many of our issues were raised at the last hearing and in hundreds of public comments, but the new draft does not address them. As written, if this draft proceeds to a vote and is approved, then there may be litigation.

Our family has owned this property since 2018. Our home was built by local architect Marvin Witt as a vacation home (not a permanent residence) and served as a place for friends and family to gather on the coast. We want to carry on this tradition by sharing our home and his architecture with folks visiting the coast. Our house was inspected prior to us obtaining a STR permit and it was in compliance with all codes when applying for a permit. Bringing our house, or most any house to "current codes" would degrade the architectural significance of many properties.

These are our top 3 general concerns:

- Replacement of current permits with licenses
- Property owners cannot lose property rights solely based on conduct of someone else
- Restrictions on transferring property with the STR permit intact are unlawful

These are our top 3 operational specific concerns:

- 24/7 Contact Person - The immediate response requirement is unreasonable; even first-responders (Fire, Sheriff and Ambulance) cannot respond that quickly every time. \$100 charge to change contact person will discourage frequent changes, which are necessary due to 24/7 requirements. An online registration which allows owners or property managers to login and update the contact person in real time is an ideal solution that can be integrated with Granicus.
- Parking: owners can not enforce rules against parking on public streets
- Noise: Tillamook County needs a noise ordinance. Prohibiting "other noise" during quiet hours beyond property boundaries is unreasonable and inequitably punitive. Examples: AC unit running, car pulling into a driveway, a guest sneezing, a baby crying, etc. Reasonable decibel guidelines are needed so that the regulations are clear and fair.

We believe that STR owners are being treated unfairly and any changes or enforcements in regards to code compliance, parking or issues such as noise should be applied to all property owners, not just the ones that happen to share their home with guests. I support fair and balanced STR regulations. Balancing the historic seasonal home ownership of our community with property rights and livability can be done with evidence-based regulations and enforcement. To truly impact livability, the rules regarding top nuisance concerns need to apply equally to all homeowners and residents.

Sincerely,

Lea Anne Clifton Gerst  
Cole Gerst

## Lynn Tone

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**From:** Public Comments  
**Sent:** Monday, June 12, 2023 9:38 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: Short Term Vacation Rental Rules

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**From:** Shawn MacDonald <nwsteelheader@hotmail.com>  
**Sent:** Sunday, June 11, 2023 7:18 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>; Shawn MacDonald <nwsteelheader@hotmail.com>; oregoncoasthosts@gmail.com; Sarah Absher <sabsher@co.tillamook.or.us>  
**Subject:** EXTERNAL: Short Term Vacation Rental Rules

[NOTICE: This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Hello Tillamook County Commission,

I am writing this letter to express my extreme disappointment in your ability to take a balanced approach to the short term vacation rentals in Tillamook County.

Your proposed actions will cause significant harm to the work that I have done over the last 15 years in preparing business opportunities for myself. I own properties that I have spent hundreds of thousands of dollars to obtain, and tens of thousands of dollars to prepare for building Short term rentals in Pacific City.

You are pulling the rug out from underneath the small operating property owners in Tillamook County in favor of perceived problems that have little or no factual support.

Whatever your reasons for choosing to destroy small business opportunities and curtail tourism, your efforts are significantly misguided. You have the opportunity to put in place balanced regulations, but instead are proposing one sided solutions that do all but eliminate the ability to operate a STVR in Tillamook County.

Utterly disappointed in my elected officials,

Shawn MacDonald  
Pacific City, Oregon

## Lynn Tone

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**From:** Public Comments  
**Sent:** Monday, June 12, 2023 9:38 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: Support for STRs - June draft

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**From:** Florin Dragu <fdragu@gmail.com>  
**Sent:** Sunday, June 11, 2023 7:53 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: Support for STRs - June draft

[NOTICE: This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Dear STR Committee,

I'm Florin Dragu and own and manage my 2nd/vacation home as an STR in the Neahkahnie Beach area. We bought a lot and built the house during Covid (2020-2021) going through a lot of delays and increased cost because we love the area and Manzanita/Nehalem towns nearby and would love to spend more and more time at the coast once our kids are in college. We could not afford to keep the house if we're not allowed to continue to have it as an STR in the future, even if we plan to spend a few months per year there.

While I support the existing/previous set of STR rules and recommend those are enforced, I have a few concerns with the latest June STR draft:

1. Addition of caps, buffers or any other form of future restrictions is unlawful and absolutely unnecessary as the Covid boom for STRs and vacation homes is over. Historically high house prices and interest across the nation (not just in tourist areas like the Oregon coast) coupled with significant decrease in STR bookings and nightly rates are not making it as attractive as it was 1, 2 or 3 years ago.
2. Changing from permits to licenses for existing STR permit holders is unlawful, as it changes the property rights that we all have for our properties at the time of buy/build
3. The immediate response requirement is totally unreasonable; some of us don't live at the coast and expecting our housekeeper to be available 24/7 is against Oregon state laws. We are not a company with employees, we manage our property ourselves and have a local housekeeper/friend who could respond within a reasonable time, but we do not employ the 24/7.
4. On the same theme with the above requirement there are a few more that are just meant to be used as an easy tool to revoke a permit or license and are requirements not seen for owners living there, like not parking on the street (even when it's legal to do that for owners or other day visitors), noise levels, new sign rules, etc - these should be removed

While we all would like to preserve our neighborhoods as back in the day, the reality is that traffic, noise and the number of people is increasing everywhere regardless of STRs and people travel more both for day trips and multiple days. Having a few lucky owners who live in tourist areas like the Oregon coast or rich people with 2nd homes who just want locals around when they come to visit and tell everyone how to use their house seems excessive and unlawful and hope the county will not give into their demands. The unincorporated neighborhoods were always a place for tourists to enjoy and it should continue based on 2020 STR permit rules, not the new STR draft.



While I understand the desire to create some rules that limit the number of STRs there are other ways to do that by limiting the number of STRs a single owner or owner of multiple LLCs can have in one county or ensuring the properties follow the current building code and are safe for STRs (that would limit also the number of guests some houses can have) or other more sensible rules that create some limits without basically stopping any new STR and that's just phase one with phase two potentially making a lot of existing STRs lose their license either right away or when their current permit expires.

Best Regards,  
Florin Dragu

## Lynn Tone

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**From:** Public Comments  
**Sent:** Monday, June 12, 2023 9:38 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: STRs & Oregon Coast Hosts

-----Original Message-----

**From:** Thelma Rodriguez <capesidelookout@gmail.com>  
**Sent:** Sunday, June 11, 2023 8:42 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: STRs & Oregon Coast Hosts

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Tillamook Board of County Commissioners,

First, thank you all for your service. Second, I support Oregon Coast Hosts and their efforts to preserve property rights in Tillamook County.

Thank you,  
Thelma Rodriguez

## Lynn Tone

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**From:** Public Comments  
**Sent:** Monday, June 12, 2023 9:38 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: Public Comments: STRs & Oregon Coast Hosts

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**From:** Nick Argenti <silverproperties02@gmail.com>  
**Sent:** Sunday, June 11, 2023 8:46 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: Public Comments: STRs & Oregon Coast Hosts

[NOTICE: This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Dear Tillamook Board of County Commissioners,

We hope you and your families are doing well. We wanted to provide some inputs for the public hearings process to include who we are and thoughts about the opportunity we all have to make Tillamook and the surrounding area an even better place to call home and further enable benefits enabled by STR's/tourism.

- Who we are: We are a solar/sustainability engineer and a nurse/nursing educator/department chair who have dedicated their careers to helping people, creating innovations that help the world and share our vacation rental with guests that further enhances the community and make the Tillamook area an even better place for everyone to enjoy! We are caring individuals who own, use/enjoy and rent our properties. We are not commercial real estate people but individuals who are a part of the community and give back to the community. We take great care in making our vacation property a place for travelers to create memories that will last a lifetime.

We also have strict rules in place so travelers do not negatively impact the community but truly bring an abundance of benefits to the community, such as the local/state revenue through lodging taxes/fees, supporting a variety of local businesses such as restaurants, stores, gas stations and so many more resulting in the employment and financial benefits to these businesses, cleaners, maintenance personnel, contractors/builders, Tillamook County employees and so much more which in turn enhances the community. Imagine a scenario with no STR's or substantially reduced STR's and what Tillamook's tax revenue would be and how it would negatively impact the spectrum of local jobs, the economic impact on the community and local residents.

There are also other upcoming challenges that the county and community are faced with such as the FEMA national flood insurance plan that could result in financial headwinds to the county itself and the entire community (reference [https://www.tillamookheadlightherald.com/news/proposed-fema-flood-insurance-updates-met-with-harsh-criticism/article\\_e1ca1c5e-d55f-11ed-a6b2-b393536ada70.html](https://www.tillamookheadlightherald.com/news/proposed-fema-flood-insurance-updates-met-with-harsh-criticism/article_e1ca1c5e-d55f-11ed-a6b2-b393536ada70.html)). The financial benefits enabled by STR's can help weather unique opportunities like the FEMA activity but equally important enable continuous improvement in the quality of life for the entire community.

- Similar to what other STR owners have shared, we are in favor of enhanced enforcement, permit transferability and no arbitrary limits. Also, being able to transfer the STR permit should not be restricted in any way as it is tied to land use rights. In addition there should be no limit on the number of nights rented, no proximity/distance limits, no

percentage caps and no change in occupancy limits. Additionally, while noise, parking and other rules for STR certainly make sense, it also seems to make sense that everyone within the community should comply with similar rules and be held accountable. After all, we want everyone to be able to peaceably and safely enjoy where they are staying, whether they are a resident or visitor. With this in mind, it seems like equitable rules need to be applied.

- For our STR, we hire local (not commercial out of area) people to do maintenance, cleaning, landscaping, a variety of subs and contractors for electrical/plumbing/HVAC, appliances, furniture and so much more. Hiring local individuals is instrumental in benefiting their families and directly enhances the community.
- We ensure guests do not negatively impact the area, comply with local ordinances and in fact they enhance the community with their presence, bringing a variety of cultures, supporting local businesses and tax revenue and are a joy to be with! What we do to ensure no negative impact to nearby neighbors and the community:
  - We have clearly defined rental agreements that ensure guests know and comply with the rules
  - We post clear rules within the house
  - We send an email and communicate with the guests just prior to check-in to ensure compliance
  - We also are able to monitor the number of vehicles parked at the property
  - We also have a security deposit that also reinforces following the rules, including if the guests were to disturb neighbors or have more than the allowed number of vehicles
  - We are available if there's ever a situation where we need to contact the guest
- Instead of deterring or limiting STRs, it is our belief that Tillamook County should take on an even more supportive role for STR's and see how they can help out the property owners with advertising and coming up with creative ways to enable even higher occupancy rates as this directly feeds back into Tillamook's economy/revenue stream and positively impacts the community. This is already happening to an extent but we believe there are even more ways where we can collaboratively work together to further enhance this vital asset for Tillamook's growth and community improvements, ultimately benefiting everyone who lives full time or visits the area. This is also consistent with what Tillamook published in <https://tillamookcoast.com/wp-content/uploads/2016/03/Tillamook-County-Tourism-2025-Plan-Sept-2014-1.pdf> stating "Tourism has the potential to further diversify the Tillamook County economy and provide important benefits for residents, businesses and visitors. It aims to establish a high quality visitor economy that results in maximum benefits to residents, the environment and visitors. Tourism 2025 draws on months of consultation with hundreds of residents, partners and stakeholders."

On a closing note, if you drive or walk through downtown Tillamook and other towns within Tillamook County, you can visually see how many vacant/distressed buildings/businesses there are, how long they have been on the market/vacant and that we have a long way to go to get our community and downtown where it needs to be. Each week it seems like more businesses continue to reduce their hours and more buildings become vacant which is headed in the wrong direction. We have the basic building blocks and are making progress but we need to encourage and support STR GROWTH to help enable a community where businesses and local residents can thrive. As a personal recent datapoint, we have seen a **35% decrease in revenue in Q1-2023 when compared to Q1-2022**. We know others are seeing similar trends which ultimately impacts the bottom line for TLT funds that go towards critical programs but the lower revenue also means reduced capital to feed back into the community to local businesses (repairs, appliances, cleaners, restaurants, banks, furniture, supplies, groceries and so much more). It's a strong signal that we all need to work together to enhance STR growth which feeds back to the community.

You can see the writing on the wall already with reduced revenue streams, high inflation, and if the county adopts measures that reduce STR revenue growth, this will further reduce the benefits to the community and ultimately lead to layoffs throughout the county, local businesses and result in overall economic distress throughout the community. You already hear about the layoffs occurring in nearby communities, sheriff/law enforcement, and it's just beginning:

- <https://www.oregonlive.com/silicon-forest/2023/05/intel-plans-fresh-round-of-layoffs-other-cost-cuts.html>
- <https://www.koin.com/local/washington-county/beaverton-facing-10m-shortfall-considers-job-cuts/>

We need to support STR's instead of trying to deter this valuable asset. This IS one of Tillamook County's nuggets of gold. The coastal community is so fortunate to have this valuable asset. Do not make mistakes that later need to be unwound. The community cannot afford this. Again, take a walk throughout Tillamook. There are improvements to celebrate but there are so many vacant buildings and businesses that are barely hanging on.

In a world of record high inflation and pressures of a looming recession, maximizing revenue growth is critical. The leaders in Tillamook County have the opportunity to be hero's in building a vibrant community but it takes courage, foresight, diligence and the ability to fast forward to seeing that what the county is considering will lead to further economic depression throughout Tillamook County. We have the opportunity to make the right changes that help our community. Embrace the data to help make these wise decisions. We are all part of the same team with the same mission to make our community and world an even better place!

We sincerely appreciate all you and the team do and look forward to making Tillamook and surrounding areas an even better place to call home and for everyone to enjoy!

Thank you,  
Nick & Lynn

## Lynn Tone

---

**From:** Public Comments  
**Sent:** Monday, June 12, 2023 9:39 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: Unanswered Questions regarding Proposed Ordinance 84 Amendment #2

---

**From:** Jonathan Hager <jhager@gmail.com>  
**Sent:** Sunday, June 11, 2023 9:29 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: Unanswered Questions regarding Proposed Ordinance 84 Amendment #2

[**NOTICE:** This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Dear Tillamook County Commissioners,

I hope this letter finds you well. I am writing to express my concerns and seek clarification regarding the proposed Ordinance 84 Amendment #2 that is currently under consideration. I appreciate the effort that has been put into drafting this ordinance, but there are several unanswered questions that I believe need to be addressed in order to ensure clarity for all stakeholders involved.

Firstly, I would like to raise the issue of the dividing line between posting a notice and **compelled speech**. While I understand the importance of informing the community through posting notices and providing maps of evacuation routes, I am concerned about the potential implications of the requirement to post the good neighbor policy. The ordinance allows for changes to be made to the good neighbor policy with little oversight. Maybe it is time to remove the clauses about social distancing and covid. Also our short term rental is designed to be hypoallergenic, so absolutely no pets should be anywhere near the property. This raises questions about the extent to which these changes **may infringe upon individual rights** or create a burden on property owners.

Secondly, I would like to seek clarification on how the proposed ordinance interacts with Covenants, Conditions, and Restrictions (CCRs) tied to land. It appears that the ordinance moves away from permitting short-term rentals (STRs) as a land use right and instead introduces county-issued licenses. This shift raises concerns about the validity and enforceability of existing CCRs within homeowners' associations (HOAs) that specifically address land use restrictions related to STRs. Will the proposed ordinance have the unintended consequences? **Will CCRs limiting STR usage within a community be deemed null and void under the proposed ordinance?** It is important to understand whether HOAs will still be able to create and enforce restrictions on land use related to STRs, when STRs are no longer tied to land use.

Thank you for your attention to these matters. I appreciate your commitment to public service and your dedication to making informed decisions that benefit our community.

Yours sincerely,

Jonathan & Carol Hager

## Lynn Tone

---

**From:** Public Comments  
**Sent:** Monday, June 12, 2023 9:39 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: STRs & Oregon Coast Hosts

-----Original Message-----

**From:** Gabi Schuster <pdxgabi@gmail.com>  
**Sent:** Sunday, June 11, 2023 9:35 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: STRs & Oregon Coast Hosts

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Tillamook Board of County Commissioners, I support Oregon Coast Hosts and their efforts to preserve property rights in Tillamook County.

Thank you,  
Gabriele Schuster  
Schooner Way, Nehalem

## Lynn Tone

---

**From:** Public Comments  
**Sent:** Monday, June 12, 2023 9:39 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: STRs & Oregon Coast Hosts

-----Original Message-----

**From:** Bill Waibel <[wwaibel@frontier.com](mailto:wwaibel@frontier.com)>  
**Sent:** Monday, June 12, 2023 5:02 AM  
**To:** Public Comments <[publiccomments@co.tillamook.or.us](mailto:publiccomments@co.tillamook.or.us)>  
**Subject:** EXTERNAL: STRs & Oregon Coast Hosts

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Bill and Pam Waibel  
Our STR is in Barview, Oregon

Tillamook Board of County Commissioners, I support Oregon Coast Hosts and their efforts to preserve property rights in Tillamook County.  
Thank you,

Sent from my iPad



## Lynn Tone

---

**From:** Public Comments  
**Sent:** Monday, June 12, 2023 9:39 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: STR

---

**From:** Laura Allman <elmo.ultracoyote@gmail.com>  
**Sent:** Monday, June 12, 2023 5:35 AM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: STR

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

To: Tillamook Board of County Commissioners  
Tillamook County Community Development  
[publiccomments@co.tillamook.or.us](mailto:publiccomments@co.tillamook.or.us)  
[mfbell@co.tillamook.or.us](mailto:mfbell@co.tillamook.or.us)  
[dyamamoto@co.tillamook.or.us](mailto:dyamamoto@co.tillamook.or.us)  
[eskaar@co.tillamook.or.us](mailto:eskaar@co.tillamook.or.us)  
[sabsher@co.tillamook.or.us](mailto:sabsher@co.tillamook.or.us)

From: Laura Allman  
15450 Lakeside Drive, Rockaway Beach, OR  
Short Term Rental Owner

Re: Support for all comments and legal concerns submitted by Oregon Coast Hosts

My name is Laura Allman and I am a Short Term Rental Owner. Many of these issues were raised at the last hearing and in hundreds of public comments, but the new draft does not address them. As written, if this draft proceeds to a vote and is approved, then there may be litigation.

My family has owned this property since 2018. I grew up in Lorane, Oregon, and spent many of my weekends and holidays on the coast. After my parents moved to the Midwest, during my high school years, I dreamed of someday returning. Fast forward 40 years ... my husband and I were able to purchase a small home in Barview. Our hope is that in 4 - 5 years, we will be able to retire there. We love the Barview community and have become good friends with so many of our neighbors; most of whom are full time residents. While our home is in immaculate condition, because it is also nearly 100 years old, we're concerned that the restrictions being proposed will reduce our future rentals..

These are my top 3 general concerns:

- 
- 
- Replacement of current permits with licenses
- 
-

- 
- No evidence to support restrictive new regulations - only 9 violations in 4+ years
- 
- 
- 
- Oregon's beaches are public, and restricting STRs will limit public to access the beach, especially in areas with no hotels
- 

These are my top 3 operational specific concerns:

- 
- 
- Provision is needed to protect STRs from harassment via unfounded complaints.
- 
- 
- 
- Parking: owners can not enforce rules against parking on public streets
- 
- 
- 24/7 Contact Person - The immediate response requirement is unreasonable; even first-responders (Fire, Sheriff and Ambulance) cannot respond that quickly every time. \$100 charge to change contact person will discourage frequent changes, which are necessary due to 24/7 requirements. An online registration which allows owners or property managers to login and update the contact person in real time is an ideal solution that can be integrated with Granicus.
- 

I support fair and balanced STR regulations. Balancing the historic seasonal home ownership of our community with property rights and livability can be done with evidence-based regulations and enforcement. To truly impact livability, the rules regarding top nuisance concerns need to apply equally to all homeowners and residents.

Sincerely,

Laura Allman

## Lynn Tone

---

**From:** Public Comments  
**Sent:** Monday, June 12, 2023 9:39 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: STRs & Oregon Coast Hosts

-----Original Message-----

**From:** Jaime Bennett <jaime.bennett13@gmail.com>  
**Sent:** Monday, June 12, 2023 5:57 AM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: STRs & Oregon Coast Hosts

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Tillamook Board of County Commissioners, I support Oregon Coast Hosts and their efforts to preserve property rights in Tillamook County.  
Thank you,

Jaime Bennett  
STR Owner in Pacific City

## Lynn Tone

---

**From:** Public Comments  
**Sent:** Monday, June 12, 2023 9:39 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: STRs & Oregon Coast Hosts

-----Original Message-----

**From:** Robyn STURGIS <rybyns@hotmail.com>  
**Sent:** Monday, June 12, 2023 7:21 AM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: STRs & Oregon Coast Hosts

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Tillamook Board of County Commissioners, I support Oregon Coast Hosts and their efforts to preserve property rights in Tillamook County.

Thank you,  
Robyn Sturgis

Sent from my iPhone

## Lynn Tone

---

**From:** Public Comments  
**Sent:** Monday, June 12, 2023 9:39 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: STR public comment

---

**From:** John Leigh <leighj2717@gmail.com>  
**Sent:** Monday, June 12, 2023 8:07 AM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: STR public comment

[**NOTICE:** This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

To: Tillamook Board of County Commissioners  
Tillamook County Community Development  
[publiccomments@co.tillamook.or.us](mailto:publiccomments@co.tillamook.or.us)  
[mfbell@co.tillamook.or.us](mailto:mfbell@co.tillamook.or.us)  
[dyamamoto@co.tillamook.or.us](mailto:dyamamoto@co.tillamook.or.us)  
[eskaar@co.tillamook.or.us](mailto:eskaar@co.tillamook.or.us)  
[sabsher@co.tillamook.or.us](mailto:sabsher@co.tillamook.or.us)

From: John Leigh  
2285 Old Ranch Road, Otis, OR 97368  
Short Term Rental Owner

Re: Support for all comments and legal concerns submitted by Oregon Coast Hosts

My name is John Leigh and I am Short Term Rental Owner. Many of these issues were raised at the last hearing and in hundreds of public comments, but the new draft does not address them. As written, if this draft proceeds to a vote and is approved, then there may be litigation.

My family has owned this property since 2021. My STR is a small house in a scenic location. Visitors love the place for its natural, peaceful environment. Neighbors agree that there have been no problems..

These are my top 3 general concerns:

- 
- 
- Replacement of current permits with licenses
- 
- 
- State building code prohibits forcing historic buildings to “come up to code”

- 
- 
- 
- Restrictions on operations,  
such as reducing occupancy, are unlawful
- 

These are my top 3 operational specific concerns:

- 
- 
- The bedroom minimum  
size requirements run afoul state building code requirements for historic structures.
- 
- 
- Requiring either a  
closet or clothing organizer is outside the scope of STR regulations.
- 
- 
- 
- Some parts of the  
Tillamook County have no franchised garbage service, so the existing ordinance language should be preserved.
- 

I support fair and balanced STR regulations. Balancing the historic seasonal home ownership of our community with property rights and livability can be done with evidence-based regulations and enforcement. To truly impact livability, the rules regarding top nuisance concerns need to apply equally to all homeowners and residents.

Sincerely,

John Leigh

## Lynn Tone

---

**From:** Public Comments  
**Sent:** Monday, June 12, 2023 9:39 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: STRs & Oregon Coast Hosts

---

**From:** Roger Wicklund <wicklundr@comcast.net>  
**Sent:** Monday, June 12, 2023 8:20 AM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: STRs & Oregon Coast Hosts

[**NOTICE:** This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Tillamook Board of County Commissioners,  
I support Oregon Coast Hosts and their efforts to preserve property rights in Tillamook County.  
Thank you,  
Roger A. Wicklund MD

## Lynn Tone

---

**From:** Public Comments  
**Sent:** Monday, June 12, 2023 9:40 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: Kindly consider those of us waiting for our STR permit

-----Original Message-----

**From:** Rachael Winters <rdwinters22@gmail.com>  
**Sent:** Monday, June 12, 2023 8:26 AM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: Kindly consider those of us waiting for our STR permit

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

> Dear Tillamook County & Board of Commissioners, I have written in  
> several public comments by now and am so incredibly discouraged, to put it politely. We have explained our situation several times, we bought our land in March of 2022, started building in April of 2022 and received our CofO in December of 2022. Our lovely home is now sitting vacant while we pay literally thousands of dollars on property taxes and a mortgage, all because we have not been allowed a grace period to apply for a license. Several other groups were granted their STR licenses during the grace period, while we and a few others have been excluded for almost a year now. We are concerned with how the 1% increase in STR licenses will be distributed. How can we guarantee a license? We have been waiting and waiting so patiently. Please, please consider our situation. It is nearly June, will we be excluded again? At the very least, we should be granted our application first. Furthermore, in one of your early meetings last year, the commissioners stated that there would be no way the pause would last this long. Those who are building as of last year would not finish their homes before the pause was over. Here we are!! We have been finished since December! Still waiting.  
> Best regards, Rachael Winters



## Lynn Tone

---

**From:** Public Comments  
**Sent:** Monday, June 12, 2023 9:40 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: Public Comment

---

**From:** Jordan Winters <winters@santepartners.com>  
**Sent:** Monday, June 12, 2023 8:38 AM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: Public Comment

[**NOTICE:** This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

**To:** Tillamook Board of County Commissioners  
Tillamook County Community Development  
[publiccomments@co.tillamook.or.us](mailto:publiccomments@co.tillamook.or.us)  
[mfbell@co.tillamook.or.us](mailto:mfbell@co.tillamook.or.us)  
[dyamamoto@co.tillamook.or.us](mailto:dyamamoto@co.tillamook.or.us)  
[eskaar@co.tillamook.or.us](mailto:eskaar@co.tillamook.or.us)  
[sabsher@co.tillamook.or.us](mailto:sabsher@co.tillamook.or.us)

**From:** Jordan Winters  
33605 Center Pointe Dr, Pacific City, OR  
Tillamook County Homeowner without an active STR permit

**Re:** Support for all comments and legal concerns submitted by Oregon Coast Hosts

My name is Jordan Winters and I am Tillamook County Homeowner without an active STR permit. Many of these issues were raised at the last hearing and in hundreds of public comments, but the new draft does not address them. As written, if this draft proceeds to a vote and is approved, then there may be litigation.

My family has owned this property since 2022. We fell in love with Pacific City on our first visit. Our first vacation there we stayed in a STR that is two houses down from the one we just built. Having a young family and being relatively young ourselves, we have yet to build a nest egg with which to afford a beach house outright. Our dream was to have a beach home that we could rent to offset the mortgage, and then enjoy ourselves. Our home is a block from Cape Kiwanda, is surrounded by other STR properties, and was anything and everything we ever wanted in a beach house. Now, we will be forced to sell if we can't get an STR permit..

These are my top 3 general concerns:

- No evidence to support restrictive new regulations - only 9 violations in 4+ years
- Oregon's beaches are public, and restricting STRs will limit public to access the beach, especially in areas with no hotels
- Property owners cannot lose property rights solely based on conduct of someone else.

These are my top 3 operational specific concerns:

- Revocation for 3 or more verified violations of ANY local ordinance, state or federal regulation within a 12-month period
- 24/7 Contact Person - The immediate response requirement is unreasonable; even first-responders (Fire, Sheriff and Ambulance) cannot respond that quickly every time. \$100 charge to change contact person will discourage frequent changes, which are necessary due to 24/7 requirements. An online registration which allows owners or property managers to login and update the contact person in real time is an ideal solution that can be integrated with Granicus.
- Parking: owners can not enforce rules against parking on public streets

I support fair and balanced STR regulations. Balancing the historic seasonal home ownership of our community with property rights and livability can be done with evidence-based regulations and enforcement. To truly impact livability, the rules regarding top nuisance concerns need to apply equally to all homeowners and residents.

Sincerely,

Jordan Winters



**Jordan Winters**

Director of Development, Finance Strategist

**M:** 503.209.6034

winters@santepartners.com

[www.santedevelopment.com](http://www.santedevelopment.com)

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## Lynn Tone

---

**From:** Public Comments  
**Sent:** Monday, June 12, 2023 9:40 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: STRs & Oregon Coast Hosts

---

**From:** Neskape Beach <neskapebeach@gmail.com>  
**Sent:** Monday, June 12, 2023 9:37 AM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: STRs & Oregon Coast Hosts

[**NOTICE:** This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Tillamook Board of County Commissioners,  
I support Oregon Coast Hosts and their efforts to preserve property rights in Tillamook County.

Thank you,  
Jenny Ozeruga

## Lynn Tone

---

**From:** Rachel Hagerty  
**Sent:** Monday, June 12, 2023 10:26 AM  
**To:** Sarah Absher; Lynn Tone  
**Cc:** County Counsel; Public Comments  
**Subject:** FW: EXTERNAL: For: Tuesday, June 13, 2023 at 5:30 p.m. to consider proposed amendments to Tillamook County Ordinance #84

See below public comment from Gus Meyer.

Rachel



**Rachel Hagerty** | Chief of Staff  
**TILLAMOOK COUNTY** | Board of Commissioners  
201 Laurel Avenue  
Tillamook, OR 97141  
Phone (503) 842-3404  
Mobile (503) 812-3465  
[rhagerty@co.tillamook.or.us](mailto:rhagerty@co.tillamook.or.us)

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---

**From:** Gus Meyer <gusmeyer9@gmail.com>  
**Sent:** Monday, June 12, 2023 10:08 AM  
**To:** Rachel Hagerty <rhagerty@co.tillamook.or.us>  
**Subject:** EXTERNAL: For: Tuesday, June 13, 2023 at 5:30 p.m. to consider proposed amendments to Tillamook County Ordinance #84

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

RACHEL:

Rachel please make this presentation on my behalf, as I will be having a body recharge at Portland Adventist Hospital. (See below.)

Thanks for your great service.

Gus Meyer,  
County Taxpayer @ 1715 Skyline Drive, Tillamook, Oregon

**Ordinance:**

- 1: an authoritative rule or law; a decree or command.
- 2: a public injunction or regulation:

*My personal input: This Ordinance covers all of unincorporated Tillamook County as a governing law of STR licensing.*

*I also suggest that right up front a note be added that ~~striketrough~~ means deleted.*

**Preponderance:** Appears within this Ordinance Proposal.

A subjective statement of controllable power and domination.

This word appears twice in this Draft Ordinance related to data and subjectivity to data provisions as violations. See:

- A: Paragraph F of Section 70
- B: Paragraph H of Section 140

*My personal input: I request these two words be eliminated for hard cast requirements, prior to finalization of this Ordinance #84 proposal.*

*I also note that the words "reasonable or reasonably" are utilized in a couple of situations, but I can accept them leaving the final; violation definition and adjudication to Tillamook County Civil Court.*

**Noise:**

*I am opposed to the lawful interpretation of regulated noise limited to just local STR citations and not applicable to the whole of unincorporated Tillamook County. I ask that the section addressing noise be:*

1. *Applicable as an implementation of **an countywide equity law**, or*
2. *Restrictive to Good Neighborhood Policies until Tillamook County unincorporated law is ordained*

*My final comment is related to judicial processing disciplines invoked in this proposed Ordinance #84. Are the Community Development administrators of citations and violations deputized, certified, and trained to a level of common interpretation and equity of this law? This in fact moves civil law into the Community Development Department as a precedence.*

## Lynn Tone

---

**From:** Public Comments  
**Sent:** Monday, June 12, 2023 10:41 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: Short term rental permit regulation revisions

---

**From:** Mariam Azin <mazin@presassociates.com>  
**Sent:** Monday, June 12, 2023 10:06 AM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: Short term rental permit regulation revisions

[**NOTICE:** This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Hello,

I own a property in Shorepine Village in Pacific City located at 5995 Beachcomber Avenue. I purchased the property approximately 2 years ago with the understanding that, when I was not using it, I could use it for short term rentals. This property has been in the short-term rental pool for several years, is in a community that is specifically designed for this and responsibly manages short-term rental traffic (in addition, we pay to provide walkways and access along the waterfront for people not in Shorepine) and represents a significant family friendly vacation destination to visitors which, in turn, represents a tremendous boost to the Pacific City economy.

I have worked very hard my entire life and this property was a significant investment for me. As well as being a place I can go to with my grandchildren, I purchased it with the understanding that a short-term permit was already present (and would be transferable with the property if I ever was in a position where I had to sell) and that I could generate income from this property.

I do not believe it is right to retroactively change regulations that were in place when property owners originally purchased properties. Specifically, the two things that are very important to me is that: 1) the STR rental permit status stays in place as it is with all the corresponding property rights that cannot be taken away; and 2) allowing a permit transfer of only one is insufficient – so long as a short term property is in good status, has a demonstrated record of being responsibly run, and shows a minimum amount of usage per year, the short term permit should stay with the property without limit and not be “taken away.”

Thank you for giving me the opportunity to provide written feedback and I hope you will incorporate such comments into the final draft of any legislation. I completely understand that the needs of multiple stakeholders need to be taken into account when drafting legislation but I will be frank in saying that my property in Shorepine Village has been a very responsibly run, long term asset to Pacific City – I pay significant fees to the county and utilities to support the infrastructure in Pacific City and I am happy to do so as a homeowner. Please don't take away the rights that I understood came with my property when I purchased it – after the fact.

Thank you. Mariam Azin

Mariam Azin, Ph.D.  
President, PRES Associates  
M: 307-690-4506



## Lynn Tone

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**From:** Public Comments  
**Sent:** Monday, June 12, 2023 10:41 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: STRs & Oregon Coast Hosts

---

**From:** Lucy Minett Shanno <lucyminettshanno@hotmail.com>  
**Sent:** Monday, June 12, 2023 10:29 AM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: STRs & Oregon Coast Hosts

[**NOTICE:** This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Tillamook Board of County Commissioners,  
I support Oregon Coast Hosts and their efforts to preserve property rights in Tillamook County.  
Thank you,  
Lucy and George Shanno  
Netarts, OR



## Lynn Tone

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**From:** Public Comments  
**Sent:** Monday, June 12, 2023 10:41 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: STRs & Oregon Coast Hosts

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**From:** jonathan rigg <jonathanrigg@gmail.com>  
**Sent:** Monday, June 12, 2023 10:37 AM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: STRs & Oregon Coast Hosts

[**NOTICE:** This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Tillamook Board of County Commissioners,

I support Oregon Coast Hosts and their efforts to preserve property rights in Tillamook County. Ordinance #84 proposed reclassification of STR permits to licenses is a legally dubious challenge to property rights that will result in lengthy challenges and will be a waste of taxpayer revenue.

When used as an STR, our home in Neskowin has never had any violations and our full-time resident neighbors have fully supported our right to use our property as we are entitled to do. We love our home, our neighbors, and our family's time in the wonderful community. We are only able to have these experiences by offsetting our costs of ownership through our right to use our property as a STR when we are not there. I am in favor of stronger enforcement of existing STR regulations to help resolve issues, but not the proposed change to property rights.

Thank you,

Jonathan Rigg  
5655 Odin Way, Neskowin 97149

To: Tillamook Board of County Commissioners  
Tillamook County Community Development  
publiccomments@co.tillamook.or.us  
mfbell@co.tillamook.or.us  
dyamamoto@co.tillamook.or.us  
eskaar@co.tillamook.or.us  
sabsher@co.tillamook.or.us

From: Janet Spalding  
5795 Eloise Ave. Tierra Del Mar, Oregon 97112  
Short Term Rental Owner

Re: Support for all comments and legal concerns submitted by Oregon Coast Hosts

My name is Janet Spalding and I am Short Term Rental Owner. Many of these issues were raised at the last hearing and in hundreds of public comments, but the new draft does not address them. As written, if this draft proceeds to a vote and is approved, then there may be litigation.

My family has owned this property since 2002. My property sits directly next to the beach and allows even people with mobility issues the opportunity to sit inside or on the deck and enjoy the ocean waves. .

These are my top 3 general concerns:

- Restrictions on growth aimed at existing permit holders are unlawful
- Restrictions on growth aimed at existing permit holders are unlawful
- Restrictions on transferring property with the STR permit intact are unlawful

These are my top 3 operational specific concerns:

- Buffers are a problematic and inherently inconsistent tool: if STRs are a nuisance to permanent residents, and one street is all STRs, isn't it better that STRs only have negative effects on other STRs?
- The bedroom minimum size requirements run afoul state building code requirements for historic structures.
- Requiring either a closet or clothing organizer is outside the scope of STR regulations.

I support fair and balanced STR regulations. Balancing the historic seasonal home ownership of our community with property rights and livability can be done with evidence-based regulations and enforcement. To truly impact livability, the rules regarding top nuisance concerns need to apply equally to all homeowners and residents.

Sincerely,

Janet Spalding

## Lynn Tone

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**From:** Public Comments  
**Sent:** Monday, June 12, 2023 10:58 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: STRs & Oregon Coast Hosts

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**From:** Dave <dave@monvisoinvestments.com>  
**Sent:** Monday, June 12, 2023 10:56 AM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: STRs & Oregon Coast Hosts

[**NOTICE:** This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Tillamook Board of County Commissioners,  
I support Oregon Coast Hosts and their efforts to preserve property rights in Tillamook County.  
Thank you,

David Allen, Neskowin

To Tillamook Board of County Commissioners:

Re: STR Ordinance hearing 6/13.

Please consider the following insignificant changes to the ordinance:

- **Signage: Please remove the requirement to post expiration dates on the exterior signs.**
  - The requirement for signs has been significantly complicated by this new version of the ordinance.
  - From the inception of this ordinance until now, we have never even been required to post expiration dates on the interior posted permit.
  - Most recorded violations are regarding signage. Adding superfluous complications solves no problems; and causes extraordinary expense and compliance complications for owners.
  - Why is the expiration date necessary? If a property is un-permitted, and advertised, the county will be alerted. Have there been significant instances of homes with STR signs that are not actively permitted?
  - Expense: Over the past 3 years, the expense to comply as an STR has more than tripled for most homes. Professional, quality signage is expensive. Requiring a new sign each year will degrade the quality and increase eyesores in our communities.
- **Noise: The new noise language will be impossible to comply with and enforce.**
  - As it's currently written, if guests arrive after 10pm, and they have a crying baby or close their car door, and it can be heard beyond the property line, they are in violation. This is not practical.
  - Please consider adding the words "sustained" or "unreasonable".
- **Garbage: Please add "where applicable" to the requirement of 'assisted pickup'.**
  - Assisted pickup is not applicable in several neighborhoods with trash enclosures, etc.
  - Requiring proof of this service will likely incur unnecessary fees from the franchise haulers.

My company manages about 65 homes in Pacific City. Compliance and safety standards are of utmost importance. Please consider these changes.



June 12, 2023

Tillamook County Commissioners  
Tillamook County Courthouse  
201 Laurel Avenue  
Tillamook, OR 97141

**RE: Comments on Ordinance 84 and ORLA's Position Statement on Short-Term Rentals**

Dear Tillamook County Board of Commissioners,

Thank you for the opportunity to provide comment on Ordinance 84 relating to Short-Term Rentals and the latest round of amendments being considered for adoption at your upcoming June 13 meeting.

We continue to be impressed with the work being undertaken in Tillamook County. The ordinance is comprehensive and shows a great deal of balance in weighing the needs of local communities while promoting the economic benefits that come with a thriving tourism economy.

One item potentially worthy of a work session is whether 'transfers of short-term rental license ownership' rules should be more equitable when considering the 'owner' of the rental property. For example, one could read the current ordinance and come to the conclusion a family owned short-term rental can only be sold once while keeping the license with the County active compared to a short-term rental being owned by a corporation who could hold on to the license in perpetuity, regardless of corporate staff changes.

Recent conversations with county staff confirm for us that this challenge was taken into consideration but that limiting corporate ownership in a given jurisdiction can prove problematic given the prevalence of limited liability corporations created by extended families for personal use of the short-term rental while occasionally renting out the property to subsidize the investment.

All in all, we feel you strike the right compromise with the current Ordinance language and the latest amendments. We appreciate the opportunity to comment.

Sincerely,

Jason Brandt  
President & CEO  
Oregon Restaurant & Lodging Association

## Lynn Tone

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**From:** Public Comments  
**Sent:** Monday, June 12, 2023 11:58 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: Proposed changes to the STR ordinance

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**From:** royce trammell <ramtraml@hotmail.com>  
**Sent:** Monday, June 12, 2023 11:56 AM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>; Mary Faith Bell <mfbell@co.tillamook.or.us>; David Yamamoto <dyamamoto@co.tillamook.or.us>; Erin Skaar <eskaar@co.tillamook.or.us>; Sarah Absher <sabsher@co.tillamook.or.us>  
**Subject:** EXTERNAL: Proposed changes to the STR ordinance

[**NOTICE:** This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

To: Tillamook Board of County Commissioners  
Tillamook County Community Development  
[publiccomments@co.tillamook.or.us](mailto:publiccomments@co.tillamook.or.us)  
[mfbell@co.tillamook.or.us](mailto:mfbell@co.tillamook.or.us)  
[dyamamoto@co.tillamook.or.us](mailto:dyamamoto@co.tillamook.or.us)  
[eskaar@co.tillamook.or.us](mailto:eskaar@co.tillamook.or.us)  
[sabsher@co.tillamook.or.us](mailto:sabsher@co.tillamook.or.us)

From: Royce Trammell  
155 Crescent St, Oceanside OR 97134  
Short Term Rental Owner

Re: Proposed changes to the STR ordinance

My name is Royce Trammell and I am a Short Term Rental Owner.

My wife and I bought our property in 2020 and have been successfully running it as an STR since then. We can't afford a property management company, so are managing it ourselves, including cleaning it. When we purchased it, we were not aware that the county was considering reducing or eliminating STRs. We count on income from our STR to supplement our retirement income. The home is a large one, and would not be affordable to working wage folks in Tillamook county either as a long term rental nor to purchase as a starter home. If we can't use it as an STR, we would have to sell it, probably to a high income family to use as an occasional 2nd home, like the neighbors on either side of us do. There would be far fewer tourism dollars coming in to the county for STR homes like mine if STR permits are reduced or eliminated.

In addition, I support the comments and legal concerns that have been repeatedly raised by Oregon Coast Hosts. Many of these issues were raised at the last hearing and in hundreds of public comments, but the new draft does not address them. As written, if this draft proceeds to a vote and is approved, then there may be litigation.

These are my top 3 general concerns:

- Replacement of current permits with 'licenses' in an attempt to avoid land use rights
- Restrictions on transferring property with the STR permit intact are unlawful
- Provisions to lose property rights over a permit lapse are unlawful

These are my top 3 operational specific concerns:

- 24/7 Contact Person - The immediate response requirement is unreasonable and could result in safety issues; even first-responders (Fire, Sheriff and Ambulance) cannot respond that quickly every time, but at least they are trained to deal with conflict when necessary. In addition, the few issues I have received were able to be dealt with via the phone or messaging app, without requiring me to be on site within a short time period.
- Buffers are a problematic and inherently inconsistent tool: if STRs are a nuisance to permanent residents, and one street is all STRs, isn't it better that STRs only have negative effects on other STRs? My neighborhood has just 7 STRs for over 100 properties, but a buffer rule could reduce that to just 1 or 2 STRs. Which of the current STRs would lose their permit?
- Noise: Tillamook County needs a noise ordinance. Prohibiting "other noise" during quiet hours beyond property boundaries is unreasonable and inequitably punitive. Examples: AC unit running, car pulling into a driveway, a guest sneezing, a baby crying, etc. Reasonable decibel guidelines are needed so that the regulations are clear and fair.

I support fair and balanced STR regulations. Balancing the historic seasonal home ownership of our community with property rights and livability can be done with evidence-based regulations and enforcement. To truly impact livability, the rules regarding top nuisance concerns need to apply equally to all homeowners and residents.

Sincerely,

Royce Trammell

## **To: Tillamook Board of County Commissioners**

My family has owned a short term rental property (STR) at the Breakers in Neskowin for nearly 50 years. Although we need to rent the property to help pay taxes and condominium fees, our townhome is our second home and we and all my family members have a deep love and appreciation for Neskowin and the Pacific Ocean. All my extended family cherish their time at the beach. Our home is lovingly looked after and individually furnished to reflect the beach environment. We are not cookie cutter standard hotel rooms and offer a homey atmosphere to both family and guests. Our condominium board works diligently to ensure well maintained grounds and landscaping to be an asset to the town.

We would like to make a suggestion about signage requirements in the draft ordinance. Because we are in a condominium complex of STR townhomes with a private road into the property, we suggest that for properties like the Breakers with one egress point, that one sign could be posted at the entrance into the property. This sign could list each rental home by permit number and other required information. The sign would be visible from the public road whereas signs at each home would not be visible unless somebody walked onto the property.

Also, we do not see the need to list the expiration date of the permit on the sign. We don't understand why that information would be relevant to people seeking to make a complaint about a specific home and it would necessitate having to update the sign at least once a year or more often since individual homes at the Breakers have different expiration dates on their STR permits. Thank you for your consideration of these proposed changes to the draft STR ordinance.

Respectively submitted,

Peter Birch and Kathy Hamel, owners of Unit 9 at the Breakers in Neskowin



To Tillamook Board of County Commissioners:

Re: STR Ordinance hearing 6/13.

Please consider the following insignificant changes to the ordinance:

- **Signage: Please remove the requirement to post expiration dates on the exterior signs.**
  - The requirement for signs has been significantly complicated by this new version of the ordinance.
  - From the inception of this ordinance until now, we have never even been required to post expiration dates on the interior posted permit.
  - Most recorded violations are regarding signage. Adding superfluous complications solves no problems; and causes extraordinary expense and compliance complications for owners.
  - Why is the expiration date necessary? If a property is un-permitted, and advertised, the county will be alerted. Have there been significant instances of homes with STR signs that are not actively permitted?
  - Expense: Over the past 3 years, the expense to comply as an STR has more than tripled for most homes. Professional, quality signage is expensive. Requiring a new sign each year will degrade the quality and increase eyesores in our communities.
- **Noise: The new noise language will be impossible to comply with and enforce.**
  - As it's currently written, if guests arrive after 10pm, and they have a crying baby or close their car door, and it can be heard beyond the property line, they are in violation. This is not practical.
  - Please consider adding the words "sustained" or "unreasonable".
- **Garbage: Please add "where applicable" to the requirement of 'assisted pickup'.**
  - Assisted pickup is not applicable in several neighborhoods with trash enclosures, etc.
  - Requiring proof of this service will likely incur unnecessary fees from the franchise haulers.

My company manages about 65 homes in Pacific City. Compliance and safety standards are of utmost importance. Please consider these changes.

## Lynn Tone

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**From:** dbenneth@comcast.net  
**Sent:** Monday, June 12, 2023 12:19 PM  
**To:** 'Helaine Koch'  
**Cc:** Lynn Tone; Sarah Absher  
**Subject:** EXTERNAL: RE: Draft of STR Testimony to Commissioners

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Lainie

Probably the best way to submit written testimony is directly to Lynn Tone (Sarah's assistant) and to Sarah. Their respective email addresses are below:

Lynn Tone [ltone@co.tillamook.or.us](mailto:ltone@co.tillamook.or.us);  
Sarah Absher [sabsher@co.tillamook.or.us](mailto:sabsher@co.tillamook.or.us).

Thanks!  
Dave

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**From:** Helaine Koch <lainiekoch@gmail.com>  
**Sent:** Monday, June 12, 2023 11:43 AM  
**To:** Cathy Benneth <dbenneth@comcast.net>  
**Subject:** Re: Draft of STR Testimony to Commissioners

I wrote this letter (below) on Feb. 13, 2023. Do you think I should revise and resend?

Dear Sarah,

After attending the NCAC meeting last Saturday, February 11, 2023, we felt compelled to convey our thoughts and concerns with you and the Tillamook County STR Advisory Committee.

Short Term Rentals are not divisive because of how the Neskowin Short Term Rental Survey results were reported, either by the STR subcommittee or the NCAC officers, as some members of the NCAC Short Term Rental subcommittee claimed. STRs have been divisive in Neskowin (and other communities) for a long time before the subcommittee was even formed. Isn't that why this issue is getting so much attention?

STR's are divisive because of a livability issue for communities. People who own STR's are in business. They are driven by the income they receive from this business or in too many cases, businesses. They are commercializing residential or R1 areas and the community members who make their homes in neighborhoods surrounded by STR's are significantly impacted.

Some STR's are owned by large businesses or corporations that have no connection to Neskowin. They may care about livability because a desirable area will make people want to come and rent their properties. It's a bottom line issue. These STR owners are not the people who volunteer in the community or care about their neighbors.

We believe people on any committee to study STR's have a conflict of interest if they own a STR solely as a business or income producing property. Money changes how people feel, think and respond to issues. If you choose people to represent a community and they have a personal financial interest and a legal mission to deregulate and impose short term rentals in this community, they are not representative of, nor do they represent, most of the people who live in Neskowin. They obviously have a personal agenda which is nearly impossible to "leave-at-the-door." Money obscures objectivity.

We don't think STRs should be banned, but we do believe that houses owned and built solely as vacation rentals, do not belong in R1 zoned areas. What makes these properties different from hotels? Lack of management and on-site support? That's just two of the problems.

On Jun 12, 2023, at 11:37 AM, Helaine Koch <[lainiekoch@gmail.com](mailto:lainiekoch@gmail.com)> wrote:

Is this to extend the moratorium on STR permits? I see it is set to expire on July 1, 2023.

On Jun 12, 2023, at 11:20 AM, Helaine Koch <[lainiekoch@gmail.com](mailto:lainiekoch@gmail.com)> wrote:

Hi Dave,

Since I have not been involved in these meetings, what is the context for your testimony? Is this the last in a series of meetings? What will the commissioners decide based on the testimony they hear? Who will be giving verbal testimony? Would it be helpful if I submitted written testimony? (I have already done this a while ago.)

Lainie

On Jun 11, 2023, at 8:20 PM, <[dbenneth@comcast.net](mailto:dbenneth@comcast.net)>  
<[dbenneth@comcast.net](mailto:dbenneth@comcast.net)> wrote:

Laine

Attached is a draft of my planned two minute testimony to the Commissioners on Wednesday.

If you have time, I'd love to get your feedback.

Thanks!

Dave

<Testimony at June 13 County STR Hearing.docx>

To: Tillamook Board of County Commissioners  
Tillamook County Community Development  
publiccomments@co.tillamook.or.us  
mfbell@co.tillamook.or.us  
dyamamoto@co.tillamook.or.us  
eskaar@co.tillamook.or.us  
sabsher@co.tillamook.or.us

From: Adam Babkes  
7330 Kingfisher Loop, Pacific City, OR 97135  
Tillamook County Homeowner without an active STR permit

Re: Support for all comments and legal concerns submitted by Oregon Coast Hosts

My name is Adam Babkes and I am Tillamook County Homeowner without an active STR permit. Many of these issues were raised at the last hearing and in hundreds of public comments, but the new draft does not address them. As written, if this draft proceeds to a vote and is approved, then there may be litigation.

My family has owned this property since 202. We worked for 2 years designing and building a home that was perfect for our family and also specifically for rental purposes. We added several features to the house, including rooms and square footage, that was only because we were operating under the assumption we'd be able to rent it. We love our home in PC but will not be able to afford to keep it without STR income. It's sad, and it hurts. My 3 kids - Ben, Nate and Victoria are so emotionally connected to this property. They've watched it since inception and drew on the walls before painting - all the good stuff. All of that will go away w/o an STR for us..

These are my top 3 general concerns:

- Vacation rentals have always been allowed in Tillamook County
- Replacement of current permits with licenses
- Restrictions on growth aimed at existing permit holders are unlawful

These are my top 3 operational specific concerns:

- 24/7 Contact Person - The immediate response requirement is unreasonable; even first-responders (Fire, Sheriff and Ambulance) cannot respond that quickly every time. \$100 charge to change contact person will discourage frequent changes, which are necessary due to 24/7 requirements. An online registration which allows owners or property managers to login and update the contact person in real time is an ideal solution that can be integrated with Granicus.
- Exterior Signs - Requiring expiration dates on exterior signage is wasteful as it will necessitate new signage annually, may violate HOA rules, may invite vandalism and trespassing, especially in places where the home is not visible at all from the public right of way.
- Parking: owners can not enforce rules against parking on public streets

I support fair and balanced STR regulations. Balancing the historic seasonal home ownership of our community with property rights and livability can be done with evidence-based regulations and enforcement. To truly impact livability, the rules regarding top nuisance concerns need to apply equally to all homeowners and residents.

Sincerely,

Adam Babkes

## Lynn Tone

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**From:** Sarah Absher  
**Sent:** Monday, June 12, 2023 2:00 PM  
**To:** Lynn Tone  
**Cc:** kristindonahue@gmail.com  
**Subject:** Re: A few questions and thank you!

Good Afternoon Lynn,

Please include Kristin's comments for public record if they have not yet been included in the hearing packet.

Thank You,



**Sarah Absher**, CBO, CFM, Director  
TILLAMOOK COUNTY | Community Development  
1510-B Third Street  
Tillamook, OR 97141  
Phone (503) 842-3408 x3412  
[sabsher@co.fillamook.or.us](mailto:sabsher@co.fillamook.or.us)

On Sat, Jun 3, 2023 at 12:03 PM Kristin Donahue <[kristindonahue@gmail.com](mailto:kristindonahue@gmail.com)> wrote:

Hi Sarah —

First, I'd like to say that you have done a really good job moderating and conducting these meetings. I've been impressed with both your patience and clarity of objectives.

I've listened to nearly all of the meetings and have read the report, surveys, and ordinance modifications.

I had been looking to buy a home in Pacific City since 2018 and finally was able to at the end of last year. We have a little house on Shore and Pine. We are fortunate enough to get to use our home 1-2 weeks per month ourselves. We would like to have the opportunity to rent it when we're not using it, but the goal is to be there full time within the next 7 years or so. But this looks pretty bleak with only 1% STR permits being added on July 3rd.

**My questions:**

- **what will the application process look like? line up outside of the county offices before opening on July 3rd?**
- **will property management companies be allowed to apply for STR permits? (potentially getting in line and registering for many at one time?)**
- **when will the application directions be updated on the website? or new application be made available?**
- **do we have to provide notice to neighbors before we apply? (having proof at the time of initial application?)**

- **how are vacant STR committee positions being filled? Are non full-time residents eligible to apply? (I'm interested in this -- and other committees that I could be of service on)**

And, is public comment closed? If so, the rest is moot. If not, please see below:

"I've been looking to purchase in Pacific City since 2018. It has been insanely competitive. Finally, in late 2022, we got something in a great location for our active family. Our intention is to use this as a family house with our four boys and have the possibility of renting out when we're not there (we use the house ourselves 1-2 weeks per month). My concern is that even with the proposed changes, the STR license is seen as financially valuable real estate asset. And, essentially, this creates an unfair system. I think that there were things proposed that would mitigate this, but it was largely ignored by the committee.

1. Use it or lose it. If it's not used, then the permits go back into the pool. This essentially means that those who will contribute economically have the opportunity to rent and will do so. This will detune STR licenses as a grab for a real estate asset. If they're not used, then there's no value since they'll expire.
2. Limit or sunset transfers (with exceptions for inheritance, etc.). By allowing transfers at the time of a house sale, this prevents a family like ours getting into the pool for a potentially really long time. It also creates a clear division for opportunity (have/have nots) for new homeowners in the county when the house isn't permitted at the time of purchase.

If have a use it or lose it and a sunset clause, mobility improves making it less competitive and less about it adding real estate value.

3. Limit how many permits an S-corp can have. How many STR permits does Vacasa have -- yes, they're a property management company, but they own a lot as well. I don't think that they should get priority over families who are trying to be a part of the community.

Someday, this will be home for us. In listening to hours of these meetings, I definitely felt the perspective of both sides. I want to retain my rights as a homeowner to rent our beach cottage, but I also want to cultivate and maintain a community that I will join as a full-time resident in the coming years."

Thank you!

## Lynn Tone

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**From:** Joy Manesiotis <joy.manesiotis@gmail.com>  
**Sent:** Monday, June 12, 2023 2:09 PM  
**To:** Lynn Tone  
**Subject:** EXTERNAL: STR Comments

**Importance:** High

[**NOTICE:** This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Dear Board of County Commissioners:

I am a homeowner in Neahkahnie. As I understand it, my neighborhood is not zoned for commercial development. So, I find it curious—and worrisome—that I am being asked to support the development of commercial properties in my residential neighborhood, in the form of short term rentals. STRs have contributed to the loss of community livability and quality of life, to the sense of a neighborhood being a place where people actually LIVE. I am being asked to support profit as a community value, at the expense of real community. And, as a homeowner, I am being asked to subsidize those commercial properties in their additional use of water, utilities, light and noise pollution, and general wear and tear to my neighborhood, yet without added support of fire and police personnel, or enforcement of existing regulations by the County.

Given conditions that are quickly becoming untenable in Neahkahnie, I am registering the following concerns with the County and ask that these comments be included in the considerations for the meeting on June 13, 2023.

- Neahkahnie should have a STR cap which is in line with our neighbor Manzanita (closer to 17%) , not at level of 22 to 23%. Manzanita has commercial development, as well as residential neighborhoods, and so, has an infrastructure, including law enforcement and fire department, to support tourism. Neahkahnie, as a unincorporated, wholly residential area, should not be asked to support a higher percentage of STRs and the stresses those properties/added people bring to the community.
- STR licenses should not be transferable upon sale of the property. Current STR owners who were licensed under the current ordinance should be permitted a one-time transfer of their STR license to the purchaser of the property. Prohibiting the transfer of STR licenses to subsequent owners is necessary for several reasons: (1) in fairness to other property owners who want to obtain one of the limited number of available STR licenses, (2) to allow residents currently living next to STRs to someday enjoy having full time neighbors again, and (3) to eliminate property value inflation for those holding one of the limited STR licenses. The STR program should not allow for enhanced marketability and property value inflation for a select few at the expense of the rest of the community.
- STR licenses should be limited to one per owner (whether an individual or a corporate entity) to dissuade investors and for fairness to others since the revised ordinance will likely include a cap on available licenses. This restriction has worked well in managing STR growth in Manzanita.
- I would like to go on record as being particularly opposed to developers and corporate entities being allowed to own and manage several STRs in Neahkahnie.



- The definition of “owner” must include the following statement as originally presented by Director Absher: “If the owner is a business entity such as a partnership, corporation, limited liability company, limited partnership, limited liability partnership, trust or similar entity, all persons who own an interest in that business shall be considered an owner for purposes of this Ordinance.” This language is necessary to hold business entities to the same requirements as individuals and to enforce rules such as a limit on license transfers or a limit on the number of licenses per owner.
- The definition of “bedroom” should be consistent with a common sense understanding of the term bedroom, e.g., the definition applicable to residential real estate listings. The term bedroom should not be broadened, as the Committee recommends, to include any area with or without walls intended for sleeping purposes, e.g., a sleeper couch or futon in a living room or den. This is especially important because STR occupancy is set by the number of bedrooms. Expanding the definition permits STR owners to continue to excessively pack what are intended as single family homes, leading to more people, more cars and more issues. Community livability requires STR occupancies to be reasonable.
- Commissioner Skaar's suggested exclusion of inheritance from the definition of “transfer” should be limited to inheritance by family members given that the stated purpose of this exclusion is to protect family ownership of vacation homes.
- The County has taken steps to improve the STR complaint system, but without a strong enforcement program it's just a stack of complaints. Enforcement requires proof of violation. In the past, the burden has been on community residents to try to prove violations that disrupt their homes and neighborhood—which takes significant time and energy—but which have resulted in no clear way to address the violation and no penalties. It is the County's responsibility, not ours, to enforce the STR program it created. Residents should not be expected to act as enforcement officers. The County needs to use TLT dollars or impose an enforcement fee on STR owners to employ enforcement officers to serve in each area with a significant number of STRs to respond quickly and serve as the County's witness for enforcement proceedings. The fee to fund an enforcement officers should be part of the cost of doing business for the STR owner. Manzanita has budgeted for an enforcement officer.

I realize the decision to lift the July 1 pause on issuing new STR permits will be discussed at a different meeting, but I would like to say, here, that I urge the Board of County Commissioners to leave the pause in place.

Best regards,  
Joy Manesiotis

4 February 2023

To whom it may concern -

I am encouraged by this initial report by the county concerning the rental disaster here in my hometown of Neskowin, but I feel more needs to be done to restore the safe and tranquil life of this little hamlet. This is a village that for decades had been populated with little vacation cottages - like the 94 year-old one I live in full-time. Wealthy people who could afford a vacation home enjoyed being here for many summers. They closed them up after season's end, mostly lending them to no-one other than close friends and family. NOT renting them out to seasonal tourists - even to this day, many of these homeowners close up their homes, cabins, for the majority of the year and return to Neskowin in the spring to open them, turn on the electricity and the water, and get them ready for their summertime here at the ocean.

Suddenly over the past decade, I have seen an increase in houses and cabins being rented short-term to tourists, and I have also seen the rise in large-scale city and suburban homes being wedged into the tiny lots that make up the majority of the village property. Two and three story homes with multiple bedrooms and small parking facilities popped up around the core village as well as the lots on South Beach. Gone were the regulations set up by the county when I first moved here that stated that homes must not cover more than 70% of these little parcels, people were expanding them past that limit, and often-times building decks and patios to 'separate' themselves from their neighbours' property lines. No one at the county seemed to inspect these new buildings and regulate/restrict them in any way.

Today this small hamlet which, up until last year housed the oldest post office on the coast, is still populated with a few hundred residents, but now peppered with houses used for short-term visitors who parade in and out of our streets, speeding, piling cars into driveways and surrounding setbacks, filling garbage bins to overflow capacity, as these sit outside after the renters' weekend departures to collect insects and other critters until Thursday's garbage day here in Neskowin. Just in my one small street in the core village, where one rental home was here pleasantly (for the most part) for over 25 years, two more have cropped up just in the past 8 months - large, multi-story homes that are - once again - wedged up to the very limit of their property lines, with no adherence to the 70/30 property ratio originally directed for these tiny lots.

Now that we are receiving a hopeful word that one of the ways to restrict these vacation rentals is to keep them 250 feet away from residents and from one another - this will mean that these two new rental properties will have to fill-up with full-time residents, either the owners themselves or with some of the young men and women who work out here and are desperate for year-round lease housing. Good for the stability of the neighbourhood to have more residents.

The problem with home owners who rent their 2nd homes is that they have no other investment in Neskowin other than their rental revenue and the tasks of maintaining these homes. They do not participate in the town in any way-shape-or-form, the activities that form the stable backbone of any neighbourhood. They are not volunteers with the fire department, they are not volunteers with the south county library committee, they do not help with spring or fall beach cleanup, they are not volunteers at Neskowin Valley School, or at the summer farmers' market - in short, they have no investment in this town whatsoever, in the cultivation of the elements of a town that make it worthwhile and help it flourish. I realize that the houses they own are expensive and that perhaps the owners cannot afford to keep them without renting them from time to time - if this is the case, why not lease these homes to the many men and women who work here in south county? This would be a great neighbourhood endeavour. So many men and women - hospitality professionals, landscape artists, teachers, construction workers, electricians, medical professionals, and more - are anxious to lease homes here on a year-round basis, and surely special arrangements can be made with these renters for owners to have some summertime days or weeks in these places. This happens everywhere where there are special vacation spots, from Cape Cod to Mackinac Island to Puget Sound and elsewhere.

I implore these 2nd homeowners to think long and hard about the damage they have done to this neighbourhood - wondering how they themselves might react to short-term renters moving in and out of *their own neighbourhoods*, driving in and out of their block while their children play on the sidewalk or in the street, making noise, overflowing garbage cans, adding parked cars. I know that in one town where Neskowin's 2nd homeowners live, Lake Oswego, this will never happen because there are already restrictions in place there regarding rentals that we here hope to enact here in Neskowin. Please respect our town as you respect your own.

Kind regards -

Joanie Blum

Neskowin resident since 1980

## Lynn Tone

---

**From:** Joanie Blum <joanieis@icloud.com>  
**Sent:** Monday, June 12, 2023 2:26 PM  
**To:** Lynn Tone  
**Subject:** EXTERNAL: Quick note  
**Attachments:** 4 February 2023.docx

[NOTICE: This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Good afternoon, Lynn -

I am enclosing a link to my letter from 4 February regarding all of these STR issues in Neskowin, as I went through page after page of these submissions over this past weekend, and found that my letter was not published anywhere :(

What I will speak to on the Tuesday meeting pertains to all of the issues I raised - many of them in complete contrast to some of the submissions here. For one, Neskowin IS NOT FIRST AND FOREMOST A RESORT COMMUNITY as someone wrote :-) It is a *neighbourhood* of people who live and work here, who send their kids to school here, who volunteer in the neighbourhood, who go to worship services, and all the things that property owners who do not live here engage in back in their own neighbourhoods. Please, make sure the county commissioners are clear about this!

Here is my submission from 4 February, for all of them (you!) to read or re-read in case it got tossed. Many thanks for all your help.

Kind regards -  
Joanie Blum

## Lynn Tone

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**From:** Public Comments  
**Sent:** Monday, June 12, 2023 2:38 PM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: Public Comment on proposed STR Rental Ordinance revisions / Support for all comments and legal concerns submitted by Oregon Coast Hosts

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**From:** L Spangler <bluehorizonvista@gmail.com>  
**Sent:** Monday, June 12, 2023 1:54 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: Public Comment on proposed STR Rental Ordinance revisions / Support for all comments and legal concerns submitted by Oregon Coast Hosts

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To: Tillamook Board of County Commissioners  
Tillamook County Community Development  
[publiccomments@co.tillamook.or.us](mailto:publiccomments@co.tillamook.or.us)  
[mfbell@co.tillamook.or.us](mailto:mfbell@co.tillamook.or.us)  
[dyamamoto@co.tillamook.or.us](mailto:dyamamoto@co.tillamook.or.us)  
[eskaar@co.tillamook.or.us](mailto:eskaar@co.tillamook.or.us)  
[sabsher@co.tillamook.or.us](mailto:sabsher@co.tillamook.or.us)

From: Lara Spangler  
38655 Beulah Reed Road, Neahkahnie  
Short Term Rental Owner

Re: Support for all comments and legal concerns submitted by Oregon Coast Hosts

My name is Lara Spangler and I am a Short Term Rental Owner. Many of these issues were raised at the last hearing and in hundreds of public comments, but the new draft does not address them. As written, if this draft proceeds to a vote and is approved, then there may be litigation.

My family has owned this property since 2019. We have been coming regularly to enjoy the natural beauty of the Oregon coast as returning short-term vacationers ever since our children were small. For many years we enjoyed staying in others' rentals for a long weekend or week, here and there. As our schedules allowed, we explored the natural beauty of the coast and beach, and quiet pace of life. Now that we have our own small cottage in a coastal community, we would like to also have the freedom and ability to share it out at times with other families in the same way, when we are not using it ourselves.

These are my top 3 general concerns:

- 
-

- Vacation rentals have always been allowed in Tillamook County
- - 
  - 
  - *(at least as long as we have been renting cottages and homes in the area since 2010)*
  -
- 
- 
- No evidence to support restrictive new regulations
- - only 9 violations in 4+ years
- - 
  - 
  - *(we support an evidence-based approach)*
  -
- 
- 
- Oregon's beaches are public, and restricting STRs will limit public to access the beach, especially in areas with no hotels
- - 
  - 
  - *(we have noticed that among other areas, Neahkahnie beach does become crowded at times during the summer, and appears to have quite a lot of cars parked along the Ocean Road. There is only so much parking available, so having a cottage rental to stay, nearby, within walking distance to the beach makes sense to us, and preserves space for day trippers to park and enjoy the beach too.)*
  -

These are my top 3 operational specific concerns:

- 
- 
- Revocation for 3 or more verified violations of ANY local ordinance, state or federal regulation within a 12-month period
- - 
  - 
  - *This provision seems overly punitive, especially for owners who may be letting a STR only occasionally, or have put STR use on hold for a variety of reasons. To have a revocation for signage violation on a non-active rental seems unduly burdensome and a waste of public resources*
  -
- 
- 
- 24/7 Contact Person - The immediate response requirement is unreasonable; even first-responders (Fire, Sheriff and Ambulance) cannot respond that quickly every time. \$100 charge to change contact person will discourage frequent changes, which are necessary due to 24/7 requirements. An online registration which allows owners or property managers to login and update the contact person in real time is an ideal solution that can be integrated with Granicus.
-

- 
- 
- Buffers are a problematic and inherently inconsistent tool: if
- STRs are a nuisance to permanent residents, and one street is all STRs, isn't it better then that STRs only have negative effects on other STRs?
- 

I support fair and balanced STR regulations that will be enforceable by Tillamook County, rather than by private individuals within a community. I also support regulations on all properties that are fair and balanced and are enforced by Tillamook County, such as a clear and consistent noise ordinance.

Balancing the historic seasonal home ownership of our community with property rights and livability can be done with evidence-based regulations and enforcement. To truly impact livability, the rules regarding top nuisance concerns need to apply equally to all homeowners and residents.

Sincerely,

Lara Spangler

## Lynn Tone

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**From:** Public Comments  
**Sent:** Monday, June 12, 2023 2:38 PM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: STRs & Oregon Coast Hosts

---

**From:** Mary Folberg <mfolberg@nwacademy.org>  
**Sent:** Monday, June 12, 2023 2:17 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: STRs & Oregon Coast Hosts

[NOTICE: This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Tillamook Board of County Commissioners,  
I support Oregon Coast Hosts and their efforts to preserve property rights in Tillamook County.  
Thank you,



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Mary Vinton Folberg  
Founder/Emeritus Head of School

Northwest Academy | [www.nwacademy.org](http://www.nwacademy.org)  
1130 SW Main St., Portland, OR 97205  
503-804-0485 |

[mfolberg@nwacademy.org](mailto:mfolberg@nwacademy.org)







June 10, 2023

Tillamook County Board of Commissioners,

It is appreciated that Ordinance #84 is currently under review to better understand the impacts of short-term vacation rentals (STRs) in our residential communities and how a balanced approach for community livability and future permitting of STRs can be developed and achieved. We value the dedicated work of the volunteer STR Advisory Committee and appreciate the opportunity to provide comment.

Like other coastal communities in Tillamook County, Tierra Del Mar (TDM) is an active and involved community and home to many full-time, part-time, and seasonal residents; it is not a vacation resort. Over the years, a handful of families have rented out their beach properties in some manner or other, a practice that is part of the history for many coastal communities, including TDM. However, the sharp increase in the number of properties being permitted and those being built specifically as full-time STRs, coupled with the increase of large capacity rentals and LLC organizations purchasing multiple properties, is new in the last few years and is understandably concerning.

TDM is similar to other coastal communities in terms of being zoned predominantly rural residential, and it is also considered a single-family neighborhood. In TDM, and as a direct result of the STR permit moratorium adopted in July 2022, we watched the number of permitted STRs rise from 40 to 53. That increase means that 23% of homes in TDM are STRs, translating to approximately 1 in 4 homes, although the STR density varies from street to street.

In a recent survey of Tierra Del Mar Community Association members, 67% of respondents indicated they were either concerned or very concerned about the unregulated growth of STRs and 55% were in favor of a cap limit within the community. Our survey also showed that the number one concern for residents was community livability, followed closely by emergency response services (Sheriff's Office & Fire Dept), emergency preparedness (Tsunami evacuation, wildfires), and water resources/availability (TDM is serviced by a private water company). Adequate County resources for meaningful enforcement of STR regulations, emergency response services/preparedness, and water availability have been long-standing concerns for TDM property owners, and the number of STRs in our community directly impacts each of those concerns.

It is our hope that during the Ordinance #84 review, the Board of Commissioners develop an approach that establishes growth management tools for STRs within each community. This will help our residential neighborhoods continue to be places where people want to buy homes and live by ensuring that community livability is encouraged and preserved.

The STR Advisory Committee report dated May 23, 2023, indicates there may be proposals to begin working within the unincorporated communities to establish individual community caps on STRs. The Tierra Del Mar Community Association respectfully requests to be included in all outreach efforts from the County to allow for the opportunity to invite TDM residents and property owners to share their input further in this matter.

Sincerely,

TIERRA DEL MAR COMMUNITY ASSOCIATION

[www.tdmca.org](http://www.tdmca.org)

Kimberly & Eric Bergstrom  
Owners of Tillamook County Short Term Rentals  
Jun 12, 2023

Tillamook Board of County Commissioners  
Tillamook County Community Development  
publiccomments@co.tillamook.or.us  
sabsher@co.tillamook.or.us

**Re: Tillamook County Ordinance 84 Revisions, and in Support of Tonkin Torp / Oregon Coast Hosts June 8, 2023 to the Tillamook County Board of of Commissioners**

To Whom It May Concern:

My name is Kim Bergstrom. My husband and I own Short Term Rentals (STRs) in the Neahkahnie area of Tillamook County (the County). My history with this area goes back long before I was born. My Grandfather worked on the Southern Pacific Railroad, and was a supervisor for the area that ran through Tillamook County and the northern Oregon Coast. He, in turn, introduced the love of the Coast to my father. It was his dream to build a house on the Coast, and that dream came true in 1962 with the completion of our house. My family's free time was spent traveling back and forth on Hwy 26 as we worked on the house. Lumber came from the mill where my father worked as an accountant. Fireplace bricks came from a demolished building from the local university where my parents first met.

Summers were especially wonderful, as my Aunt and Uncle would travel with my cousins from outside of Oregon to the Coast while my Aunt sought treatment for rheumatoid arthritis at the Rinehart Clinic in Wheeler. Days were spent jumping waves, bowling at the local bowling alley, penny candy and comic books from the grocery store. Nights were spent camping out in the forts we built amongst the gigantic driftwood logs that lodged up against the rocks fronting our house. Or curled up in the old army bunks, falling asleep to the sound of the quiet laughter and conversation of our parents.

The beach meant home. And would always play a part in my history, past and future.

---

My name is Eric Bergstrom. I first visited the Neahkahnie area in 1984 when my girlfriend (now wife) introduced me to her most favorite place on earth: her family's beach house and the surrounding area. I spent the first part of 1986 commuting to the beach on weekends from Seattle to plant a lawn and build decks. Kim and I married in August of 1986 on that lawn next to the beach, joined by family, friends, and local community neighbors. Those neighbors pitched in

to help. Neighbor's driveways were offered for guest parking. Our next door neighbor hid my car in their garage so my family couldn't "decorate" it, as was their tradition. It was perfect.

---

In 1996 we purchased our beloved beach house from Kim's father, who was retiring and downsizing. In order to afford the house and keep it in our family, we decided to rent the house to others for vacations, to share with others the experience we loved so much. Before doing so, we discussed this with our neighbors and came up with a plan that would work for all of us.

It was a wonderful experience. Most of our guests became regular guests. They planned their yearly getaways far in advance with much anticipation. They thought of our house as their very own beach house and treated it as such. We'd often find our guests had left gifts behind to add to the house; artwork, games, kitchen accessories. They were mainly families or couples, sometimes solo travelers, all looking for the peace and relaxation of the Coast.

We ultimately purchased additional properties, one at a time, lovingly updating them but keeping the small beach community character we cherished. Like our own house, we put love, sweat into each of them, doing or supervising much of the work ourselves. Each of these houses had been STRs before we purchased them.

We've been following the issues in the community concerning livability. We hear a lot of people state the community has changed due to short term rentals. Actually, we'd like to disagree with that premise. Transient housing is not new. The majority of our community has always been transient housing. The only difference is that more people are having the opportunity to visit and enjoy. More people have access.

But we do agree that the community has changed. No longer is the norm small beach cottages that are within financial reach for many families. Huge houses with landscaped yards have replaced vacation cabins. Our kids learned to ride their bikes on quiet roads. People walked along the road, stopping to talk to neighbors. Drivers watched out for pedestrians. This is no longer the case. It's interesting that people move to our area because they enjoyed the community, but after living here they want to change it.

Governor Oswald West fought for open beaches for all. It seems the new community feeling is based on exclusivity. Blame rather than working together to find a solution for all. Neighbors used to speak directly to each other, they now communicate frustration via certified letter, email or text. Often anonymous.

The current unhappy local sentiment is that STRs take away affordable housing for locals. Communities along the beach are actually no longer affordable for many people. However, not because of STRs. The 2023 median price for a house in Neahkahnie is \$929,000. The Neahkahnie / Manzanita Beach area has skyrocketed in popularity, as has the whole North Oregon Coast. The cessation of STRs would not decrease the median housing cost. What it would do is create more exclusivity.

We have and always will support equitable STR regulations. Balancing the needs of both property owners and residents is a challenging task, but absolutely must be done using the best fact based evidence available. We therefore support lawful regulations based on full disclosure of fact, with reasonable modalities of enforcement. Regulations should be fair, unbiased, and need to apply to **all** property owners, whether resident housing, long term rentals, transient homes, or transient STRs.

We were interested in the formation of the Tillamook County Short Term Rental Advisory Committee, which appeared to have been created to take a realistic look at many of the pressing issues in the County. However the seemingly unbiased nature of the group was soon upended when the County hired attorney Daniel Kearns to advise the Committee. As many are aware, Daniel Kearns has created his niche in Oregon Law as an "expert" on anti-STR law. In reference, you'll note Mr. Kearns worked against STR interests in Hood River, Banks, Bend, Clatsop County, Port Orford, and other Oregon communities.

Recently, Mr. Kearns represented 15 neighborhoods in the Lincoln County contentious STR issue. People familiar with the issue will recall that Mr. Kearns and the anti-STR group 15 neighborhoods were instrumental in getting ballot Measure 21-23 passed. It requires the phasing out of STRs in unincorporated Lincoln County residential areas in five years, bans new licenses in those same areas, and imposes additional operational restrictions on STRs. Measure 21-23 was quickly struck down by the Land Use Board of Appeals (LUBA).

In August 2022, Mr. Kearns sat on a panel as an expert at the Oregon State Bar Real Estate and Land Use Section of the Annual Summer Conference. The panel's subject was "Not in My Weekend Back Yard: Licensing, Land Use, and Litigation of Vacation Rentals," furthering his reputation as an anti-STR regulation expert.

If Tillamook County wished to find an unbiased solution that worked for all, and they truly wished to work with Mr. Kearns with his clear historical ties to anti-STR interests, the County would also have sought representation from an attorney with ties to the interests of STR property owners. Barring that, the County could have sought advice from an attorney with ties to neither anti-STR or pro-STR interests to help craft unbiased Regulations.

Which brings us to today and the proposed Ordinance 84. Obviously, Tonkon Torp's aforementioned Jun 8, 2023 letter to the County Board of Commissioners details the issues with the Ordinance better than either of us could. Suffice it to say that we support the comments and legal concerns outlined in their letter. However, we do have comments specific to our own situation.

The County plans to replace existing Permits with Licenses, trying to skirt land use rights of the STR owners. This concept was also attempted in the Lincoln County Measure 21-23 ballot measure struck down by LUBA. It appears that Mr. Kearns is leading the County into a similar

action that will ultimately end up in another LUBA appeal, costing taxpayers unnecessary expenditures for an issue previously adjudicated.

Our personal rights as current STRs permit holders are also jeopardized by Ordinance 84. The Ordinance plans to restrict the operations of our STRs. One example is by imposing arbitrary occupancy restrictions. This attempt by the County to restrict our STRs occupancy maximums would be financially onerous and detrimental to our STR properties. Our occupancies are similar to what they were before we purchased them, dating from long ago. While provisions have been made in Ordinance 84 for so-called "Estate Homes," the proposed occupancy restrictions, both for Estate and non-Estate STRs, are burdensome and should remain at the maximum occupancy level set forth in our current permits issued by Tillamook County. This includes maximum occupancy during daytime and overnight hours. It is our understanding that restrictions on STR operations in Tillamook County are unlawful, as Oregon State law allows us to continue nonconforming use at all levels of current operations.

It is our understanding, also noted in the Lincoln County LUBA Opinion and Order, that property owners cannot lose property rights solely based on the conduct of someone else. In other words, guests staying at a STR. This provision in the Ordinance is particularly burdensome. We have always gone above and beyond to make sure our visitors adhere to Tillamook County's STR policies. For our STRs, we require guests to sign an eight page Rental Agreement. Within that Agreement, visitors are educated and agree to all the points of the Tillamook County Good Neighbor policies, and more. They are made very aware of policies such as Quiet Hours, available parking spaces, no RVs or camping, no on street parking, etc. And yes, we have many complaints from visitors that our Rental Agreement is too long and restrictive.

Ordinance 84 stipulates Noise restrictions, Quiet Hours, On Street Parking requirements, and more. Again, arbitrarily placed on the County STRs rather than the common sense solution of creating Ordinances for all County residents, transient properties, STRs and visitors. We can cite numerous examples of non-STR neighbors causing excessive noise, including during "Quiet Hours." Non-STR neighbors with excessive dog barking, both indoors and out. Roaming unleashed neighbor's dogs depositing waste on our lawns. Recreational vehicles parked in resident and transient housing driveways. Visiting cars at those properties, parked so they spill out from driveways and impede street traffic. Unsecured garbage cans at those properties tipped over into the streets. The list goes on. Wouldn't it make more sense to create across the board, common sense regulations that the whole of Tillamook County could follow in order to be good neighbors?

Also extremely burdensome is the Ordinance 84 requirement to resolve complaints within 30 minutes of receipt. Which, I understand, is faster than the County Sheriff's average response time. This certainly does not sound like common sense regulation, rather an end run attempt to reduce the number of STRs. Especially as the complaint may be unwarranted, or, in fact, an effort by a disgruntled neighbor to enact the three strikes provision which would jeopardize an STR permit.

To give you an example, Kim received a call a while ago of a transient neighbor loudly complaining about guests at our neighboring STR. The complaint consisted of an accusation that our visitors were holding an outdoors party with loud music; that there were tents pitched in the backyard; that their pit bull was freely roaming the neighborhood terrorizing others; that the guests were freely smoking marijuana in the backyard (this was prior to the legalization in Oregon). This caller wanted us to put a stop to it.

Kim thanked the caller for bringing this to our attention, then immediately contacted our local security service, Northcoast Watchman Service, and they investigated. What they found was that this situation was occurring at a different property on the block. That, in fact, our own guests – a couple with a toddler – had confined themselves inside our STR to avoid the situation. They were scared to cross our yard to the beach. While we're sure the caller didn't have bad intentions, we actually appreciated the call. However, if that call had occurred after the passage of Ordinance 84, it would have been a larger issue. We think you'll find many examples by County STR owners where they were blamed for issues not related to their property.

The proposed Ordinance 84 provision regarding complaints is troublesome on many many levels. And again, it is not based on facts. It appears there were 489 complaints regarding STRs in Tillamook County, and the overwhelming majority were regarding signage. Hardly an issue that requires a punitive 30 minute response deadline. The new proposal for handling complaints also insists on an in-person response with no provisions for dangerous situations or back up. Local STR owners have reported instances where the County Sheriff's department has declined to help with a worrisome or precarious situation. The proposed Ordinance also requires STRs to pay a local person to monitor calls non-stop, 24/7. For years we have worked with a local security service, in addition to a local maintenance person and a local house cleaner that is always helpful and on top of any issues that may arise. We have a system in place that does work.

Further, the County has failed to offer evidence supporting the need for such an oppressive regulation. As with other requests for facts and figures, the general answer to questions regarding supporting statistics has been that the County does not have the staff nor time to research and obtain the facts and figures on important issues. Besides the point that it seems to be bad form to create Ordinances and Regulations which are not based on factual information, it begs the question regarding how the County intends to implement such an over broad and burdensome Ordinance if it does not have sufficient time to base regulations on facts?

Speaking of facts, we have not seen supporting evidence that Ordinance 84 will not cause harm to the local economy. Personally, we have long economic connections to our area. For instance, we earlier referenced our local security service, Northcoast Watchman Services. It's interesting to note that my father worked with the previous owner of Northcoast way back when, and after we purchased the property in 1996 we continued our working relationship. We buy hardware and building supplies from the lumber stores in Manzanita in Nehalem. We also have an account at Rosenberg Supply in Tillamook for items not available at our local stores. We work exclusively with local yard and house maintenance services, and cleaners. We shop locally. Our

guests shop locally. The taxes the County collects is quite extensive. What is the economic impact of the possible passage of Ordinance 84 and the promised next phase of stricter regulations? For 2021 the County collected \$7,540,366 in Transient Lodging Taxes alone. How is the County planning to cover any resulting shortfall caused by the passage of Ordinance 84?

At the June 3, 2023 Oceanside Citizen Advisory Committee meeting, a County representative made the following statement:

There is no obligation as a property right to use your home as a short-term rental.<sup>1</sup>

We respectfully disagree. As did LUBA in their Final Opinion and Order regarding Lincoln County's Measure 21-23. We fear Tillamook County is being led in a direction that can only result in further legal action. We request the County take whatever time it needs to gather relevant facts pertinent to the actual situation and work on reasonable legal regulations for all parties. And not single out STR owner's land use rights.

Sincerely,



Kimberly Bergstrom



Eric Bergstrom

37750 Beulah Reed Road, Nehalem OR 97131  
37395 Beulah Reed Road, Nehalem OR 97131  
37345 Beulah Reed Road, Nehalem OR 97131  
37335 Beulah Reed Road, Nehalem OR 97131  
37325 Beulah Reed Road, Nehalem OR 97131

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<sup>1</sup> Sarah Absher, Director of Tillamook County Community Development

## Lynn Tone

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**From:** Public Comments  
**Sent:** Monday, June 12, 2023 4:15 PM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: short term rental comments

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**From:** Jordan Burda <burdajordan@gmail.com>  
**Sent:** Monday, June 12, 2023 3:03 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>; Mary Faith Bell <mbell@co.tillamook.or.us>; David Yamamoto <dyamamoto@co.tillamook.or.us>; Erin Skaar <eskaar@co.tillamook.or.us>; Sarah Absher <sabsher@co.tillamook.or.us>; Brice <secordbrice@yahoo.com>  
**Subject:** EXTERNAL: short term rental comments

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To: Tillamook Board of County Commissioners  
Tillamook County Community Development  
[publiccomments@co.tillamook.or.us](mailto:publiccomments@co.tillamook.or.us)  
[mbell@co.tillamook.or.us](mailto:mbell@co.tillamook.or.us)  
[dyamamoto@co.tillamook.or.us](mailto:dyamamoto@co.tillamook.or.us)  
[eskaar@co.tillamook.or.us](mailto:eskaar@co.tillamook.or.us)  
[sabsher@co.tillamook.or.us](mailto:sabsher@co.tillamook.or.us)

From: Jordan Burda  
34370 Brooten Rd Pacific City 97135  
Short Term Rental Owner

Re: Support for all comments and legal concerns submitted by Oregon Coast Hosts

My name is Jordan Burda and I am a Short Term Rental Owner. Many of these issues were raised at the last hearing and in hundreds of public comments, but the new draft does not address them. As written, if this draft proceeds to a vote and is approved, then there may be litigation.

My family has owned this property since 2019. My family and I absolutely love Pacific City and plan on retiring there. We spend about half of our time in Pacific City, so it is our second home. We are Pacific Northwest natives who saved money and worked hard to have the opportunity to have a second home.

We don't have the same work opportunities in Tillamook County, so we need to work in the valley until retirement can happen. Families love to come and stay at our property and make lasting memories. It really wins for everyone to have our home as a STR. We generate income, families enjoy the coast at a reasonable cost, small businesses thrive from tourism and the county makes money, too. We know the county can come up with legal and fair regulations that support short term rental owners, long term owners, tourists, and the county regulators.

These are my top 3 general concerns:



- 
- 
- Discriminates against renters, and is driven by bias and prejudice against people who do not own their own beach house.
- 
- 
- 
- Vacation rentals have always been allowed in Tillamook County
- 
- 
- 
- Property owners cannot lose property rights solely based on conduct of someone else.
- 

These are my top 3 operational specific concerns:

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- Buffers are a problematic and inherently inconsistent tool: if STRs are a nuisance to permanent residents, and one street is all STRs, isn't it better that STRs only have negative effects on other STRs?
- 
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- 
- Parking: owners can not enforce rules against parking on public streets
- 
- 
- 24/7 Contact Person - The immediate response requirement is unreasonable; even first-responders (Fire, Sheriff and Ambulance) cannot respond that quickly every time. \$100 charge to change contact person will discourage frequent changes, which are necessary due to 24/7 requirements. An online registration which allows owners or property managers to login
- and update the contact person in real time is an ideal solution that can be integrated with Granicus.
- 

I support fair and balanced STR regulations. Balancing the historic seasonal home ownership of our community with property rights and livability can be done with evidence-based regulations and enforcement. To truly impact livability, the rules regarding top nuisance concerns need to apply equally to all homeowners and residents.

Sincerely,

Jordan Burda

## Lynn Tone

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**From:** Public Comments  
**Sent:** Monday, June 12, 2023 4:15 PM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: STRs & Oregon Coast Hosts

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**From:** Jordan Burda <burdajordan@gmail.com>  
**Sent:** Monday, June 12, 2023 2:49 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: STRs & Oregon Coast Hosts

[**NOTICE:** This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Tillamook Board of County Commissioners,

I support Oregon Coast Hosts and their efforts to preserve property rights in Tillamook County.

Thank you,  
Jordan Burda and Brice Secord

12 June 2023

Dear County Commissioners,

I am writing to express my support for the view of the vast majority of people who provided public comments at your 30 May hearing on potential changes to the STR ordinance. Like them, I encourage the county to take an enforcement-first approach to any changes to the current STR management system. No data have been provided by the County or to the STR Advisory Committee that would justify the drastic action of removing property rights through an extended moratorium, or through a capping of permits at such a low rate of increase that it perpetuates the current moratorium on a de facto basis.

I also note the comments and reflections submitted by several members of the STR Advisory Committee, which highlighted the fact that throughout this process, the overwhelming majority of pro-cap/anti-STR comments came from a single community. I encourage you to pay at least equal attention to the comments from Pacific City, which is among the communities with the highest percentage of homes with STR permits and is also the County's single largest source of TLT revenue. The survey results that you have received from the Kiwanda Shores neighborhood in Pacific City, demonstrate that even where active STR permits are at their most dense, conclusive supermajorities support improved enforcement of livability rules and oppose any system of caps.

In the interest of ensuring that my earlier comments (provided when the County was first considering the moratorium and during the STR Advisory Committee process) are entered into the record for your current deliberations, I am excerpting pertinent sections of those comments below.

Sincerely,

Zan Northrip  
Pacific City

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April 17, 2023

Re: Public Comment on Draft STR Ordinance

Dear County Commissioners,

If you listen to the community input, the core issue driving the activity and angst around the county's draft STR ordinance is an extremely small minority of STR operators who have refused to abide by or enforce the county's rules. This is the problem, so let's respond to it directly. We can update the rules on occupancy, noise, and parking and

create real enforcement. Refusing to issue new STR permits is a defeatist response that basically gives up on enforcement. I don't accept that enforcement is impossible. This county does great things every day, and there is plenty of money being generated from STRs to create an enforcement regime with teeth.

Refusing to issue new STR permits is like responding to the issue of reckless driving by refusing to license more drivers. We don't do that for driving, and we don't need to do that for short-term rentals. We can punish and strip the licenses from reckless drivers without preventing other people from commuting to work, and we can put bad STR operators out of business without distorting the local property market and damaging the economy that it supports.

Speaking of the economy, any economic impact analysis that stops at the effect on Transient Lodging Tax receipts will be grossly inadequate and misleading. Think of the local businesses you see every day, particularly in places where STRs are clustered: restaurants, realtors, property managers, construction companies, art galleries, and excursion operators. They are a large proportion of county businesses, and they (and their employees) will face significant negative consequences from a regime that restricts vacation rentals. And that's before you even get to the profoundly negative effect on property values and county property tax revenues in general. All of these effects should be fully analyzed and modeled; acting to cap permits without such an analysis would be negligent and reckless. And let's be honest: you don't need a Nobel Prize to understand that stripping economic rights from a piece of property will reduce its value, or that our county needs more income and more tax revenue, not less.

I appreciate the effort that the County and the STR Advisory Committee have taken thus far to build consensus on the smaller aspects of the draft ordinance like required signage and prohibitions on specific events. But this is a bit like trying to build consensus on a car by focusing on its rear-view mirrors and its taillights. We urgently need to talk about the engine of the car – aka, the permitting regime. [The discussion of “growth management tools” was seriously curtailed during the STR Advisory Committee process. Even today – the day before the last public hearing on changes to Ordinance 84 – the County has not published the level of permits at which it proposes to set a cap.]

I understand that Permit Transferability rules are designed to reduce harm to current STR holders. I don't think that current STR holders should be harmed either, but the effect of these provisions would be to harm others via a County-Commissioner created two-class system of Permit Haves, on the one hand, and Permit Have-Nots, on the other. And ironically, that system would also allow any out-of-state buyer of an existing permitted property to acquire an STR permit via transfer, while it would deny someone like me, who has been a county tax payer for 12 years, the possibility of obtaining an STR permit for a new house that is currently under construction and in which I have already made a significant local investment. The same would apply to any other county resident who might want an STR permit in the future, perhaps because they are downsizing, or for any other reason. They will have to wait years to exercise that right, because the County will have allocated special property rights to some, while denying them to everyone else.

Simply stating that an ordinance doesn't allocate a property right or a land use does not make it so.

Sincerely,

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May 24, 2022

Commissioner David Yamamoto  
Commissioner Erin Skaar  
Commissioner Mary Faith Bell  
Tillamook County Board of Commissioners

Dear Commissioners,

I am writing to express my deep concern regarding the draft proposal to suspend issuance of new Short Term Rental (STR) permits in Tillamook County. As a Tillamook County taxpayer for the past 12 years, this proposed legislation will have a profound effect on me and my family personally, and it will also have unforeseen economic consequences for the County unless amended. I also note that the draft legislation was posted only the day prior to its consideration, a schedule that severely restricts the possibility of adequate consideration and consultation with the community over the legislation's specific terms.

Twelve years ago, my family and I purchased a vacant lot in Pacific City with a plan—once we could afford to implement it—to build a home that we would occupy full time in retirement. Now, we are about to go out to bid with two local contractors on the construction of the new home in Pacific City. We still intend to occupy the home full time in retirement, but the home needs to be a partial-year rental property until that happy day arrives. The estimated payment to local contractors for the new construction will be well in excess of \$1 million, but our project – and many other new residential projects in Pacific City – hinges on the certainty of our ability to occasionally rent the property once constructed. Without the ability to have occasional short-term rentals, our development is not financially viable.

I appreciate that the draft legislation attempts, in Paragraph 10, to protect county residents selling their property, and new buyers of existing STRs looking to purchase in the county. As a long-time property owner that has already invested over \$100,000 in architectural fees, however, it is hard not to take offense at the fact that ***the proposed legislation prioritizes new out-of-county buyers over existing property owners who are about to make a major investment***, one that will greatly benefit local contractors. I am sure that our case is not unique, and that Tillamook County contractors will see a serious hit to their pipeline of work if this legislation is passed without amendment.

I am seeking your support for a specific, targeted amendment to the draft proposal, in order to mitigate some of the economic harm to my family and the community that the legislation will otherwise cause:

**Modify Paragraph 11 to read as follows (new text shown in bold):**

11. This temporary suspension does not apply to real properties that are pending sale and in escrow on July 1, 2022. **This temporary suspension also does not apply to real properties for which a building permit for new residential construction is approved by July 1, 2023.** For said properties, once the buyer has become the legal owner **or the current owner has secured a building permit**, they may file an application for a new short term rental permit and Tillamook County Community Development may process said application in the normal course of business.

Without this technical correction, the proposed legislation creates regulatory uncertainty that will force me and many others to entirely rethink our planned investments in Tillamook County. As written, it will significantly impact local contractors, and I am frankly stunned that the current proposal would prioritize the interests of outside buyers over long-time county property owners who have detailed, well-advanced plans to make a real investment (not just a purchase of existing property) in Tillamook County.

Despite the limited time remaining before the planned public meeting, my husband and I are available to speak with you at any time. Our contact info is pasted below.

Sincerely,

Zan Northrip  
Pacific City

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**Jim Bartels**  
13390 SW River Rd.  
Hillsboro, OR. 97123  
[Bartels.jim@gmail.com](mailto:Bartels.jim@gmail.com)  
503.314.6557

June 11, 2023

**Commissioner David Yamamoto**

Tillamook County Commission  
201 Laurel Ave.  
Tillamook, OR. 97141

RE: Short Term Rental Ordinance

Dear Commissioner Yamamoto:

I submit these comments to the Commission in case I am unable to participate in the next public hearing on the proposed STR ordinance. My wife and I have a house on Saghalie Lane, a small cul-de-sac, in Pacific City.

First, I suggest the Commissioners extend the current moratorium on issuance of new STR licenses for at least two months, to give the Commission sufficient time to carefully consider a STR ordinance. The brief period between the draft proposed ordinance and July 1, 2023, does not afford the Commission time to properly consider a new STR ordinance which may significantly impact the County for years.

One glaring omission of the draft ordinance is it does not appear to apply to the managers of STRs-whether they are individuals, companies, or other entities. The managers should be regulated by the ordinance, be bound by its provisions, subject to the enforcement of the ordinance and to the requirement to obtain licenses to operate as managers. They should be subject to fines, non-renewal, revocation and the full gamut of rules applicable to STRs. They are, after all, a significant part of the STR industry, significant beneficiaries of it, and significant contributors to the difficulties the industry causes in neighborhoods where STRs are placed.

Here are my recommendations/requests for the draft ordinance itself (this is based on the May 17, 2023 draft):

1. Add to .040 a paragraph "D. No STR license shall be issued or renewed for any property that is within an area zoned for low density

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residential development, e.g. PCW-R1". Comment-regardless of the gloss applied, STRs are mini-motels, but contrary to most motels, they lack an on-site manager to enforce the rules. They degrade livability in and the character of low density residential areas and should not be allowed in them. They are incompatible with those neighborhoods. They should be allowed only where the County has zoned for commercial or multi unit residential development.

2. Delete from definitions, .030, Paragraph M-"Estate Home". And delete all references to "Estate Home" in other sections of the draft ordinance. Giving special treatment to a house based simply on the number of bedrooms crammed into it without regard to the lot size or on site parking, then using that arbitrary definition to justify flooding a neighborhood with up to 17 transient guests is a bad idea and ignores common sense.
3. In .040A.7., "Notice to Neighbors ", make the notice required before a license is granted more effective by requiring the notice contain a copy of the complete application package and allow the neighbors at least 20 days to comment on it, so they have an opportunity to point out any misrepresentations or errors in it to the County BEFORE a license is issued. This would give the County information that it may not be aware of, and prevent the issuance of a license based on wrong information-hopefully avoiding conflict and controversy later. Effective pre-license notice is important.
4. Delete .070 D. Paragraph 1.a., in its entirety, and that part of .080E that would allow a STR owner to turn a separately owned property within 500 feet of the STR into, in effect, a commercial parking lot to benefit the STR owner's income, to the considerable detriment of the rest of the neighborhood. This is another provision that is incompatible with the stated goal of protecting the livability and character of the neighborhoods where STRs are placed. If the STR investor has a house with two parking spaces then they have two parking spaces. It is not the County's job to have the neighbors, in effect, subsidize the investor to the neighbors detriment.
5. It's hard to see how a more wishy-washy paragraph could have been written than .100B.1. "Response to Complaints". Just take it out-it's actually insulting that the STR industry (I do assume this is industry supported gobbledygook) would propose it.
6. Add to .100D, "Specific Prohibitions " a para.5. "Parking. Parking of vehicles that is not specifically allowed by the license or that interferes with access to neighboring driveways or property." Since illegal or non-permitted parking is a big problem with STRs, not including this may have been an oversight by the Committee.



- 
7. The penalties set forth in .130 should be mandatory, not “up to”, and the amounts should be increased. The current levels incentivize STR owners/managers to allow violations in the hope they will not be caught, and if caught the fines will be less than the rental received so they still come out ahead, since many STRs rent for more than the fine amounts. I suggest the first fine be at least the amount of the advertised nightly rental, and the second be at least three times the advertised nightly rental, per violation. And the fines should be levied against both the STR owner and the STR manager, separately.
  8. Delete the word “verified” from .130 2. The phrase “verified violations” is nowhere defined in the draft, and I doubt it has any agreed upon meaning among lawyers or arbitrators. It is an invitation to disagree and clog up any penalty process.
  9. Appeals-.140. Modify it to allow appeals by persons whose complaints about an STR were denied or not acted upon in a timely manner, AND to give persons who complained notice and the right to participate in any appeal by an STR owner or manager. This is basic fairness for those who may be affected by an appeal. It also would help give the decision maker a fuller understanding of what occurred that led to the action being appealed.
  10. Finally, the County should require that the handling, recording, and resolution of complaints about STRs, communications about the complaints, and the outcomes of complaints, be transparent and accessible to all on the Department of Community Development website.

Thank you.

JIM BARTELS

Date: June 12, 2023

To Whom it May Concern,

My name is Daniel G. Koller, owner of 34340 Ocean Drive, Pacific City, Oregon, 97135. I am writing to officially comment that I eminently oppose any regulation, ordinance, law, rule, or zoning change that either directly or indirectly limits the use of my property in any way. Especially in my use of it as a Short Term Rental (“STR”). I oppose any overreaching regulations that:

- Require renters to park off-street,
- Require immediate response to phone call,
- Require exterior lighting to direct downwards,
- Require expiration date on exterior signage,
- Require all STRs to meet current building codes,
- Require all STRs with septic tanks to have an annual inspection,
- Require minimum bedroom sizes larger than some currently permitted bedrooms,
- Require in-person response,
- Limit parking to 6 cars off-street,
- Fee no less than \$100 to change Contact Person, or
- Any other creative restrictions or fees on Short Term Renting.

I have owned and used my property as an STR for over 25 years without incident. My property is situated in Kiwanda Shores on the front line unsheltered from nature’s abuse. The only way I can afford to maintain my property is by renting short term. Some of the many costs to maintain my property include sand removal, taxes, repairs, and insurance. All these costs are extremely expensive. Renting my property short term allows me the ability to afford this home, and the flexibility to enjoy it at my discretion. I fear that if my right to rent short term is regulated away, I will lose my home and have nothing to pass on to my children.

Please accept this letter as both my public comment opposing any regulation, ordinance, law, rule, or zoning change, and as my desire to be added as a plaintiff to any lawsuit or class action opposing any such restrictions.

Thank you,

Daniel G. Koller

Email: [DKoller1@aol.com](mailto:DKoller1@aol.com) or [dkoller19@gmail.com](mailto:dkoller19@gmail.com)

## Lynn Tone

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**From:** Daniel Koller <dkoller19@gmail.com>  
**Sent:** Monday, June 12, 2023 5:59 PM  
**To:** Public Comments; Lynn Tone; oregoncoasthosts@gmail.com  
**Cc:** Daniel Koller  
**Subject:** EXTERNAL: Public Comment in Opposition to STR Regulations in Tillamook County  
**Attachments:** Written Public Comment Daniel G Koller 34340 Ocean Drive, Pacific City, OR, 97135.pdf

[**NOTICE:** This message originated outside of Tillamook County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear All,

I am a homeowner affected by the proposed regulations on Short Term Rentals in Tillamook county.

Please accept the attached letter as my official public comment in opposition to any regulations on Short Term Renting.

Also, please regard this letter as my formal request to be added as a party to any lawsuit pursued against Short Term Rental restrictions in Tillamook County.

Thank you,  
Daniel G. Koller  
Email: [dkoller1@aol.com](mailto:dkoller1@aol.com) or [dkoller19@gmail.com](mailto:dkoller19@gmail.com)

Date: June 12, 2023

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Please accept this letter as both my public comment opposing any regulation, ordinance, law, rule, or zoning change, and as my desire to be added as a plaintiff to any lawsuit or class action opposing any such restrictions.

Thank you,

Daniel G. Koller

Email: [DKoller1@aol.com](mailto:DKoller1@aol.com) or [dkoller19@gmail.com](mailto:dkoller19@gmail.com)

## Lynn Tone

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**From:** Helaine Koch <lainiekoch@gmail.com>  
**Sent:** Monday, June 12, 2023 6:47 PM  
**To:** Sarah Absher; Lynn Tone  
**Subject:** EXTERNAL: Testimony to the Board of County Commissioners

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

To Sarah Absher and The Board of County Commissioners,

I have been a full time resident of Neskowin for over 40 years and I am disheartened that a group of property and business owners are trying very hard to change the character of our community for their own profitability. Unfortunately these property and business owners, most of whom do not live here, view everything through an STR/Business lens, a lens that is colored by dollar signs, not what is best for the livability of Neskowin.

I live here for many reasons not limited to the spectacular natural environment, proximity to the ocean, clean air and water, a close-knit community with neighbors who support each other and volunteer in the community. I find it troubling that short term rentals are consuming so much time, energy and resource. There are certainly better and more productive things for the residents of Neskowin to be doing with our time, energy and skills.

I am not against all short term rentals, but I do feel strongly that they must be limited and closely regulated. I do not believe houses should be built, bought or used strictly for short term rentals in a residential zoned community. If that is the case, then it's a business and must be limited to areas zoned for commercial use. If someone has extra space in their home that they want to rent to tourists, fine. If a family doesn't use their home all the time and wants to rent it occasionally, fine.

A community is made rich and strong by the people who live in it. These are the people who take care of the place and each other. They think and act cooperatively in their actions and concern for this amazing, residential community.

I thank Sarah Absher and the Board of County Commissioners for your diligence, patience and hard work. I have read the draft #2 Ordinance 84 and agree with the proposed changes and hope this is approved before July 1 when the current Ordinance expires.

Sincerely,  
Helaine Beal Koch  
Neskowin

June 12, 2023

To: Tillamook County Board of County Commissioners

c/o: Lynn Tone

From: Pam Zielinski, 5680 Castle Dr. NW, Tillamook 97141

RE: PUBLIC COMMENT ON PROPOSED STR ORDINANCE CHANGES

I have been a real estate broker in Tillamook County since 1998 and have sold hundreds of homes along the coast which have been used as short term rentals. I have also owned as many as 5 homes in this county which were short term rentals. I have lived on a street in Oceanside where all the homes around me were short term rentals and I was the only full time resident. I found it to be a pleasant experience 99% of the time, and in the other 1% the issues were promptly resolved by the rental manager. At another time, I lived on a different street in Oceanside where my neighbors on 3 sides were full time residents who often caused me aggravation with their lifestyles, their unruly pets and their unsightly vehicles. Short term rentals can actually be excellent neighbors.

Short term rentals have been an integral part of this community throughout the last 100 years and for all that time owners have relied upon the fact that they can choose to rent their house.

Many local homeowners have now been traumatized by the threat of losing the right that Tillamook County has allowed us to rely upon for as long as visitors have been coming to the Oregon Coast.

The current revision of the proposed ordinance in no way represents a consensus of opinion from the so-called Advisory Committee. The Committee was required to limit discussions to a narrow scope of select questions, most of which we still did not agree upon, and we were not allowed to render opinions on the major issues which the commissioners apparently want to reserve to themselves.

There truly was very little consensus within the Advisory Committee, and instead there was mostly division and contention. Instead of answers and advice, the committee's work culminated with many unanswered questions, like:

Why did the county name this committee "Advisory committee" when the committee's actual advice was to be stifled or ignored?

Why didn't the Board of Commissioners allow the Advisory Committee to provide opinions on all the issues under consideration?

Why didn't the county send a mailing to all STR permit holders to let them know the changes you are contemplating and asking how these changes will affect each permit holder?

Why didn't the county take the time to survey local businesses and rental managers and property owners to learn the potential economic impact of these proposed rule changes?

Why didn't the county first try to increase enforcement of existing rules before proposing these radical changes?

Why didn't the county provide easily obtained statistics and data which were repeatedly requested by some members of the Advisory Committee?

Why does the county want to take away your century old right to rent your house?

Why does the county want to take away existing STR permits which are attached to land use, and replace them with licenses which can be altered at the Commissioners' whim? (A license is something you issue to a person who has demonstrated competency. A permit is something a property qualifies for and if the property qualifies, the permit attaches to the property and should be transferrable.)

It is not too late to step back and do this the right way. Please do not pass this proposed ordinance, but please take the time to enforce existing rules and conduct a study to determine the actual need for changes before dropping the ax on thousands of families who trusted in the implied promise made by Tillamook County.

---

**Jim Bartels**  
13390 SW River Rd.  
Hillsboro, OR. 97123  
[Bartels.jim@gmail.com](mailto:Bartels.jim@gmail.com)  
503.314.6557

June 11, 2023

**Commissioner David Yamamoto**

Tillamook County Commission  
201 Laurel Ave.  
Tillamook, OR. 97141

RE: Short Term Rental Ordinance

Dear Commissioner Yamamoto:

I submit these comments to the Commission in case I am unable to participate in the next public hearing on the proposed STR ordinance. My wife and I have a house on Saghalie Lane, a small cul-de-sac, in Pacific City.

First, I suggest the Commissioners extend the current moratorium on issuance of new STR licenses for at least two months, to give the Commission sufficient time to carefully consider a STR ordinance. The brief period between the draft proposed ordinance and July 1, 2023, does not afford the Commission time to properly consider a new STR ordinance which may significantly impact the County for years.

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2. Delete from definitions, .030, Paragraph M-"Estate Home". And delete all references to "Estate Home" in other sections of the draft ordinance. Giving special treatment to a house based simply on the number of bedrooms crammed into it without regard to the lot size or on site parking, then using that arbitrary definition to justify flooding a neighborhood with up to 17 transient guests is a bad idea and ignores common sense.
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4. Delete .070 D. Paragraph 1.a., in its entirety, and that part of .080E that would allow a STR owner to turn a separately owned property within 500 feet of the STR into, in effect, a commercial parking lot to benefit the STR owner's income, to the considerable detriment of the rest of the neighborhood. This is another provision that is incompatible with the stated goal of protecting the livability and character of the neighborhoods where STRs are placed. If the STR investor has a house with two parking spaces then they have two parking spaces. It is not the County's job to have the neighbors, in effect, subsidize the investor to the neighbors detriment.
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- 
7. The penalties set forth in .130 should be mandatory, not “up to”, and the amounts should be increased. The current levels incentivize STR owners/managers to allow violations in the hope they will not be caught, and if caught the fines will be less than the rental received so they still come out ahead, since many STRs rent for more than the fine amounts. I suggest the first fine be at least the amount of the advertised nightly rental, and the second be at least three times the advertised nightly rental, per violation. And the fines should be levied against both the STR owner and the STR manager, separately.
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  10. Finally, the County should require that the handling, recording, and resolution of complaints about STRs, communications about the complaints, and the outcomes of complaints, be transparent and accessible to all on the Department of Community Development website.

Thank you.

JIM BARTELS

## Lynn Tone

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**From:** Public Comments  
**Sent:** Tuesday, June 13, 2023 7:45 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: STR ordinance #84

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**From:** Lyn Frisch <whoagirl5@comcast.net>  
**Sent:** Monday, June 12, 2023 5:52 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: STR ordinance #84

[NOTICE: This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

To: Tillamook Board of County Commissioners  
Tillamook County Community Development  
[publiccomments@co.tillamook.or.us](mailto:publiccomments@co.tillamook.or.us)  
[mfbell@co.tillamook.or.us](mailto:mfbell@co.tillamook.or.us)  
[dyamamoto@co.tillamook.or.us](mailto:dyamamoto@co.tillamook.or.us)  
[eskaar@co.tillamook.or.us](mailto:eskaar@co.tillamook.or.us)  
[sabsher@co.tillamook.or.us](mailto:sabsher@co.tillamook.or.us)

From: Lyn Frisch  
37345 3rd St, Nehalem, OR  
Short Term Rental Owner

Re: Support for all comments and legal concerns submitted by Oregon Coast Hosts

My name is Lyn Frisch and I am a Short Term Rental Owner. Many of these issues were raised at the last hearing and in hundreds of public comments, but the new draft does not address them. As written, if this draft proceeds to a vote and is approved, then there may be litigation.

My family has owned this property since 2017. We were fortunate to find our home in the Neahkahnie neighborhood in 2017. We have been visiting this part of the Oregon coast in Tillamook county for over 35 years. We are committed to supporting what is best for the area and county's interest in growth and preserving what makes the coast a unique area. We have successfully used our home as a STR for the past 6 years. We have not received any complaints and have good relationships with our immediate neighbors. We wanted to open our home as a STR for a number of reasons. We wanted others to experience the coast, it helps us keep the home up, and preserves our ability to pass this home on to our children. We have had positive experiences using STR's when we travel, and feel good about sharing our special home in Neahkahnie..

These are my top 3 general concerns:

- 
- Replacement
- of current permits with licenses

- 
- 
- Property
- owners cannot lose property rights solely based on conduct of someone else.
- 
- 
- Property
- owners cannot lose property rights solely based on conduct of someone else.
- 

These are my top 3 operational specific concerns:

- 
- Noise:
- Tillamook County needs a noise ordinance. Prohibiting "other noise" during quiet hours beyond property boundaries is unreasonable and inequitably punitive. Examples: AC unit running, car pulling into a driveway, a guest sneezing, a baby crying, etc. Reasonable
- decibel guidelines are needed so that the regulations are clear and fair.
- 
- 
- More
- than 60 day allowance is needed for major repairs flagged at reinspection - Suggest owners have one (1) full year to complete major repairs, or have applied for a building, structural, plumbing, mechanical, or electrical permit within 60 days.
- 
- 
- Provision
- is needed to protect STRs from harassment via unfounded complaints.
- 

I support fair and balanced STR regulations. Balancing the historic seasonal home ownership of our community with property rights and livability can be done with evidence-based regulations and enforcement. To truly impact livability, the rules regarding top nuisance concerns need to apply equally to all homeowners and residents.

Sincerely,

Lyn Frisch

## Lynn Tone

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**From:** Public Comments  
**Sent:** Tuesday, June 13, 2023 7:46 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: Public Comment in Opposition to STR Regulations in Tillamook County  
**Attachments:** Written Public Comment Daniel G Koller 34340 Ocean Drive, Pacific City, OR, 97135.pdf

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**From:** Daniel Koller <dkoller19@gmail.com>  
**Sent:** Monday, June 12, 2023 5:59 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>; Lynn Tone <ltone@co.tillamook.or.us>; oregoncoasthosts@gmail.com  
**Cc:** Daniel Koller <dkoller1@aol.com>  
**Subject:** EXTERNAL: Public Comment in Opposition to STR Regulations in Tillamook County

[NOTICE: This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Dear All,

I am a homeowner affected by the proposed regulations on Short Term Rentals in Tillamook county.

Please accept the attached letter as my official public comment in opposition to any regulations on Short Term Renting.

Also, please regard this letter as my formal request to be added as a party to any lawsuit pursued against Short Term Rental restrictions in Tillamook County.

Thank you,  
Daniel G. Koller  
Email: [dkoller1@aol.com](mailto:dkoller1@aol.com) or [dkoller19@gmail.com](mailto:dkoller19@gmail.com)

Date: June 12, 2023

To Whom it May Concern,

My name is Daniel G. Koller, owner of 34340 Ocean Drive, Pacific City, Oregon, 97135. I am writing to officially comment that I eminently oppose any regulation, ordinance, law, rule, or zoning change that either directly or indirectly limits the use of my property in any way. Especially in my use of it as a Short Term Rental ("STR"). I oppose any overreaching regulations that:

- Require renters to park off-street,
- Require immediate response to phone call,
- Require exterior lighting to direct downwards,
- Require expiration date on exterior signage,
- Require all STRs to meet current building codes,
- Require all STRs with septic tanks to have an annual inspection,
- Require minimum bedroom sizes larger than some currently permitted bedrooms,
- Require in-person response,
- Limit parking to 6 cars off-street,
- Fee no less than \$100 to change Contact Person, or
- Any other creative restrictions or fees on Short Term Renting.

I have owned and used my property as an STR for over 25 years without incident. My property is situated in Kiwanda Shores on the front line unsheltered from nature's abuse. The only way I can afford to maintain my property is by renting short term. Some of the many costs to maintain my property include sand removal, taxes, repairs, and insurance. All these costs are extremely expensive. Renting my property short term allows me the ability to afford this home, and the flexibility to enjoy it at my discretion. I fear that if my right to rent short term is regulated away, I will lose my home and have nothing to pass on to my children.

Please accept this letter as both my public comment opposing any regulation, ordinance, law, rule, or zoning change, and as my desire to be added as a plaintiff to any lawsuit or class action opposing any such restrictions.

Thank you,

Daniel G. Koller

Email: [DKoller1@aol.com](mailto:DKoller1@aol.com) or [dkoller19@gmail.com](mailto:dkoller19@gmail.com)

## Lynn Tone

---

**From:** Public Comments  
**Sent:** Tuesday, June 13, 2023 7:46 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: STR ordinance public comment

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**From:** Roger Wicklund <wicklundr@comcast.net>  
**Sent:** Monday, June 12, 2023 6:44 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>; Mary Faith Bell <mfbell@co.tillamook.or.us>; David Yamamoto <dyamamoto@co.tillamook.or.us>; Erin Skaar <eskaar@co.tillamook.or.us>; Sarah Absher <sabsher@co.tillamook.or.us>  
**Subject:** EXTERNAL: STR ordinance public comment

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

To: Tillamook Board of County Commissioners

Tillamook County Community Development

[publiccomments@co.tillamook.or.us](mailto:publiccomments@co.tillamook.or.us)

[mfbell@co.tillamook.or.us](mailto:mfbell@co.tillamook.or.us)

[dyamamoto@co.tillamook.or.us](mailto:dyamamoto@co.tillamook.or.us)

[eskaar@co.tillamook.or.us](mailto:eskaar@co.tillamook.or.us)

[sabsher@co.tillamook.or.us](mailto:sabsher@co.tillamook.or.us)

From: Roger Wicklund

47540 The Saddle, Neskowin

Short Term Rental Owner

Re: Support for all comments and legal concerns submitted by Oregon Coast Hosts

My name is Roger Wicklund and I am a Short Term Rental Owner. Many of these issues were raised at the last hearing and in hundreds of public comments, but the new draft does not address them. As written, if this draft proceeds to a vote and is approved, then there may be litigation.

My family has owned property in Neskowin since 1994 and my adjacent STR property since 1999. From 1974 until 2003 when my STR was built, the only way my family and I could afford to stay in Neskowin at the coast was as a short term renter. I enjoy giving that same privilege to others who cannot afford coastal property. I also want to protect my right to operate a STR so my children can afford to keep our family property, which they love, after my death.

These are my top 3 general concerns:

- Replacement of current permits with licenses
- Restrictions on transferring property with the STR permit intact are unlawful
- Provisions for violations and loss of license are unconstitutionally vague and unclear because they are not specific about which circumstances will cause a loss of property rights.

These are my top 3 operational specific concerns:

- The bedroom minimum size requirements run afoul state building code requirements for historic structures.
- 24/7 Contact Person - The immediate response requirement is unreasonable; even first-responders (Fire, Sheriff and Ambulance) cannot respond that quickly every time. \$100 charge to change contact person will discourage frequent changes, which are necessary due to 24/7 requirements. An online registration which allows owners or property managers to login and update the contact person in real time is an ideal solution that can be integrated with Granicus.
- Requiring an annual septic inspection is excessive and cost prohibitive.

I support fair and balanced STR regulations. Balancing the historic seasonal home ownership of our community with property rights and livability can be done with evidence-based regulations and enforcement. To truly impact livability, the rules regarding top nuisance concerns need to apply equally to all homeowners and residents.

Sincerely,

Roger Wicklund



## Lynn Tone

---

**From:** Public Comments  
**Sent:** Tuesday, June 13, 2023 7:46 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: Re June 13 BOCC Meeting re draft STR ordinance 84  
**Attachments:** County Resumes Vacation Rental Permits 6.12.23 Daily Astorian.pdf; Clatsop Cty News Release - STR Permits Available with Election Certification.pdf

**Importance:** High

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**From:** John Meyer <jkm@caretrust.us>  
**Sent:** Monday, June 12, 2023 8:33 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Cc:** Hillary Gibson <hillary.gibson@me.com>; Karen Babbitt <wcgarden@gmail.com>  
**Subject:** EXTERNAL: Re June 13 BOCC Meeting re draft STR ordinance 84  
**Importance:** High

[**NOTICE:** This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

For the record for the June 13 BOCC Meeting re draft STR Ordinance 84:

Dear BOCC members,

My wife and I own a vacation rental property in Neahkahnie. We are strong proponents of protecting property rights, commitment to the Hello Neighbor policy by all stakeholders, and implementation of Dark Sky guidelines.

This email is to ask you to please take note for the record of the important decision announced in Clatsop County **today** regarding vacation rentals in the unincorporate areas of the county:

1. Daily Astorian news article – “County Resumes Vacation Rental Permits” - 6.12.23 Daily Astorian
2. Clatsop County web site – News Release – “STR Permits Available with Election Certification.”

Clatsop County voters have defeated the ballot referendum attempting to overturn the County Board of Commissioner’s unanimous approval of STRs last year. This ballot defeat was a decisive blow to efforts by the Planning Commission, Mr. Daniel Kearns’ clients, and to the small minority of residents in Cove Beach who were attempting to eliminate STR rentals throughout unincorporated Clatsop County, except for Arch Cape. Following is the County’s News Release, which speaks for itself. We note points pertinent to the decision facing Tillamook County’s BOCC that provide comfort to full time residents: the adoption of a Good Neighbor Policy and providing all residents and property owners a process to forward STR violations to the county’s code enforcement. These are common- sense practical steps to provide oversight of vacation rentals and protect property rights of STR owners, a positive step forward.

## **STR Permits Available with Election Certification**

News Release

Date 06-08-  
2023

June 8, 2023 (Astoria, OR) — Clatsop County is accepting new and renewing short-term rental applications for unincorporated Clatsop County beginning Monday, June 12.

Ordinance 22-05 was approved by the Clatsop County Board of Commissioners in June 2022, allowing STRs in 16 zones in unincorporated Clatsop County. The ordinance was put on hold due to Referendum 4-221. When the May 16, 2023 election results were certified on June 8, Ordinance 22-05 went into effect. The Assessment and Taxation department will start accepting and processing STR applications on Monday, June 12.

Clatsop County ordinance requires STR owners to follow the Clatsop County Good Neighbor policy and all health and safety standards. Local residents have a process to forward potential STR violations to Clatsop County Code Enforcement.

New or renewal applications will be issued if all applicable county taxes are paid in full. New and renewing permits are issued for a two-year period.

STR permit renewal applications may be submitted up to 60 days before the permit expires.

New and renewing STR applications are available at the Clatsop County website. Contact the Clatsop County Assessment & Taxation Department at 503-325-8522 for more information.

*John and Maria Meyer*  
8015 Neahkahnne Rd  
Nehalem  
415-407-1100  
[jkm@caretrust.us](mailto:jkm@caretrust.us)

# **STR Permits Available with Election Certification**

News Release Date

06-08-2023

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[https://www.dailyastorian.com/news/local/after-defeat-of-ballot-measure-county-resumes-vacation-rental-permits/article\\_e4de8692-067d-11ee-ae66-0bc29494168d.html](https://www.dailyastorian.com/news/local/after-defeat-of-ballot-measure-county-resumes-vacation-rental-permits/article_e4de8692-067d-11ee-ae66-0bc29494168d.html)

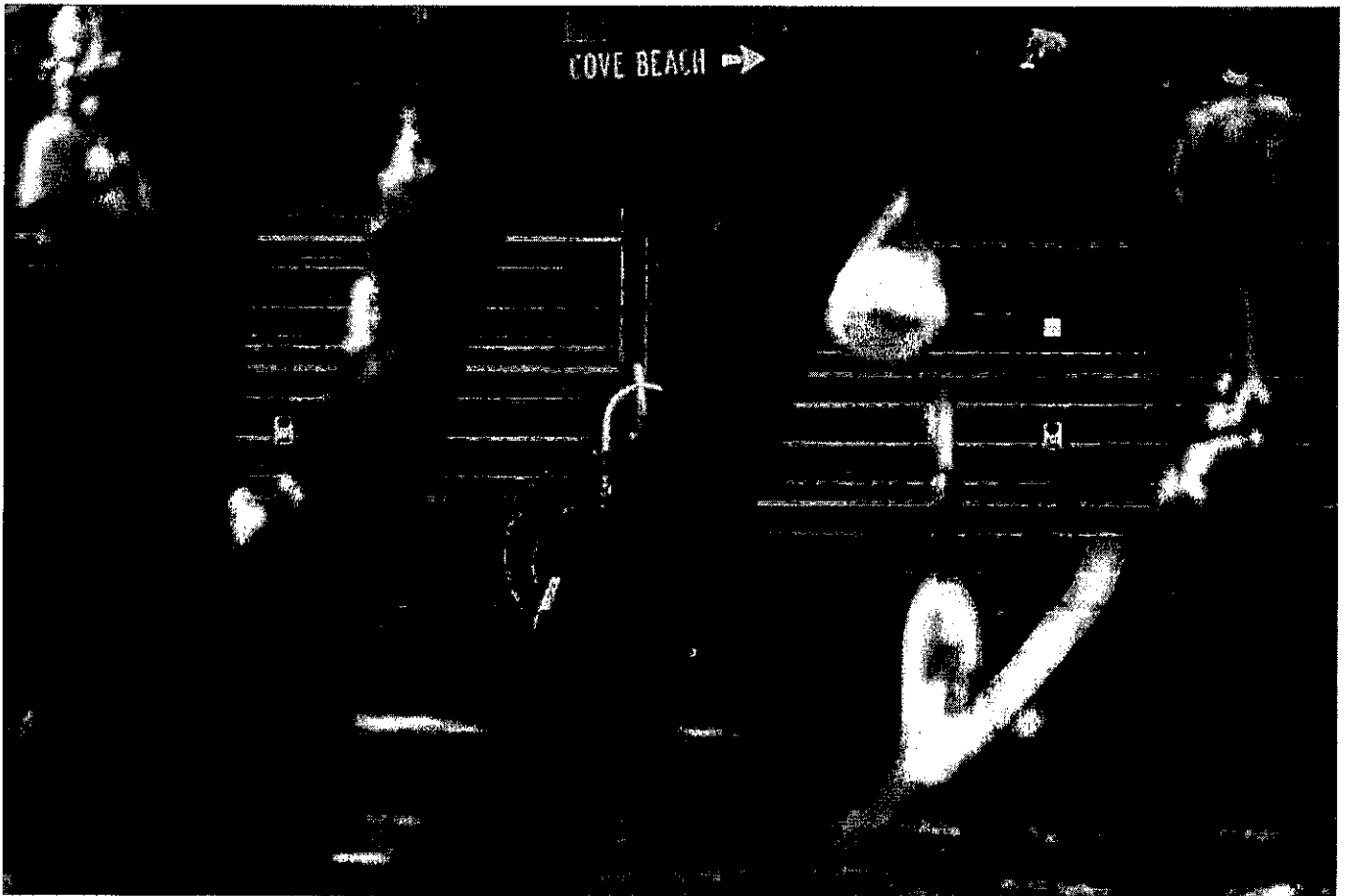
SPOTLIGHT

## After defeat of ballot measure, county resumes vacation rental permits

A close vote in the May election

By Nicole Bales The Astorian

Jun 12, 2023



Cove Beach has been at the center of the debate over vacation rentals in the unincorporated areas of Clatsop County.

Lydia Ely/The Astorian

Clatsop County will accept applications and renew permits for vacation rentals again after voters narrowly rejected a ballot measure in the May election that sought to repeal an ordinance recognizing the use in the development code.

Measure 4-221 failed 51% to 49% — by 139 votes — in an election that drew 32% voter turnout. The measure would have overturned an ordinance unanimously approved by the county Board of Commissioners in June 2022 that recognized vacation rentals as a permitted use in 16 unincorporated zones.

Had the referendum been successful, more than 100 vacation rentals would have likely disappeared as permits expired.

ADVERTISING

The county announced it would accept permit applications and renew licenses for vacation rentals as of Monday after the May election was certified.

## **Caps**

While the referendum only involved a fraction of vacation rentals in the county — cities have their own ordinances regulating short-term rentals — the debate revived divisions in many communities over the impacts of tourism and commercial activities in residential neighborhoods.

The measure was placed on the ballot by North Coast Neighbors United, a group mostly made up of residents from the wealthy enclave of Cove Beach on the southern edge of the county and the gated community of Surf Pines near Gearhart.

Some of the residents had a history of battling vacation rentals in their neighborhoods.

After election results were certified, Jeff Davis, a Cove Beach resident and co-petitioner of the referendum, urged county commissioners to place caps on the number of vacation rentals in the county.

“Despite the disappointing outcome of the election, it’s clear that there is strong support from thousands of local residents to rein in (short-term rentals) in Clatsop County, including implementing zoning restrictions and caps on the numbers of permits that can be issued in a given neighborhood,” Davis said in a statement. “Our communities just can’t afford to lose more residential housing to commercial uses when firefighters, teachers and other community members can’t find homes.

“We call upon the Board of Commissioners to take up the issue of caps and limits to short-term rentals, as they promised to do last year. The time to act is now.”

Marie Gwydir-Moore, a leader of Everyone For The North Oregon Coast, which was formed last year to support the rights of vacation rental owners, said she is happy to see that a majority voted favorably for vacation rentals. She added that there is more work for the group to do moving forward.

“I urge those that have (a short-term rental) permit, as well as those that will soon apply, to be great stewards,” Gwydir-Moore, an owner of a small vacation rental company, said in a statement. “Our community is still divided and although we know (short-term rentals) are vital to our community, we also know that there is misinformation, misunderstanding, confusion and much-needed improvement on their relations with those that they impact the most.

“I hope that our opponents will see trying to serve their personal agendas by using (short-term rentals) as a scapegoat won’t work. I urge North Coast Neighbors United to put their same time, talents and treasures to better use. Help serve and contribute to the community as a whole instead of working to divide and destroy.”

The county began regulating vacation rentals in unincorporated areas after county commissioners adopted an ordinance in 2018. Arch Cape was not included in the ordinance, since vacation rentals in that community have been regulated under a separate ordinance since the early 2000s.

When tensions over vacation rentals began boiling over — primarily between property owners in Cove Beach — the county started holding a series of listening sessions.

Eventually, county commissioners decided to place a moratorium on new permits in the summer of 2021 while the county explored ways to update and revise regulations.

The moratorium was extended four times.

During that time, county commissioners approved new rules for vacation rental owners in April 2022.

The county also discovered that when the 2018 ordinance regulating vacation rentals was adopted, the use was not added to the development code, meaning vacation rentals were never formally recognized outside of Arch Cape.

To cure the problem, county commissioners adopted another ordinance in June 2022 recognizing vacation rentals as a permitted use in 16 unincorporated zones.

Commissioners discussed placing caps on the number of vacation rentals, but before the county could move forward with those discussions, North Coast Neighbors United collected enough signatures to refer the ordinance to voters in the May election.

Since then, the ordinance has been put on hold, which has prevented the county from issuing new permits and renewing existing ones.

## **Regroup**

Commissioner Courtney Bangs, the board's vice chairwoman, told The Astorian that the potential for caps is not off the table.

“I was really grateful to see voters support commissioners’ decisions in regards to (the ordinance),” Bangs said. “We spent so much time listening to so many people from both sides of the conversation and moving forward I know that we will readdress concerns in the future.”

Bangs said the potential for caps will be discussed, but in the meantime, she said she would like to take time to see to what extent the ordinance and new operating standards address neighbor concerns. She added that she wants to allow county staff time to regroup after the countless hours spent on the vacation rental issue over the past several years.

“It’s an issue that we recognize and we want to solve,” Bangs said. “And it’s going to take time.”

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Nicole Bales

Reporter

Nicole Bales is a reporter for The Astorian. Contact her at 971-704-1723 or [nbales@dailyastorian.com](mailto:nbales@dailyastorian.com).



June 13, 2023

**COMMENTS OF DONEG MCDONOUGH TO THE TILLAMOOK COUNTY BOARD OF COMMISSIONERS:  
CONSIDERATION OF PROPOSED CHANGES TO SHORT-TERM RENTAL RULES**

Commissioners Skaar, Yamamoto, and Bell and Hearing Attendees—

I am Doneg McDonough, a property owner and taxpayer for 12 years in the Kiwanda Shores community of Pacific City. I am also on the Board of Directors of the Kiwanda Shores Maintenance Association (KSMA)—our version of an HOA.

First, I would like to concur with the vast majority of commenters at the May 30 STR hearing who asked that any County action regarding STRs be *balanced and data driven*. A balanced approach would effectively address legitimate concerns but would do so in a manner that does not unnecessarily negate other legitimate interests in the process. If I may respectfully suggest, **the County has available to it the ability to achieve this balanced approach, which is to create a responsive and effective enforcement program of STR livability rules, and then gather post-enforcement / post-COVID period STR data to see if more dramatic action—such as STR caps—is needed.**

Second, I would like to communicate four core points, each supported by findings from a recent survey of Kiwanda Shores property owners conducted by the KSMA.<sup>1</sup>

For background, there are 178 properties in Kiwanda Shores. The KSMA survey of property owners had a very strong response rate: 63% of the owners responded—a figure significantly higher than the 35.9% voter turnout for the last Tillamook County-wide election. The survey respondents were fairly evenly distributed between STR permit holders (56.6%) and those without permits (43.4%). An estimated 47% of Kiwanda Shores homeowners currently are STR permit holders, as compared to approximately 25% in Pacific City generally. The findings reveal that super-majorities of Kiwanda Shores property owners hold similar opinions on the key STR-related issues, despite a great diversity of circumstances among these owners.

#1. The ability to offer their home as an STR is a central component of Kiwanda Shores homeownership.

- 77.3% of property owners indicated that “When you bought/built your home, the ability to rent it in the future was a factor in your decision.”
- 88.9% of Kiwanda Shores property owners believe “It is important to have the right to offer your home as an STR, either now or in the future.”

#2. Livability concerns associated with STRs exist and can be reduced and mitigated with effective enforcement.

- More than three-quarters (77.6%) of respondents indicated their preferred approach for the County is to “better enforce STR rules for livability now and wait to see if a cap on the number of permits is needed.”

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<sup>1</sup> The full findings of the survey report are found in Exhibit O, beginning on page 233, of the May 23, 2023, STR Advisory Committee Staff Report packet (and attached here).

- A majority of respondents stated that “each community should address nuisance issues as they prefer without additional County oversight,” and 65% hold the position that “[additional enforcement is not an issue [in Kiwanda Shores], or issues are addressed by property managers.”

#3. STR permit caps should not be imposed on Kiwanda Shores.

- For Pacific City at large, 55.8% of Kiwanda Shores survey respondents indicated “there should be no limit on the number of short-term rentals in Pacific City,” and another 11.6% stated that “the cap for Pacific City should be set at much higher than current levels”, with the combined answers totaling more than two-thirds of all respondents.
- For the Kiwanda Shores community itself, an even clearer 70.1% of respondents hold the position that there should be “no cap on the number of STR permits allowed for Kiwanda Shores owners each year,” with another 18.4% supporting “an STR permit cap for Kiwanda Shores equal to current Kiwanda Shores STR permit levels (approximately 47%)”; combined, 88.5% of respondents support allowing between one-half and all homeowners in Kiwanda Shores to operate an STR at any one time.

#4. STR permit caps—including the current moratorium—are damaging to the ability of Kiwanda Shores homeowners to maintain their properties.

- 72.7% believe that “STRs make living in Pacific City more affordable/possible.”
- When asked what impact on them and their family would occur if prevented from offering their home as an STR for one or more years, 71.4% of respondents stated this would have a “negative impact on them and their family.”

***If STR rule changes are being made to better serve communities, please make only the changes for Kiwanda Shores that would better serve the homeowners and community of Kiwanda Shores.***

To move Pacific City and the County forward, a program that provides responsive and effective enforcement of STR livability rules should be put in place, and the STR moratorium imposed on Pacific City—and Kiwanda Shores more specifically—should be lifted as of July 1, 2023. **Continuing the current moratorium—or a moratorium-like permit cap that effectively locks out the 75% of current homeowners in Pacific City that do not currently have an STR permit—would not represent the balanced approach that the vast majority of STR hearing witnesses and Kiwanda Shores property owners are respectfully requesting.**

Thank you for your consideration of this testimony.

Doneg McDonough  
34755 Ocean Drive  
Pacific City

Attachment: “Survey of Property Owners in Kiwanda Shores Re: Potential Changes to Tillamook County’s Short-Term Rental (STR) Rules,” Kiwanda Shores Maintenance Association, May 18, 2023

May 19, 2023

Tillamook County Commissioners and STR Committee:

The Kiwanda Shores Maintenance Association (KSMA) sent a survey to Kiwanda Shores (KS) owners on May 7, 2023 regarding short-term rentals (STRs). We received 102 non-duplicated responses from this 1-week survey, which was a 61% response rate. This large response surprised us, as it was the first time we had reached out to our owners electronically.

The survey responses were fairly evenly distributed between STR permit holders (56.6%) and those without (43.4%). We learned that super-majorities of KS respondents hold similar opinions on virtually every topic considered. We designed the survey to allow for comments on most of the questions, which provided for a clear expression of homeowners' perspectives and situations.

- 88.9% of KS property owners believe "It is important to have the right to offer your home as an STR, either now or in the future."
- 77.3% indicated that "When you bought/built your home, the ability to rent it in the future was a factor in your decision."
- Nearly 88% believe that "STRs contribute to the local economy", and 72.7% believe that "STRs make living in Pacific City more affordable/possible."
- When asked what impact on them and their family would occur if prevented from offering their home as an STR for one or more years, 71.4% of respondents stated this would have a "negative impact on them and their family".
- 17.2% of respondents did indicate that they had "had negative experiences with short-term renters," with 13.5% of respondents indicating that they had had a complaint that was not resolved satisfactorily.

The survey respondents' narrative comments – also included in the attached report – provide rich context to the answers given to the multiple-choice questions and indicate a diversity of circumstances of Kiwanda Shores owners.

We encourage and appreciate the consideration of these findings by the Tillamook County Board of Commissioners as you review options for revising the County's STR policies.

Sincerely,

Susan Caney-Peterson  
President, Kiwanda Shores Maintenance Association

# Survey of Property Owners in Kiwanda Shores

Re: Potential Changes to Tillamook County's  
Short-term Rental (STR) Rules

Kiwanda Shores Maintenance Association (KSMA)

May 18, 2023



5/18/2023

1

## Contents

- [Introduction to Survey](#)
- [Survey Background](#)
- [Survey Questions and Responses](#)
  - Q1. Do you own property in Kiwanda Shores?
  - Q2. Do you currently have an STR permit for a home(s) in Kiwanda Shores?
  - Q3. Have you ever offered your home as a Short-term Rental (STR) or anticipate you might in the future?
  - Q4. Is it important to have the right to offer your home as an STR, either now or in the future?
  - Q5. When you bought/built your home, was the ability to rent it in the future a factor in your decision?
  - Q6. Do you strongly agree with the following perceptions of STRs in Kiwanda Shores?
  - Q7. In the past year, have you had negative experiences with short-term renters visiting Kiwanda Shores?
  - Q8. Were the nuisances you may have experienced with STRs resolved satisfactorily?
  - Q9. In the past year, have you received complaints from others about your STR renters?
  - Q10. Should some portion of current rental fees go towards additional enforcement (of existing and new rules) by the County?
  - Q11. Which approach would you prefer the County to take (on STR rules)?
  - Q12. Should the number of active STR permits in Pacific City be capped annually?
  - Q13. Do you support the County establishing "sub-areas" such as Kiwanda Shores with differing percentage limits on the number of STR permits each year?
  - Q14. What impact would preventing you from offering your home as a short-term rental for one or more years have an impact on you and/or your family?
  - Q15. If the County imposes an annual limit on the number of STR permits allowed and places on a waiting list those applicants above the cap, please check all options with which you agree.
  - Q16. As an alternative to capping the number of STR permits issued annually, if the County were to implement STR restrictions, would a limit on the number of STR rental nights per permit be preferred to a cap on the number of STR permits?
- [Addendum to the KSMA STR Survey](#)
  - Respondent comments for questions that allowed comments



2

## Introduction to Survey

Kiwanda Shores homeowners received an email with the following introduction, before beginning the survey. All responses were anonymous unless a homeowner chose to provide their contact information.

- The Tillamook County Board of Commissioners is considering changes to the short-term rental (STR) rules that apply to Pacific City, including Kiwanda Shores, and other unincorporated areas of Tillamook County. The potential changes to STR rules under consideration have two components:
  - The first component is designed to address livability issues associated with STRs; and
  - The second component would cap the number of STR permits allowed annually.
- The STR rule changes under consideration could have a significant impact on Kiwanda Shores property owners' ability to continue or begin to rent their home on a short-term basis.
  - In addition to establishing "area" caps (such as for Pacific City), the County is considering establishing caps by "sub-areas" such as Kiwanda Shores with differing percentage limits on the number of STR permits each year.
  - At present, approximately 25% of homes in Pacific City have STR permits, and approximately 47% of homes in Kiwanda Shores have STR permits.
- In June of 2022, the County Board of Commissioners imposed a one-year moratorium on the issuance of new STR permits. Under the moratorium, existing STR permit holders are allowed to continue to rent.
- The Tillamook County Board of Commissioners have announced that it is their intention to (1) conduct two hearings in May and June 2023, on the pending changes to STR rules; and (2) vote on the pending STR rules prior to the July 1, end of the current moratorium on the issuance of new STR permits.
- The Kiwanda Shores board of directors is conducting this survey of Kiwanda Shores owners to:
  - Help inform Kiwanda Shores owners of changes under consideration;
  - Understand the needs and thinking of Kiwanda Shores owners on these potential changes to STR rules; and
  - Communicate results of the survey to County officials, as appropriate.



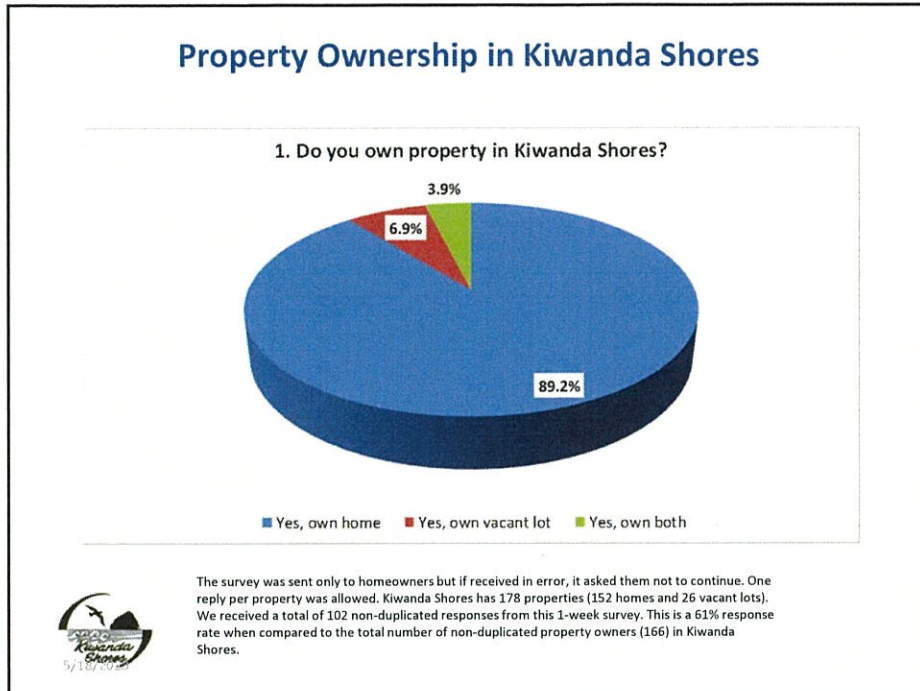
3

## Survey Background

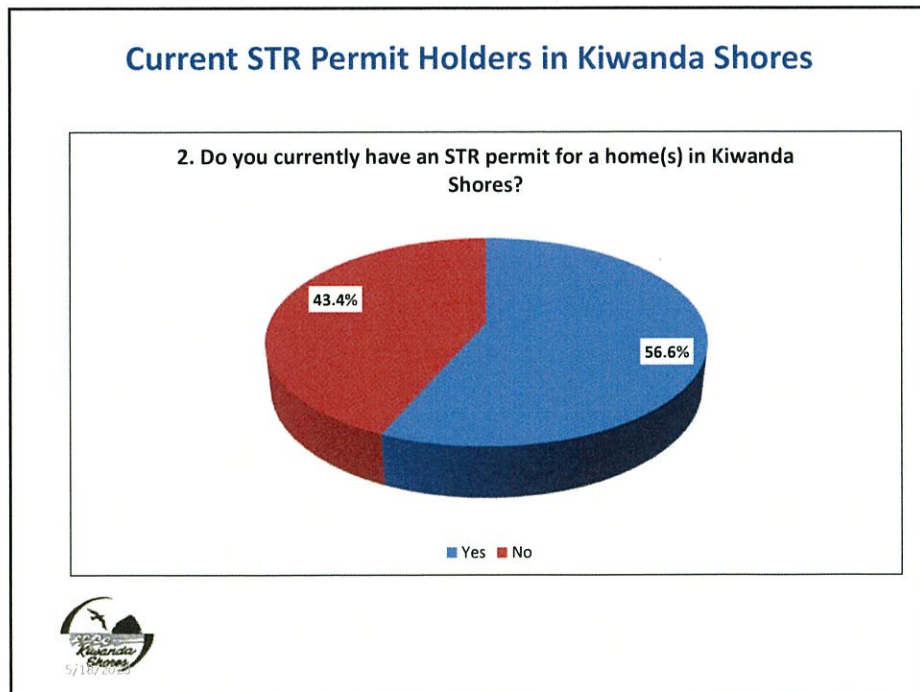
- The survey was sent to Kiwanda Shores (KS) owners on May 7, 2023. Not every owner has provided their email address but almost all have.
- The survey was conducted via Survey Monkey and was the first attempt to reach out electronically to property owners.
- We received a total of 102 non-duplicated responses from this 1-week survey.
  - This is a 61% response rate when compared to the total number of property owners in KS.
  - There are a total of 178 properties in KS (152 homes; 26 vacant lots).
  - 12 owners have more than one property but had one voice on the survey.
- The survey responses were fairly evenly distributed between STR permit holders (56.6%) and those without (43.4%).
  - This compares to our own internal count of 47% STR permit holders overall, where % is calculated based on homes only, not including lots.
- We learned that super-majorities of KS respondents hold similar opinions on virtually every topic considered.
  - Where there was dissent, the comments allowed for a clear expression of homeowners' perspectives and situations.



4



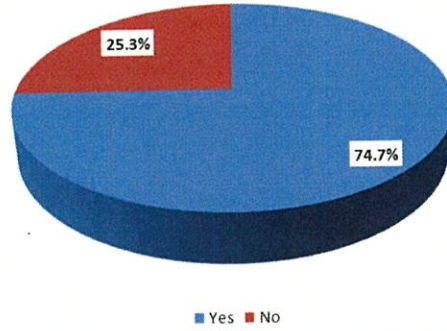
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6

### Offers of/Plans to Offer Short-Term Rentals (STRs)

3. Have you ever offered your home as a Short-Term Rental (STR) or anticipate you might in the future?

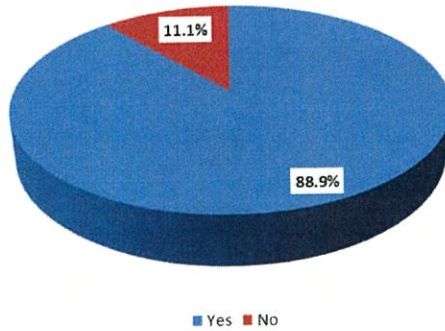


With 56% holding an STR permit, the 18% difference here (74.7% here minus the 56.6% in previous slide) represents owners who either rented in the past and/or would like to in the future. Comments from respondents to this question are [found here](#).

7

### Importance of Right to Offer Home as an STR

4. Is it important to have the right to offer your home as an STR, either now or in the future?



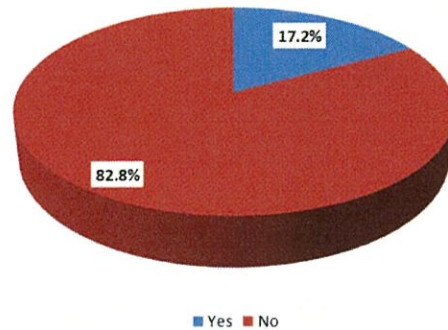
Comments from respondents to this question are [found here](#).

8



### Recent Negative Experiences with Renters Visiting Kiwanda Shores

7. In the past year, have you had negative experiences with short-term renters visiting Kiwanda Shores?

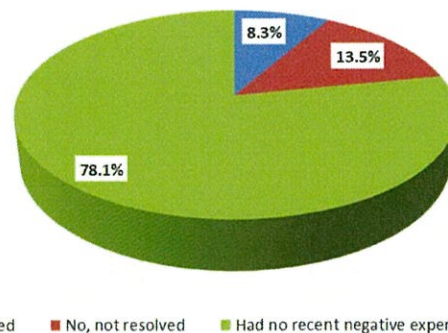


Comments from respondents to this question are [found here](#).

11

### Resolution of Nuisances Experienced with STRs

8. Were the nuisances you may have experienced with STRs resolved satisfactorily?



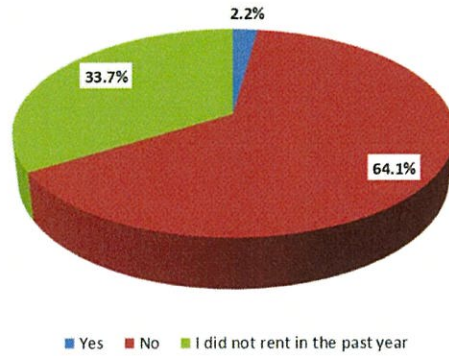
Comments from respondents to this question are [found here](#).

12



### Complaints from Others About STR Renters

9. In the past year, have you received complaints (noise, parking, lighting, fires, trash, etc.) from others about your STR renters?

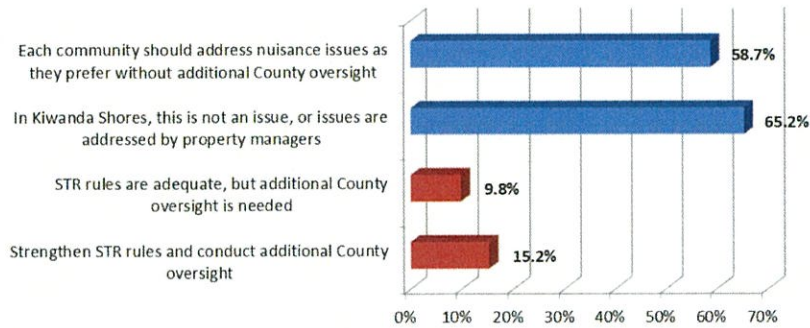


Comments from respondents to this question are [found here](#).

13

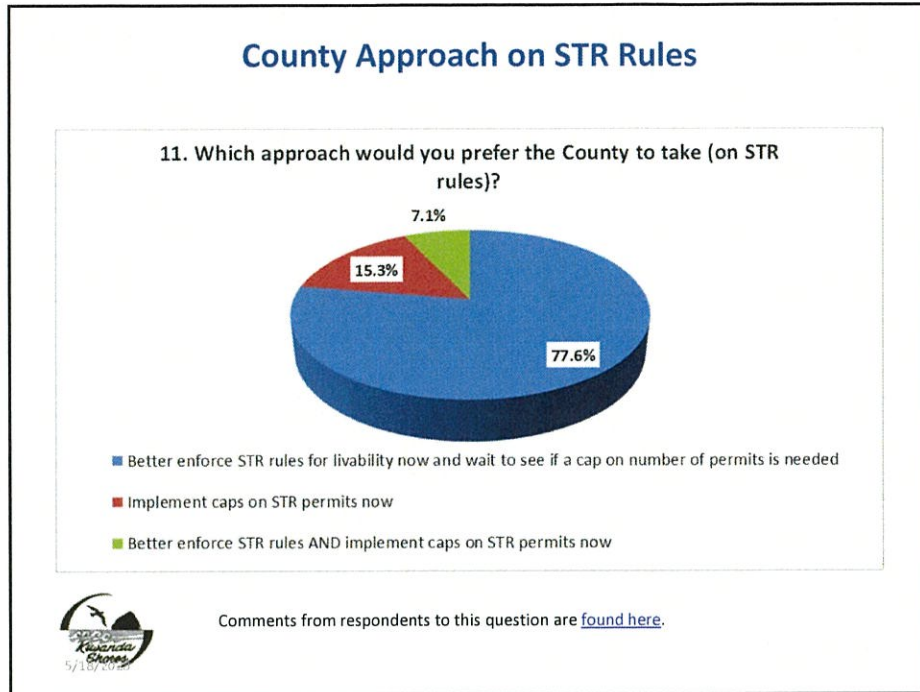
### Use of Rental Fees for Additional Enforcement to Address Livability Issues Involving STRs

10. Should some portion of current rental fees go towards additional enforcement (of existing and new rules) by the County to address livability issues involving STRs? Please check all that apply.

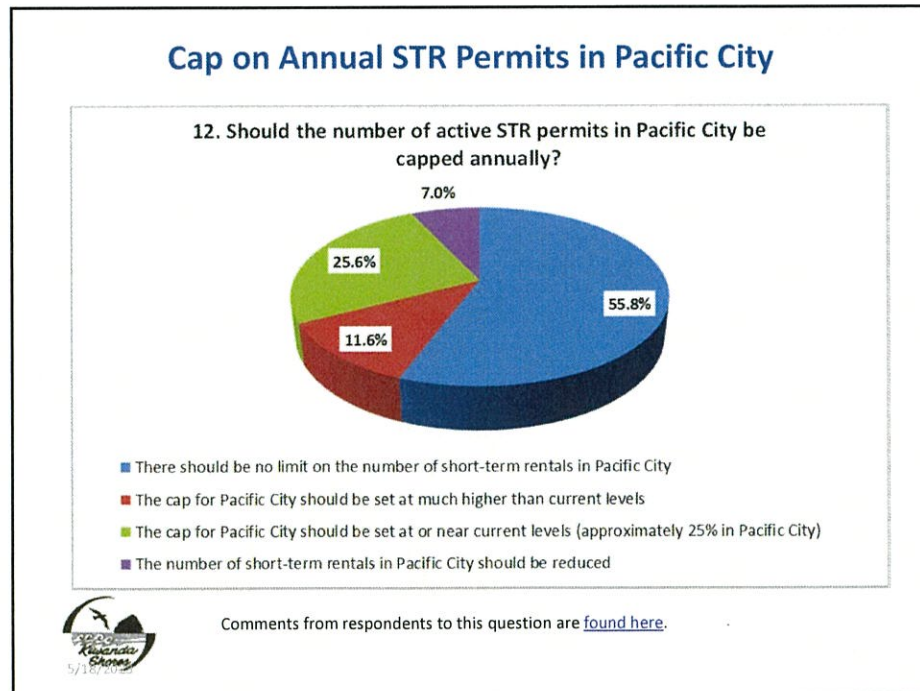


Comments from respondents to this question are [found here](#).

14



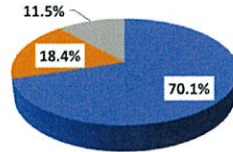
15



16

### Establishment of "Sub-Areas" with Differing Limits on Annual STR Permits

13. The County is considering establishing "sub-areas" such as Kiwanda Shores with differing percentage limits on the number of STR permits each year. Do you support the County establishing:



- No cap (i.e., no limit) on the number of STR permits allowed for Kiwanda Shores owners each year
- An STR permit cap for Kiwanda Shores equal to current Kiwanda Shores STR permit levels (~47%)
- An STR permit cap for Kiwanda Shores equal to the current Pacific City STR permit levels (~25%)

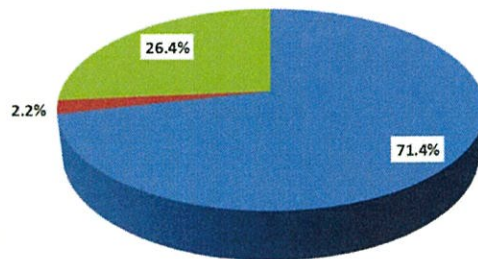


Comments from respondents to this question are [found here](#).

17

### Impact of Inability to Rent Home as an STR

14. What impact would preventing you from offering your home as an STR for one or more years have on you and/or your family?



- Negative impact on you and your family
- Positive impact on you and your family
- No impact on you and your family

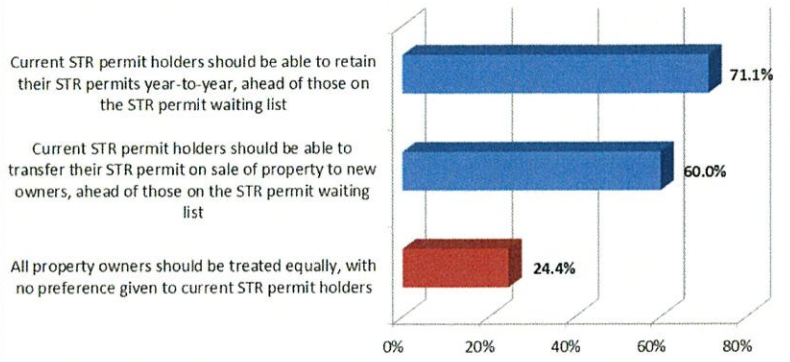


Comments from respondents to this question are [found here](#).

18

### Treatment of Property Owners Under Cap on Annual STR Permits

15. If the County imposes an annual limit on the number of STR permits allowed and places on a waiting list applicants who exceed the cap, please check all options with which you agree.

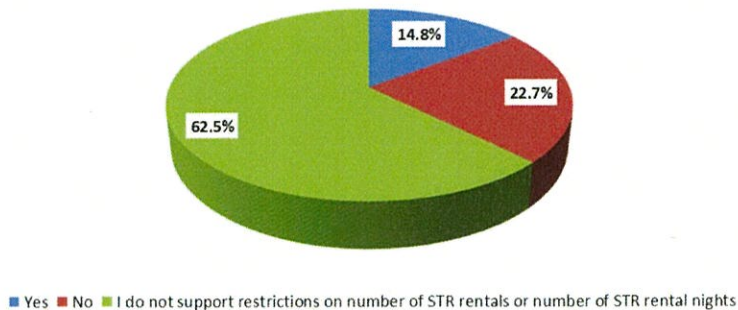


Comments from respondents to this question are [found here](#).

19

### Limit on STR Rental Nights per STR Permit as Alternative to Cap on Annual Permits

16. As an alternative to capping the number of annual STR permits, would a limit on the number of STR rental nights per permit be preferred?



Comments from respondents to this question are [found here](#).

20



## Addendum to the KSMA STR Survey

- Where the survey allowed for additional comments, they are enclosed here along with a snapshot of the question and results data.
- Not all questions allowed for comments.



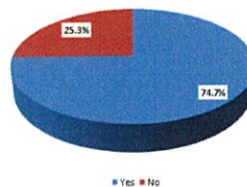
21

### Comments on STR history and/or plans

Q3. *Have you ever offered your home as a Short-Term Rental (STR) or anticipate you might in the future?*

- Currently we do not; however, in the future we would like the option.
- We built our home as a future full-time retirement home with the intention of renting it as a short-term rental until we retire. Since the home was finished in 2016, it's been rented out approximately 100 nights per year.
- We bought it as an STR in 2019 and did an extensive remodel.
- Might build a rental unit in near future.
- Two homes.
- We consider our house our 2nd home and rent it out when we're not there.
- We purchased our home approximately 8 years ago and have been operating as a short-term rental the entire time.
- Not currently, but would like to in the future.
- I'm hoping to be able to rent my home STR.
- Hoping to get a permit this summer.

3. Have you ever offered your home as a Short-Term Rental (STR) or anticipate you might in the future?



22

### Comments on STR history and/or plans, cont.

Q3. Have you ever offered your home as a Short-Term Rental (STR) or anticipate you might in the future? (comments continued)

- We use it approximately 30 nights throughout the year and rent it out the balance.
- While we don't anticipate renting in the near future, if we can no longer afford it or our kids inherit it, that would be a good option then.
- We purchased our property in 2018 with the intention of renting in the future. The house was in complete disrepair and we have spent years and hundreds of thousands of dollars fixing it to make it comfortable for our family and friends as well as setting it up as a STR once all repairs are complete.
- I offer short-term rentals through Airbnb at our property.
- We had a rental permit for many years but no longer rent out for STR.
- We have rented our home for 32 years without complaints. We could not afford to keep up the cost of maintenance on an ocean front home unless we rented. We put most of our earnings back into the home.
- Purchased in 2020, transferred rental permit to our name.
- We purchased a home in 2016 as a 2nd home and rental property.
- My ability to short-term rent my home is essential to my ability to own my home there. Without that right I would be financially unable to keep my home.
- We intend to rent our home as a short-term rental once constructed, if the County doesn't rip-away our ability to rent our home as an STR.
- For all the 25 years we have owned it.
- I would like to offer my home for STR.
- Intent for future long-term rental.
- We stopped renting it about 5 years ago.
- I have not rented my home as a STR, but I anticipate I might want to in the future.
- Yes, we have a management company that cooperates with Airbnb for vacation rentals but also use the home for personal use.

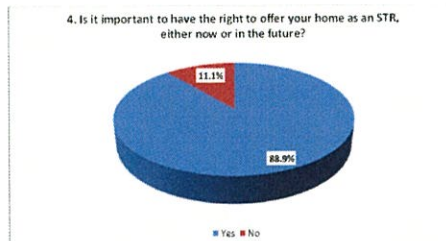


23

### Comments on right to rent, now or future

Q4. Is it important to have the right to offer your home as an STR, either now or in the future?

- We wouldn't be able to keep our home there if we weren't able to rent it when our family wasn't using it.
- As noted, we may need to either to cover costs at some point or for our kids to have the option to rent after they inherit.
- The only way we can justify the expense of the home and repairs is being able to rent it out in the future.
- My ability to short-term rent my home is essential to my ability to own my home there. Without that right I would be financially unable to keep my home.



- Offering STRs are crucial to our business model. We can't afford to have a second home without this income. Many guests enjoy our home and we've never had any complaints from neighbors. We pay short-term rental taxes, which provide additional revenue for the local economy. We've created a local job by employing a cleaner. The rental also helps bring tourists to the coast, and they support local businesses. STRs are vital to a strong economy at the coast in many ways.



24

### Comments on right to rent, now or future, cont.

Q4. *Is it important to have the right to offer your home as an STR, either now or in the future? (comments continued)*

- We wouldn't be able to keep our home there if we weren't able to rent it when our family wasn't using it.
- As noted, we may need to either to cover costs at some point or for our kids to have the option to rent after they inherit.
- The only way we can justify the expense of the home and repairs is being able to rent it out in the future.
- My ability to short-term rent my home is essential to my ability to own my home there. Without that right I would be financially unable to keep my home.
- STR brings tourist traffic to Pacific City. I think we need to offer this more.
- We are 100% dependent on the income our home provides as a STR to afford our home.
- I agree, but I also agree that it is okay to limit STR usage, especially the total number of nights per year rented and the number of people allowed in a STR.
- Absolutely need to generate rental income, which is one of the reasons we made major remodel upgrades.
- We have an oceanfront home, and even though we don't currently rent, would like the option and it is also a great selling point for our home.
- I feel that STRs have not been beneficial to Kiwanda Shores community. STRs may have been beneficial to individuals. I am enjoying my home even less over the past 7 years due to the STR next door with excessive parking, parking on roadways, blowing trash and noise. When I have attempted to speak with offenders, there has usually an unsatisfactory response. The rental agency changes at least once a year, and I have never been notified of changes. In January, when I called the number listed to report an issue, the person answering the call denied that they had any stake with the KSMA property. I still catch renters cutting through my property. Bottom line, I feel very uncomfortable in my own home.



25

### Comments on right to rent, now or future, cont.

Q4. *Is it important to have the right to offer your home as an STR, either now or in the future? (comments continued)*

- I would have to sell it if I did not rent. Rental proceeds help me keep it up for both renters (many of them return regularly) and my family. Ocean front homes require lots of upkeep and replacement costs.
- Yes, our family relies on this income to pay for routine expenses. We could not afford a second home in Pacific City without the income. I serve as the part-time pastor to Nestucca Valley Presbyterian. I wouldn't be able to afford my home without the ability to rent.
- Having the ability to rent our home periodically as an STR is critical to our financing and maintenance of our second home.
- I would like future generations/owners to have the option.



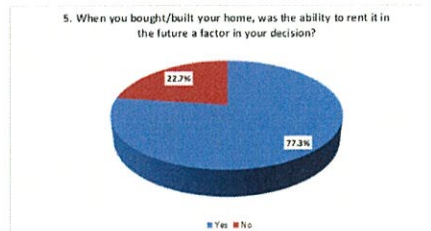
26



### Comments on renting as buying factor

Q5. When you bought/built your home, was the ability to rent it in the future a factor in your decision?

- The person who pointed us to buying in Pacific City urged us to make the investment (decades ago) and said, if we couldn't swing it in the future, we could always rent it.
- A second home is very costly. We need to be able to rent it out in order to compensate for the expense.
- We bought our home from someone who used it as a second home. An empty house didn't help the local economy in any way.
- We wouldn't have purchased the home if we weren't able to rent it.
- The sole reason for our purchase.



- Having the right to rent was a factor, but now that I understand the negative impacts in the local citizens where vacationers negatively impact their community and the rapid loss of affordable housing, I am more sympathetic to the locals' plight. The locals do not have the resources and influence to the wealthier second home homeowners.



27

### Comments on renting as buying factor, cont.

Q5. Is it important to have the right to offer your home as an STR, either now or in the future? (comments continued)

- Originally we planned on renting; however, we decided against it for the current timeframe.
- We would not have bought the house if we couldn't rent it as we could not afford it without rental income. We live in NE and are there 6-8 weeks a year and hope to retire there. If the number of permits is capped and taken away from me and the other renters, then our "livelihood" is being taken away. The value of our homes is already lower just from the risk of these efforts.
- It was one of the main reasons I purchased it.
- We bought it with the sole purpose of renting it out as a short term rental, and using it for our family's enjoyment when it was not rented.
- Financial necessity in order to keep the property.
- We have been visiting Pacific City since childhood and always wanted to have a place of our own here. We didn't buy it as an STR investment property.
- It's the primary reason we could afford it.
- I did not choose to rent in the end.
- We had no idea there might be restrictions in the future.
- Being able to rent it, and seeing the prior rental history, was a major factor in our purchase of the home.
- We would not be able to afford the maintenance costs if not for the ability to rent.
- Absolutely, 100% yes!
- We were unsure when we purchased whether we would offer STR or not. Once we purchased, we decided not to rent.
- I need to offer STR and would like to use the house. Otherwise, I cannot afford the mortgage.



28



### Comments on renting as buying factor, cont.

Q5. Is it important to have the right to offer your home as an STR, either now or in the future? (comments continued)

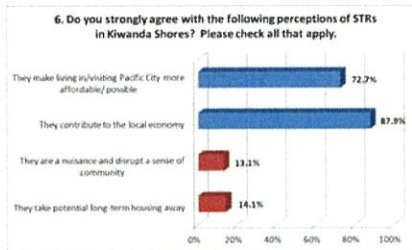
- When we bought it, we had no idea of the reality and frequency of upkeep on an ocean front home—such as sand redistribution, flooding, window replacement, deck replacement, roof replacement, appliance replacement, rust, garage door issues, sump pumps, paint, and regular upkeep.
- Bought in Kiwanda Shores instead of Cannon Beach due to ability for short-term rentals in Kiwanda Shores.
- 100%.
- Yes, it is/was always a factor. I would not buy without the property right rent out my home. It is one of the sticks in the bundle of sticks that make up real property ownership in the USA. Anything preventing me from doing so would be considered a 5th amendment taking.
- We purchased land in Kiwanda Shores 12 years ago, explicitly for the purpose of using it for our family, and, when we were not enjoying it ourselves, renting it to other families to enjoy. When we purchased the land, we believe we purchased the right to rent our future home as a long-term or short-term rental.
- We are native Oregonians who spent our life savings to fulfill our dreams of owning a home in Pacific City. While dependent on the STR income to afford it, we also take great pride in being able to share it with others, while respecting neighbors and honoring the community to keep the history and culture intact.
- I have owned my home since I built it in 2001, and since that time, it has only been used by family and friends. My children have grown up and moved out of state. I would like to use the house as a STR until they can start using it again.



### Comments on perceptions of STRs

Q6. Do you strongly agree with the following perceptions of STRs in Kiwanda Shores? Please check all that apply. (Other responses appear below.)

- I think all of these are true for some and not others. I won't go so far as to say "nuisance," but they have definitely had an impact on the sense of community in Kiwanda Shores.
- We rent so we can own our beach home and its memories. We do not rent as a business venture.
- If STRs were taken away, they would be sold to someone looking for a second home, and an empty house does not benefit the community in any way. Crime would probably rise with empty homes and more unemployment from less tourism.



- Pacific City has blossomed in recent years and is continuing to grow thanks to tourism. Limiting or eliminating STRs will have a very negative impact on the businesses. For example, the newly re-envisioned complex with PC Candy store, apothecary, coffee shop, etc. is definitely designed for tourism ... how will these businesses survive without patrons? What will motivate other new businesses to come and enhance Pacific City if the number of renters and visitors becomes limited?



### Comments on perceptions of STRs, cont.

Q6. Do you strongly agree with the following perceptions of STRs in Kiwanda Shores? (comments continued)

- I talk with our neighbors frequently, both those who rent out their homes, part-time residents, and full-time residents. The short term rentals don't appear to have a negative impact on their opinion of the neighborhood. Nuisances are rare.
- Exercising this fundamental property right is important to what it is to be American.
- We purchased our property with cash intended for retirement income along with periodic family vacation use and could not afford.
- They improve property values.
- STRs enable families who could otherwise not afford to purchase their own beach home the ability to experience Pacific City in a home setting. STRs also allow the "recycling" of homes to numerous families, rather than sit idle for much of the year. And, if we are not able to use the property over an extended period of time, we have the opportunity to rent the home on a long-term basis.
- Maybe, there are areas at the cove by brewery with a huge concentration of rentals with not enough parking?
- It was always hard to find a place to stay before STR market came along. Only a couple of hotels/motels, and rates were high for just a bedroom with no amenities.
- It allows my family to own vacation home and at the same time contribute to the local community. We have a very, very busy beach rental, and we contribute a lot of tax dollars to the community in the county because of it. And are happy to do so.
- Limiting short-term rental opportunities is misdirected. The Oregon coast will always be a popular tourist destination (and will continue to grow in popularity over time). When lodging is limited, a long list of other issues will rise, including traffic, parking, trash, and illegal camping.



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### Comments on perceptions of STRs, cont.

Q6. Do you strongly agree with the following perceptions of STRs in Kiwanda Shores? (comments continued)

- PC generates so much revenue for its local community from visitors. There is a fraction of available hotel and motel space for these visitors as there are STRs. If STRs are limited, PC's local community will greatly suffer without this community revenue. STRs are woven into this community in a major way. If visitors need to behave differently because it's disrupting locals, then management companies need to step up to that challenge and actively manage their renters. But to disallow STRs or substantially limit them only damages the local economy.
- Without the STRs in Kiwanda Shores and the neighboring areas, Pacific City would simply become another bankrupt coastal town. Losing all the "out-of-town" financial income would cripple not just the STR home owners but every local business in our small town. They already struggle enough because of seasonal foot traffic. The rate of poverty, crime, drug abuse would skyrocket as it has in other "non-tourist" towns along the Oregon coast! That type of economy would also force out many permanent local residents simply in need of a job.
- I am fine with the STR as long as renters are respectful renters. I have had some issues with people littering on in Kiwanda Shores, including not disposing of dog waste.
- Don't have enough data to answer this question intelligently.
- Most STRs are well-maintained and therefore help keep the values of surrounding properties up as well.
- Not everything can be a STR, there should be some kind of cap to ratio limit, but South County is just not a cheap place to acquire any type of property.

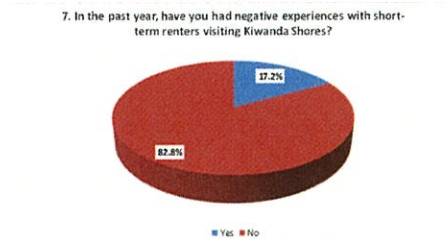


32

## Comments on negative experiences with renters

Q7. In the past year, have you had negative experiences with short-term renters visiting Kiwanda Shores?

- Fireworks on the upper portion close to the freshly planted grass.
- Walking between houses to the beach.
- One home had renters whose multiple cars were parked on the street. Another had trash overflowing the bin. Rather than disturb them, I called the numbers on the signs. It was taken care of.
- 7 cars jammed in STR rental and impeding the street right of way. Blowing trash from overfull garbage. Unresponsive homeowner who has trees crossing the property line and nearly touching my house (fire hazard). Excessive noise.
- We stay at our home frequently.



- Me and my family have rented in Kiwanda Shores for 21 years, either on the beachfront or in second row beach houses. We have never had a complaint against us as renters, and we have never had an issue with neighbors that a quick conversation didn't resolve.
- Trespassing
- Owners and renters keep to themselves. I haven't had any disturbances nor have I disturbed anyone.



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## Comments on negative experiences with renters, cont.

Q7. In the past year, have you had negative experiences with short-term renters visiting Kiwanda Shores? (comments continued)

- Inebriated lady came onto my property at night with flashlight searching for some unspecified object. She startled my son and grandkids. She departed when told to do so.
- We consistently solicit feedback from neighbors, and are diligent about ensuring guests are respectful of the neighborhood and the community. We have never once received negative feedback from neighbors.
- With exception for the 4th and Labor Day.
- Not in the past year, but prior years.
- Unfortunately most non-residents drive over the speed limit. Many residences/renters have children or pets occupying the homes. A danger to both. Quiet time is not always followed.
- Enforcement of the existing rules is an issue.
- Fires at beach access, fireworks from property, trailer and car parking on street.
- I am at the quiet south end and have six parking spots, so we haven't had problems in many years of renting.
- Issues have mostly been noise/parties and people using our trash can.
- We have never had disruptive renters, and only one time in 8 years have we experienced a neighboring STR renter who was loud.
- Walking thru my property. Parking on the street. Noise late at night. Damaging planted grasses on the dunes.
- Some homes appear to be "over-rented" with too many cars for the parking space spilling on to the road. There seem to be a lot of fires set on the upper dune. Neither of these is allowed, but doesn't appear to be monitored.



34



## Comments on negative experiences with renters, cont.

Q7. *In the past year, have you had negative experiences with short-term renters visiting Kiwanda Shores? (comments continued)*

- We have 2 STR properties around our home & the renters have trespassed on our property & have violated the quiet hours (be quiet & respectful after 10 p.m. & before 8 a.m.). We have tried being neighborly & have asked the renters to shut down their parties &/or Loud music & this hasn't happened!
- Minor noise past 10 p.m., but a call to property manager stopped it in 20 mins.
- Our HOA has its own rules in place, which make STRs a pleasant experience for everyone.

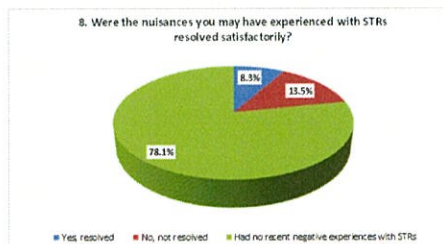


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## Comments on resolution of STR nuisances

Q8. *Were the nuisances you may have experienced with STRs resolved satisfactorily?*

- I didn't know who to contact.
- The number I called did not correspond to the "owner" of the house.
- Some excited guests at neighboring homes, but I generally enjoy the atmosphere created by happy visitors and their families.
- If we did have an issue that could not be resolved directly with the renter, the phone numbers posted on the front of homes serves as a mechanism to contact the owner and have an issue resolved through the owner's intervention.
- Yes on the noise. Contacted short-term rental agency, and there has not been another Incident since. No on speed. Excessive speed continues to be an issue.



- Prior nuisances: parking, noise, and fires close to homes.
- An incident occurred in which a community member was involved in an altercation with renters staying at my home. The sheriff responded and identified the neighbor as the problem. The affair ended without an arrest, but the challenge was not with the STR but with our community.
- Limiting or removing STRs will destroy Pacific City's economy and tourism. This will result in an increase of poverty, violence, drug abuse, and a coastal town that will be run down and deteriorate.



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### Comments on resolution of STR nuisances, cont.

Q8. Were the nuisances you may have experienced with STRs resolved satisfactorily? (comments continued)

- We feel confident the County will face ongoing litigation on illegal property usage restrictions. We would hope that KSMA doesn't use the new STR regs to put even more restrictions on our property usage. We abide by the HOA regs and feel they are enough as they currently stand.
- We have 2 STR properties around our home & the renters have trespassed on our property & have violated the quiet hours (be quiet & respectful after 10 p.m. & before 8 a.m.). We have tried being neighborly & have asked the renters to shut down their parties &/or Loud music & this hasn't happened!
- Yes and no. Sometimes have to call the rental agent to get resolved. Sometimes don't bother to do so. Without proper monitoring by the agents or the association, renters who are likely unaware or don't care about the rules will not abide by them. Finally, there is trash and fire residue on the upper dune that is not always cleaned up.
- I reside in "Columbia Heights" (Pacific City). I have 2 STRs within 500 yards of my property. The couple of incidents were mostly about late night noise. Generally I found if you just contact the STR permit holder/management company, the issue seems to resolve itself immediately.



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### Comments on complaints to owners about renters

Q9. In the past year, have you received complaints (noise, parking, lighting, fires, trash, etc.) from others about your STR renters?

- Our family never received a complaint from a neighboring home about our behavior as renters, and we never had a complaint about a neighbor that couldn't be resolved with a quick discussion with them.
- No complaints to us or our management company.
- We have never had any complaints about our renters. We have a very small house with a capacity of 6.



- A neighbor (who does not live in PC full-time) has pointed out that a light on the exterior of our garage is very bright when left on. We've worked with him to fix the problem, and as of our last conversation, it has been taken care of. Until he raised the issue of brightness, we thought leaving the light on would provide additional security when the house was empty.

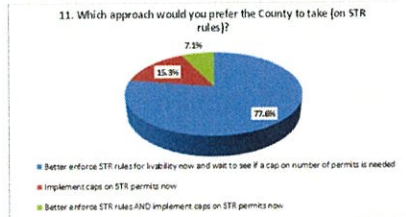


38

## Comments on preference for country approaches

Q11. Under the current draft revisions to STR rules, the total number of annual permits would be capped at roughly current levels. Applicants who exceed the STR cap would be placed on a waiting list and would receive a permit when a permit becomes available. (Approximately 25% of residential properties in Pacific City have STR permits.) Which approach would you prefer the County to take?

- This doesn't mean I would support additional caps; but apparently some areas need county support re livability issues.
- None of the above. This question is leading. It should be thrown out.
- Allow homeowners to solve any issues. They are closer to the problems. Additional and costly enforcement rules come with lists of frustrations!
- I understand the concerns, but would prefer no action at this time. I recommend monitoring. It is my assumption the qty. of short-term permits will start to naturally reduce due to falling vacation home revenue. The COVID rental high is over.



- Capping permits creates a supply-side shortage, which will create a market for the existing permits. As such, any home with a permit will be more valuable than an identical non-permitted home, thereby creating a disparity in home values based on permit status.
- We're not aware of any issues in Kiwanda Shores that require better enforcement as well. The status quo is working well. Most importantly, if a change is made, all current STR permit holders should be grandfathered and be able to keep their permit.

39

## Comments on preference for country approaches

Q11. Under the current draft revisions to STR rules, the total number of annual permits would be capped at roughly current levels. Applicants who exceed the STR cap would be placed on a waiting list and would receive a permit when a permit becomes available. (Approximately 25% of residential properties in Pacific City have STR permits.) Which approach would you prefer the County to take? (comments continued)

- We believe the county's strategy is to use the cap and the new restrictions to methodically over a long period of time attempt to effectively eliminate STRs and at the same time give favor to the hotel industry. We believe the county will use their new restrictions in an abusive manner.
- Limiting STR permits is a restriction on our property rights, giving an advantage in potential property value to those who already have permits or are grandfathered in.
- None of the above! Leave us property owners and our rights as property owners alone! No cap, no enforcement. The taxes, license fees, and permit fees are already an insult that has been tolerated for too long. If any further action to restrict our rights to rent is made, we will sue first for an injunction and next for damages.
- There is no data to justify the imposition of caps on the number of STR rentals. Enforce rules, gather data, and then see if an STR cap is called for.



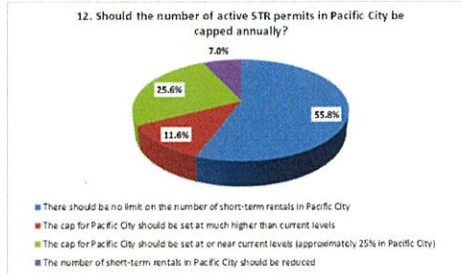
40



## Comments on capping STRs in Pacific City

Q12. *Should the number of active STR permits in Pacific City be capped annually?*

- We do not believe a cap is necessary at this time ... but are not opposed to it in future regulation.
- I think caps create a lot of unintended consequences and don't address some of the issues that they intend to address. They might prevent some areas becoming majority rentals, which I understand.
- Perhaps it would be better to limit the number of rental homes to one per entity.
- I recommend restricting by neighborhood, not by total percentage. I would allow Kiwanda permit without cap.
- It is every property owner's right.



- Capping the number of STR permits issued just creates scarcity, which then generates numerous unintended consequences. If we are blocked from operating periodically as an STR, it will have significant financial consequence to my family and our ability to maintain the beach home.
- No caps as long as we enforce the rules and punish bad actors.
- The market should dictate the demand and the subsequent number of permits. Limits are arbitrary and don't solve the issues associated with STRs.



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## Comments on capping STRs in Pacific City, cont.

Q12. *Should the number of active STR permits in Pacific City be capped annually? (comments continued)*

- Capping the number of STR permits issued just creates scarcity, which then generates numerous unintended consequences. If we are blocked from operating periodically as an STR, it will have significant financial consequence to my family and our ability to maintain the beach home.
- No caps as long as we enforce the rules and punish bad actors.
- The market should dictate the demand and the subsequent number of permits. Limits are arbitrary and don't solve the issues associated with STRs.
- Cap should be slightly higher than current level.
- Again, don't have enough data and haven't heard the pros and cons for each position. Would like to learn more before advocating a position.
- The market will help regulate this on its own through natural arbitration. If there are too many STRs to support the need, some homes won't get booked, and it will become too expensive for owners to pay the fees involved, and they will let their permits expire.
- More analysis may be needed to determine what a "healthy" percentage would be based upon the long-term vision/goals of this community. In my own self interest, I'd like the opportunity to obtain an STR when I decide to develop my property.
- We believe a 25% gap is too low given how the county determines geographical neighborhood boundaries. It is unfair to neighborhoods populations that are sparse.

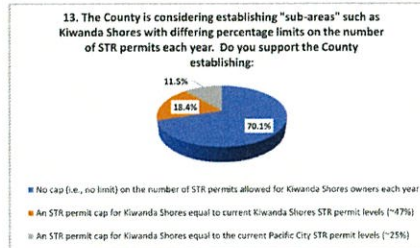


42

### Comments on capping in Kiwanda Shores

Q13. The County is considering establishing "sub-areas" such as Kiwanda Shores with differing percentage limits on the number of STR permits each year. (Approximately 47% of property owners in Kiwanda Shores currently have STR permits.) Do you support the County establishing:

- I'm not sure I want the entire community to become STR-land. 47% is more than I would like, but I understand why owners want to help cover the costs of a second home. What I'm not in favor of is having commercial investors purchase homes specifically with year-round rental in mind (but how you restrict that is something else). Few people in Kiwanda Shores are living here year-round, and having caps or no caps won't change that.
- People should be able to use/leverage their own property as they wish. I worry that limiting/eliminating rentals will lead to "under the table" renting with less regulation and more disturbances.



- Individual owners should be able to support the cost of beach homes by sharing their home thoughtfully with renters. Emphasis should be on homeowners' rules to make that work for all.
- I think a cap on the number of nights available as a rental should be enforced. I don't support institutional ownership and using homes solely for STR revenue 365 days a year. Individual owners should be able to rent their homes for a portion of the year if they choose.



### Comments on capping in Kiwanda Shores, cont.

Q13. The County is considering establishing "sub-areas" such as Kiwanda Shores with differing percentage limits on the number of STR permits each year. (Approximately 47% of property owners in Kiwanda Shores currently have STR permits.) Do you support the County establishing: (comments continued)

- Maybe closer to 65%, as this is a highly desirable vacation location.
- Capping STR limits in Kiwanda Shores will create an underground population of STRs that will not be subject to inspection. Owner-used houses don't have any regulations and often are more of a problem than STRs. We do not support a cap in Kiwanda Shores.
- Property ownership is the ultimate American right. If people behave badly, fix the behavior but don't take away property rights. It's un-American.
- I suggest a level of 50%.
- Again, not enough data. Some owners count on STR as an income/business source.

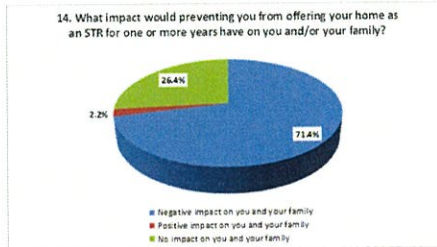




### Comments on impact of not being able to rent

Q14. What impact would preventing you from offering your home as a short-term rental for one or more years have on you and/or your family?

- We would probably have to sell the house—I would imagine at a loss if the county took such action.
- This may change in the future, but we are not renting at present.
- We need the rental income to help pay for the mortgage payment and utilities. We have a son going to college soon and an aging mother to care for. We simply can't afford not to rent our home as a STR. We wouldn't be able to afford to rent it out as a long-term lease because the mortgage is too high, and it would cost us money to be a long-term landlord.
- Severe financial impact on our family.



- I would have to sell the home I have enjoyed for 32 years. I live on SS and savings. I use rental proceeds to maintain the home and pay for help to maintain it. I now have to replace my roof and work on the deck, a French door on the ocean side needs replacing, a picture window has broken, the side door framing rotted, and my bathroom and kitchen lighting needs updating. I only rent to maintain my home and its wonderful view. It would be a tragedy to my greater family and renters who have become friends if I could not maintain it with rental proceeds.



### Comments on impact of not being able to rent, cont.

Q14. What impact would preventing you from offering your home as a short-term rental for one or more years have on you and/or your family?

- Being blocked from renting would have a negative impact on our ability to maintain our home. If we were forced to rent the home on a long-term basis in order to remain financial viable, our family would have to rent from another family/home when we visited in order to enjoy Kiwanda Shores. That would make no sense.
- This would ruin our family financially. Devastating.
- After over 20 years of home ownership in PC, I finally decided to put my home in the rental pool, only to find that permits have been suspended. I would like to make improvements to my home, but cannot without rental income.
- As mentioned, we purchased our property and completely remodeled it to generate retirement income.
- It would be devastating.
- If I can't rent, I can't build on my lot.
- Less \$ for upkeep. Still not selling.
- Financial impact!!
- No current impact, but definitely lowers our property value when we go to sell as most people would want our oceanfront home to be an STR.
- We would no longer be able to afford to keep our home without short-term rental income and would be forced to sell it.
- We built our home depending on the ability to rent the home as an STR until we reach retirement age and can move to PC full-time. If our STR permit is taken away from us, it would have an extreme impact on our finances.
- Second home would become financially infeasible or could lead to lack of necessary maintenance on the home over time.
- We would struggle to keep the house maintained, have eyes on things that need repair, etc. Our house would sit vacant. We will not sell. It is our vacation home. Our home would be vulnerable to squatters and vandalism and could have a negative impact on the neighborhood.



## Comments on impact of not being able to rent, cont.

Q14. What impact would preventing you from offering your home as a short-term rental for one or more years have on you and/or your family? (comments continued)

- We would be forced to sell our business investment and family home.
- We would lose our house and have to sell it.
- I would have to sell it.
- It would have a huge impact on our family. Our house is essentially a small business that we are using to provide for our retirement. We would be forced to sell our home immediately if we could not rent it.
- Probably will not develop without the STR option.
- Retirement income.
- I would not be able to properly maintain the property in a manner that I would like and would seriously consider selling the property.



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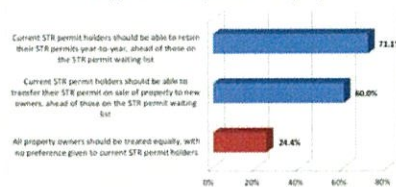
## Comments on waiting list if cap imposed

Q15. If the County imposes an annual limit on the number of STR permits allowed and places on a waiting list applicants who exceed the cap, please check all options with which you agree. (Other responses appear below.)

- The proposed system for rotating people on and off the list is just bureaucratically insane. However, I don't think people should be able to transfer STR permits to new (non-family/inheritance) buyers; this artificial inflation of homes with permits warps the marketplace, as we've seen already. Given the moratorium and the inevitable-seeming caps, it's hard to see how those in line will ever get a permit.
- Bookings for summer are often the same family for the same week. It would be unfortunate for people to have vacations canceled because someone sold the house.



15. If the County imposes an annual limit on the number of STR permits allowed and places on a waiting list applicants who exceed the cap, please check all options with which you agree.



- Everyone should be able to do whatever they want with their property, as long as it does not harm anyone or anything.
- There should be no preference. All should be allowed to rent even without a permit.
- Many current STR permit holders likely purchased their home in Kiwanda Shores based on the fact that they could help offset the expenses with revenue from STR, and that they could transfer the permit on the sale of property to new owners.

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## Comments on waiting list if cap imposed, cont.

Q15. If the County imposes an annual limit on the number of STR permits allowed and places on a waiting list applicants who exceed the cap, please check all options with which you agree. (Other responses appear below.) (comments continued)

- Allowing current STR holders to retain their permits or sell them to new owners would have a seriously negative impact on my ability to maintain my home. The longer I would have to sit on the waiting list, the worse it would be. Retaining or transferring STR permits tries to address one problem (the loss of an STR permit for current holders) by taking it from another group (the 75% of Pacific City home owners who do not currently rent their homes on a short-term basis but may want to in the future.
- Just an FYI, we would be on the waitlist.
- We'd prefer to be able to include it if we were for some reason forced to sell the property. But it is our goal to keep the home in the family for future generations to enjoy. So transferring the permit within the family is extremely important.
- If property is sold, they go to bottom of list for a permit.
- Anyone who currently has a permit should be grandfathered in, and all rules should only apply to future buyers in the area.
- We plan on passing our house to our kids and don't want it to be a burden to them to maintain. They should be able to inherit and keep it as an STR.
- If a house is for sale and can't get an STR permit, it would lose 15-30% of its value, which would then affect the rest of our values and affect how we all get loans on our properties. The consequences of not allowing STR permits would be huge and devastating and be far reaching beyond what we would imagine and affect the economy for years to come.
- Part of the value of these properties is that they have a STR permit. If that is taken away, it devalues the property.
- If you have a permit you should keep the permit, unless the STR has had many unresolved or repetitive complaints associated with it. Then perhaps permits could be revoked.



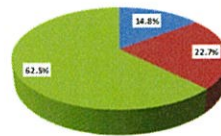
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## Comments on limiting rental nights as alternative

Q16. As an alternative to capping the number of STR permits issued annually, if the County were to implement STR restrictions, would a limit on the number of STR rental nights per permit be preferred to a cap on the number of STR permits?

- Different areas have very different occupancy rates.
- I wonder if this is really proposed as an alternative. I suspect it may end up being both, to satisfy those who oppose STRs unilaterally.
- Airbnb does not allow a cap on nights, and this would hurt our business. We need to rent it enough nights to meet our mortgage payment.
- Yes, as long as the number of rental nights per STR were set at at least 200 nights a year.
- This might be viewed legally as a taking and open the door to litigation. Hopefully we can avoid that.
- Yes, as stated in one of my previous answers!

16. As an alternative to capping the number of annual STR permits, would a limit on the number of STR rental nights per permit be preferred?



- Current and future owners are either going to rent out their place for STR or they are not. Capping STR is not going to create long-term rental opportunities.
- We don't support caps, but a cap on number of rents per year vs. no permit would be better so that we could still maintain the home and pay utilities.



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### Comments on limiting rental nights as alternative, cont.

Q16. As an alternative to capping the number of STR permits issued annually, if the County were to implement STR restrictions, would a limit on the number of STR rental nights per permit be preferred to a cap on the number of STR permits? (Comments continued)

- I'm not sure what this is trying to accomplish. More vacant houses or less tourists. The result is less money to the county and fewer customers to local businesses. A responsible STR is not a bad neighbor. Strategically getting rid of poorly managed STRs would go much further to accomplishing livability. We could end up with the problem STRs with permits. I'm in favor of preferential treatment to locally managed STRs. I think it's a win-win, as it creates local employment opportunities and quick responses to any issues.
- As a second choice option, the nightly limit allows more owners to have the right to use their property in their preferred manner.
- Again, would like to hear the pros and cons.
- This is an ineffective solution, because nearly all STR get most of their nights in June-September anyway. All that would do is create fewer places for people to stay in the other months, which would hurt local businesses even more.



# **STR Permits Available with Election Certification**

News Release Date

06-08-2023

June 8, 2023 (Astoria, OR) — Clatsop County is accepting new and renewing short-term rental applications for unincorporated Clatsop County beginning Monday, June 12.

Ordinance 22-05 was approved by the Clatsop County Board of Commissioners in June 2022, allowing STRs in 16 zones in unincorporated Clatsop County. The ordinance was put on hold due to Referendum 4-221. When the May 16, 2023 election results were certified on June 8, Ordinance 22-05 went into effect. The Assessment and Taxation department will start accepting and processing STR applications on Monday, June 12.

Clatsop County ordinance requires STR owners to follow the Clatsop County Good Neighbor policy and all health and safety standards. Local residents have a process to forward potential STR violations to Clatsop County Code Enforcement.

New or renewal applications will be issued if all applicable county taxes are paid in full.

New and renewing permits are issued for a two-year period.

STR permit renewal applications may be submitted up to 60 days before the permit expires.

New and renewing STR applications are available at the Clatsop County website. Contact the Clatsop County Assessment & Taxation Department at 503-325-8522 for more information.

## Lynn Tone

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**From:** Public Comments  
**Sent:** Tuesday, June 13, 2023 7:46 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: STRs & Oregon Coast Hosts

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**From:** kristy johnson <northbendbungalows@gmail.com>  
**Sent:** Monday, June 12, 2023 9:32 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: STRs & Oregon Coast Hosts

[**NOTICE:** This message originated outside of Tillamook County – **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Tillamook Board of County Commissioners,  
I support Oregon Coast Hosts and their efforts to preserve property rights in Tillamook County.  
Thank you,  
Kristy & Jon Johnson  
34545 Cape Kiwanda Drive, Pacific City

To: Tillamook Board of County Commissioners  
Tillamook County Community Development  
publiccomments@co.tillamook.or.us  
mfbell@co.tillamook.or.us  
dyamamoto@co.tillamook.or.us  
eskaar@co.tillamook.or.us  
sabsher@co.tillamook.or.us

From: Mark Shifflett  
48900 US-101 S., #303 Neskowin, OR 97149  
Short Term Rental Owner

Re: Support for all comments and legal concerns submitted by Oregon Coast Hosts

My name is Mark Shifflett and I am Short Term Rental Owner. Many of these issues were raised at the last hearing and in hundreds of public comments, but the new draft does not address them. As written, if this draft proceeds to a vote and is approved, then there may be litigation.

After buying a vacant lot in Manzanita in the 1980's and paying Tillamook County property taxes for over 30 years , I was lucky enough to buy our dream condo in Neskowin - My family has owned this property since 2020. My Family love the fact that people that want to enjoy and experience the Oregon Coast in an affordable Condo, and can do so without restrictions of limited times available , and be afforded the same freedom exploring the coast my family has loved for so many decades . .

These are my top 3 general concerns:

- Replacement of current permits with licenses
- Restrictions on transferring property with the STR permit intact are unlawful
- Restrictions on operations, such as reducing occupancy, are unlawful

These are my top 3 operational specific concerns:

- 24/7 Contact Person - The immediate response requirement is unreasonable; even first-responders (Fire, Sheriff and Ambulance) cannot respond that quickly every time. \$100 charge to change contact person will discourage frequent changes, which are necessary due to 24/7 requirements. An online registration which allows owners or property managers to login and update the contact person in real time is an ideal solution that can be integrated with Granicus.
- Noise: Tillamook County needs a noise ordinance. Prohibiting "other noise" during quiet hours beyond property boundaries is unreasonable and inequitably punitive. Examples: AC unit running, car pulling into a driveway, a guest sneezing, a baby crying, etc. Reasonable decibel guidelines are needed so that the regulations are clear and fair.
- Buffers are a problematic and inherently inconsistent tool: if STRs are a nuisance to permanent residents, and one street is all STRs, isn't it better that STRs only have negative effects on other STRs?

I support fair and balanced STR regulations. Balancing the historic seasonal home ownership of our community with property rights and livability can be done with evidence-based regulations and enforcement. To truly impact livability, the rules regarding top nuisance concerns need to apply equally to all homeowners and residents.

Sincerely, Mark Shifflett





## Lynn Tone

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**From:** Public Comments  
**Sent:** Tuesday, June 13, 2023 7:46 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: STRs & Oregon Coast Hosts

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**From:** nate Castillo <natecastillo101@gmail.com>  
**Sent:** Monday, June 12, 2023 9:53 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: STRs & Oregon Coast Hosts

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Tillamook Board of County Commissioners,  
I support Oregon Coast Hosts and their efforts to preserve property rights in Tillamook County.  
Thank you,

Nate& Minerva Castillo

## Lynn Tone

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**From:** Public Comments  
**Sent:** Tuesday, June 13, 2023 7:47 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: STRs & Oregon Coast Hosts

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**From:** Pam Kniffin <pamkniffin1@gmail.com>  
**Sent:** Monday, June 12, 2023 10:01 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: STRs & Oregon Coast Hosts

[**NOTICE:** This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Tillamook Board of County Commissioners, I support Oregon Coast Hosts and their efforts to preserve property rights in Tillamook County.

I am a home owner in Tierra Del Mar. I have rented for 4 years with no complaints. The current restrictions you are considering will harm my ability to rent my home. I ask you please to stop and consider the current homeowners who have never caused the county to think you need to add these restrictions.

Thank you,

Pam Kniffin, 5755 Austin Ave, Cloverdale

## Lynn Tone

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**From:** Public Comments  
**Sent:** Tuesday, June 13, 2023 7:47 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: STRs & Oregon Coast Hosts

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**From:** Barry Wester <barrywester@gmail.com>  
**Sent:** Monday, June 12, 2023 10:08 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: STRs & Oregon Coast Hosts

[**NOTICE:** This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Tillamook Board of County Commissioners,

Please consider this as my support of Oregon Coast Hosts and their efforts to preserve property rights in Tillamook County.

Beyond protecting property rights, vacation rentals facilitate bringing tourists to the county. There is clearly a need for this type of lodging, which support the businesses that are integral to the economy of Tillamook County.

Thank you for your consideration.

Respectfully,

Barry Wester



Late 1920s - Neskowin Bath House

Tillamook Board of County Commissioners:

June 12, 2023

This is a personal public comment & not on behalf of any group.

As a homeowner in Neskowin, I have serious concerns about the draft of a new STR ordinance. I have given ample time and consideration to the public process, but have not heard important concerns addressed. As an active member of the Short-Term Rental Advisory Committee, we had thoughtful conversations of the topics chosen by the county, but we were repeatedly not provided factual information as requested. The STRAC never voted on the draft as a whole, and only voted on select individual components. The draft ordinance is unorganized, and has several incongruous or vague regulations, in addition to the legal issues shared by multiple attorneys. I welcome the opportunity for a more in-depth review.

My home has been shared with the public since it was built as the original public bath house in Neskowin, nearly 100 years ago. It has historically always been a seasonal home shared with vacationers. I should never have to worry that our cottage may lose the right to be an STR simply because of a cap, lapse in permit, or elimination of permit due to arbitrary rules. My home has never had anything other than seasonal use by owners & visitors. I understand the goal is "growth management" at the moment, but in the future, if the county decides to reduce the number of STRs, then mine will not be protected if permits are replaced with licenses as proposed.

Out of my twenty closest neighbors, there is one full-time resident who moved to Neskowin 10 years ago. My STR is not changing the character of the neighborhood negatively. My STR brings character to our neighborhood. I have never received a complaint from a neighbor. Neskowin had ZERO violations in 2019, 2020, 2021, & 2022.

Through the years I have made significant investment in restoring my cottage & grounds with three stages of renovations, all with local contractors. If my home is not able to continue as an STR, then I will incur significant economic loss.

STR owners have been responsive, respectful, and have made good faith efforts to collaborate. Every single step STR owners have taken, has been in response to others. The narrative of STR owners being greedy outsiders is tiresome and simply not accurate. I value balanced regulations and I want to see our communities thrive. We need to bridge the gap to bring people together with a clear understanding of both the benefits and concerns with STRs which welcome visitors from around the world to the Oregon Coast.

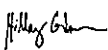


STR permits need to be legally allowed to continue with transfers as long as three conditions are met:

1. The STR Permit must be renewed annually
2. The STR may not increase maximum occupancy
3. The STR meets basic fire & life safety requirements in Ordinance #84 Amendment #1

New licenses may follow new regulations, provided those regulations are fair & balanced.

The American Home Magazine  
February 1948  
"25 Pages - Vacation Homes from Coast to Coast"

  
Hillary Gibson

To: Tillamook Board of County Commissioners  
Tillamook County Community Development  
publiccomments@co.tillamook.or.us  
mfbell@co.tillamook.or.us  
dyamamoto@co.tillamook.or.us  
eskaar@co.tillamook.or.us  
sabsher@co.tillamook.or.us

From: Kristy & Jon Johnson  
34545 Cape Kiwanda Drive, Pacific City  
Tillamook County Landowner

Re: Support for all comments and legal concerns submitted by Oregon Coast Hosts

My name is Kristy Johnson and I am a Tillamook County Landowner and Tillamook voter. Many of these issues were raised at the last hearing and in hundreds of public comments, but the new draft does not address them. As written, if this draft proceeds to a vote and is approved, then there may be litigation.

My family purchased a piece of land in Pacific City in 2021 and moved quickly to build a new vacation home with the plan for us to move to Pacific City and live full-time in 9 years, once we retire. We obtained our building permit in 2022 and once approved began our build. During this time we also applied for a STR permit ahead of the pause being put in place. Our application was rejected as the home was still under construction. Through it all we have had to deplete our family savings and tap into our retirement account to get this build across the finish line. Our game plan when we purchased the land was to build our family vacation home with the intent to obtain a STR permit from the County in order to help pay the carrying costs (mortgage and recoup retirement funds) until we are able to move to Pacific City full-time. While I would love to retire and move to Pacific City now, the fact of the matter is my husband is disabled and I need to keep working for another 9 years to ensure we have medical insurance before he is age eligible for Medicare.

We hereby ask and plead with the County to allow STR permits for landowners who had approved building permits on record, and construction underway. Without consideration I'm afraid this new ordinance will force our family into economic hardship that we will not be able to recover from.

These are my top 3 general concerns:

- Provisions to lose property rights over a licensing lapse are unlawful
- Property owners cannot lose property rights solely based on conduct of someone else.
- Any classification of STRs as commercial or business use is not accurate - STRs are residential use.

These are my top 3 operational specific concerns:

- Buffers are a problematic and inherently inconsistent tool: if STRs are a nuisance to permanent residents, and one street is all STRs, isn't it better that STRs only have negative effects on other STRs?
- 24/7 Contact Person - The immediate response requirement is unreasonable; even first-responders (Fire, Sheriff and Ambulance) cannot respond that quickly every time. \$100 charge to change contact person will discourage frequent changes, which are necessary due to 24/7 requirements. An online registration which allows owners or property managers to login and update the contact person in real time is an ideal solution that can be integrated with Granicus.

- Requiring an annual septic inspection is excessive and cost prohibitive.

I support fair and balanced STR regulations. Balancing the historic seasonal home ownership of our community with property rights and livability can be done with evidence-based regulations and enforcement. To truly impact livability, the rules regarding top nuisance concerns need to apply equally to all homeowners and residents.

Sincerely,

Kristy Johnson

## Lynn Tone

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**From:** Public Comments  
**Sent:** Tuesday, June 13, 2023 7:47 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: STRs & Oregon Coast Hosts

-----Original Message-----

From: David Higley <dhigley@gmail.com>  
Sent: Monday, June 12, 2023 10:23 PM  
To: Public Comments <publiccomments@co.tillamook.or.us>  
Subject: EXTERNAL: STRs & Oregon Coast Hosts

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Tillamook Board of County Commissioners, I support Oregon Coast Hosts and their efforts to preserve property rights in Tillamook County.

Thank you,  
David Higley

## Lynn Tone

---

**From:** Public Comments  
**Sent:** Tuesday, June 13, 2023 7:47 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: STRs & Oregon Coast

---

**From:** Scott Manning <scottjasonmanning@gmail.com>  
**Sent:** Monday, June 12, 2023 10:49 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: STRs & Oregon Coast

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

### **Subject: The Impact of Limiting Short-Term Rentals on Access to the Oregon Coast for Minorities and Low-Income Individuals**

I am a sixth generation Oregonian. Ancestors on my mother's side first settled in the Willamette Valley in 1847 with my fathers family arriving shortly thereafter in 1852. As a true Oregonian, one thing I have always been proud of is our states policy on providing unfettered public access to our beaches. I find the concerted effort to restrict access to Oregon beaches, primarily through the limitations of Short Term Rentals, very troublesome.

The Oregon coast is renowned for its natural beauty, pristine beaches, and vibrant communities. It serves as a cherished destination for residents and visitors alike, offering opportunities for relaxation, recreation, and a connection with nature. However, restrictions on short-term rentals will inadvertently create barriers to access, particularly for marginalized communities and individuals with limited financial means.

Short-term rentals provide an affordable and flexible option for people who wish to experience the coastal lifestyle without the burden of high property costs. By renting accommodations for shorter durations, individuals who may not be able to afford long-term coastal living can still enjoy the beauty and benefits of the Oregon coast. Limiting short-term rentals disproportionately affects those who face financial constraints that prevent them from owning property in the area.

Limiting the number of short term rentals will only create more demand, and therefore, higher costs of accommodations at the coast. These high costs will place additional burdens on those who already find it challenging to find reasonably priced accommodations.

Access to the Oregon coast is not just about leisure and recreation; it is also about ensuring equal opportunities for all individuals to experience the beauty and tranquility of our coastal communities. Limiting short-term rentals perpetuates socio-economic disparities and restricts access to these unique coastal experiences. It unintentionally creates a divide between those who can afford long-term coastal living and those who cannot, effectively excluding minority populations and low-income individuals from enjoying the benefits of our coastal regions.

It is important to acknowledge that responsible regulations can address any concerns related to short-term rentals, such as noise, parking, and maintaining the character of residential neighborhoods. Implementing fair



and reasonable guidelines that address these concerns while still allowing access to short-term rentals can strike a balance between preserving the integrity of communities and ensuring equitable access for all.

In addition to the negative financial impact on visitors, I am equally concerned with the negative effects on local labor employment. When short-term rentals are restricted, there is a decrease in demand for services such as cleaning, maintenance, and property management, which were previously required to support the operation of these rentals. As a result, individuals who were employed in these roles may experience reduced job opportunities and income. Furthermore, the local economy may suffer as fewer tourists choose to visit the area due to limited accommodation options, leading to a decline in hospitality and tourism-related employment. In turn, this can have a cascading effect on other businesses that rely on tourism, such as restaurants, shops, and entertainment venues, further exacerbating the negative impact on local labor employment.

By promoting inclusive policies that encourage a diversity of visitors to the Oregon coast, we foster a sense of community and strengthen the social fabric of our beach communities. Everyone, regardless of their background or financial circumstances, should have the opportunity to enjoy the natural wonders and cultural experiences that the Oregon coast has to offer.

I kindly urge you to consider the potential impacts of limiting short-term rentals on access to the Oregon coast, particularly for minorities and individuals who are economically disadvantaged. Let us work together to find a solution that ensures equitable access to our beautiful coastal communities while addressing any concerns associated with short-term rentals.

Thank you for your attention to this matter. I trust that you will consider the importance of promoting inclusivity and access to the Oregon coast for all individuals.

## Lynn Tone

---

**From:** Public Comments  
**Sent:** Tuesday, June 13, 2023 7:47 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: Oregon Coast & STRs

---

**From:** S M <newgtwo@gmail.com>  
**Sent:** Monday, June 12, 2023 10:53 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: Oregon Coast & STRs

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

To: Tillamook Board of County Commissioners  
Tillamook County Community Development  
[publiccomments@co.tillamook.or.us](mailto:publiccomments@co.tillamook.or.us)  
[mfbell@co.tillamook.or.us](mailto:mfbell@co.tillamook.or.us)  
[dyamamoto@co.tillamook.or.us](mailto:dyamamoto@co.tillamook.or.us)  
[eskaar@co.tillamook.or.us](mailto:eskaar@co.tillamook.or.us)  
[sabsher@co.tillamook.or.us](mailto:sabsher@co.tillamook.or.us)

From: Annie Manning  
48790 Breakers Blvd, Neskowin Oregon 97149  
Short Term Rental Owner

Re: Support for all comments and legal concerns submitted by Oregon Coast Hosts

My name is Annie Manning and I am a Short Term Rental Owner. Many of these issues were raised at the last hearing and in hundreds of public comments, but the new draft does not address them. As written, if this draft proceeds to a vote and is approved, then there may be litigation.

My family has owned this property since 2019. Our home is ocean front and with a limited number of oceanfront homes (or hotels) available for rent in Neskowin (and I assume the rest of the county, I am concerned county restrictions will make it difficult for many people to reasonably rent oceanfront homes. Limiting the number of available rentals only creates a larger divide between the haves and the have nots.

These are my top 3 general concerns:

- 
- 
- Property owners cannot lose property rights solely based on conduct of someone else.
- 
- 
-

- Restrictions on growth aimed at
- existing permit holders are unlawful
- 
- 
- 
- No evidence to support restrictive
- new regulations - only 9 violations in 4+ years
- 

These are my top 3 operational specific concerns:

- 
- 
- 24/7 Contact Person - The immediate
- response requirement is unreasonable; even first-responders (Fire, Sheriff and Ambulance) cannot respond that quickly every time. \$100 charge to change contact person will discourage frequent changes, which are necessary due to 24/7 requirements. An online
- registration which allows owners or property managers to login and update the contact person in real time is an ideal solution that can be integrated with Granicus.
- 
- 
- 
- Provision is needed to protect STRs
- from harassment via unfounded complaints.
- 
- 
- 
- Requiring an annual septic inspection
- is excessive and cost prohibitive.
- 

I support fair and balanced STR regulations. Balancing the historic seasonal home ownership of our community with property rights and livability can be done with evidence-based regulations and enforcement. To truly impact livability, the rules regarding top nuisance concerns need to apply equally to all homeowners and residents.

Sincerely,

Annie Manning

## Lynn Tone

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**From:** Public Comments  
**Sent:** Tuesday, June 13, 2023 7:47 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: Public Comment on Draft Ordinance 84 Ammendments

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**From:** Carol Horton <cmg.horton@gmail.com>  
**Sent:** Monday, June 12, 2023 11:11 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>; Mary Faith Bell <mfbell@co.tillamook.or.us>; David Yamamoto <dyamamoto@co.tillamook.or.us>; Erin Skaar <eskaar@co.tillamook.or.us>; Sarah Absher <sabsher@co.tillamook.or.us>  
**Subject:** EXTERNAL: Public Comment on Draft Ordinance 84 Ammendments

[**NOTICE:** This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Dear Tillamook County Commissioners-

Thank you for this opportunity to comment on the most recent STR draft ordinance. I support the comments and legal concerns submitted by Oregon Coast Hosts.

My name is Carol Horton and I have a Short Term Rental permit for the home I own at 1690 Portland Avenue in Oceanside.

This property has been in my family for over 40 years. Oceanside has always been a vacation destination since it was founded 100 years ago and should continue to be a place that welcomes visitors who love the Oregon coast. My grandfather fell in love with Oceanside during vacations when he was a young man and bought property from the Rosenbergs in 1928. He vacationed on his "camp lot" until he retired and moved to Oceanside in the early 1960's. (His home is now a Bed and Breakfast.) My father built his vacation home next door on some of his father's property in the early 1980s. My parents spent summers there during retirement and rented to friends during the winter. I now own this home and have both rented and visited since 2001. The vacation rental of my home is a long-standing use and is a property right I do not want to loose.

These are my top 3 general concerns with the current STR draft ordinance:

- Replacement of current permits with licenses
- Restrictions on transferring property with the STR permit intact
- Provisions to lose my STR permit over a licensing lapse or due to a visitor's actions

These are my top 3 operational concerns:

- Noise: Tillamook County needs a noise ordinance that applies to everyone, not just STRs. Prohibiting "other noise" during quiet hours beyond property boundaries is unreasonable and inequitably punitive. For example, a car pulling into a driveway, a guest sneezing, a baby crying, etc. Reasonable decibel guidelines are needed so that the regulations are clear and fair.

- Exterior Signs - Requiring expiration dates on exterior signage is wasteful as it will necessitate new signage annually. Detailed information and labeling as a STR may invite vandalism and trespassing, especially in places where the home is not visible from the public right of way.
- Requiring sleeping areas to have either a closet or clothing organizer is outside the scope of STR regulations.

I support fair and balanced STR regulations. Balancing the historic seasonal home ownership of our community with property rights and livability can be done with evidence-based regulations and enforcement. To truly impact livability, the rules regarding top nuisance concerns need to apply equally to all homeowners and residents.

Sincerely,

Carol Horton

## Lynn Tone

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**From:** Public Comments  
**Sent:** Tuesday, June 13, 2023 7:47 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: Tillamook County STR

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**From:** Leah Murakami <leahmurakami@gmail.com>  
**Sent:** Tuesday, June 13, 2023 1:12 AM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: Tillamook County STR

[**NOTICE:** This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

I purchased my home in Neahkahnie in 2021 with the intent to rent it out as a short-term vacation rental until I am able to live there full-time. The decision to purchase this home was based on the existing STR rules and regulations. To change these rules now after I have invested the majority of my retirement savings on this home would be cruel and unjust.

If I am unable to rent out my home as a STR, it would impose a significant financial burden. For many homeowners like myself, short-term vacation rentals provide a vital source of income during our transition into retirement. The discontinuation of this income stream would jeopardize our ability to afford the home, leaving us financially strained and with an uncertain future.

Also...STRs help the local economy. By attracting tourists and visitors, they stimulate local businesses, restaurants, and shops, creating a multiplier effect that benefits the entire community.

Thank you for your attention to this matter. I would welcome the opportunity to discuss this further and provide any additional input.

Leah Murakami

## Lynn Tone

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**From:** Public Comments  
**Sent:** Tuesday, June 13, 2023 7:48 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: STRs & Oregon Coast Hosts

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**From:** susan prulhiere <nancyslookout@gmail.com>  
**Sent:** Tuesday, June 13, 2023 2:15 AM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: STRs & Oregon Coast Hosts

[**NOTICE:** This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Tillamook Board of County Commissioners, I support Oregon Coast Hosts and their efforts to preserve property rights in Tillamook County. Thank you,

## Lynn Tone

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**From:** Public Comments  
**Sent:** Tuesday, June 13, 2023 7:48 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: Support coast vacation rentals for Oregon families

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**From:** Craig Pratt <craig@zpratts.net>  
**Sent:** Tuesday, June 13, 2023 3:22 AM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: Support coast vacation rentals for Oregon families

[NOTICE: This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

We previously shared our story of how our family was able to afford our dream of having a home in Oceanside by remodelling a non-permitted duplex. We invested significantly in the property with our savings and time and went through the county permitting process to make it a legal duplex and short-term rental. From the beginning, we knew that renting to vacationers was the only way we could make the math work.

A recent talking point short-term rental opponents are using is "short-term rental owners are just in it for the money".

Well unfortunately, having a home at the coast *does* cost money. And not only does our vacation rental income allow *us* to afford our dream by helping with the mortgage, it also allows the many people who *can't* afford to own a house at the coast - predominantly other Oregonians - to experience the Oregon coast.

If short-term rentals permits or licenses are difficult to get, difficult to keep, and are not transferable, families like our's will not be able to justify investment in their properties or make ends meet. This will have a predictable outcome - and it definitely *will* be about money: Owners will eventually become those that can afford giant houses that they can keep empty most of the year - and many will be from out of state. This is bad news for Oregon families, bad news for local businesses, and bad news for the hard-working locals that support vacationing.

For those that want their own private neighborhoods, they should feel free to start one. But the traditional Oregon coastal communities have always been for families and visitors and vacationing. Let's address the very few problem areas in vacation rentals in Tillamook County and not set wheels in motion that will make the coast out of reach for everyday people. It's hard enough to afford as it is.

Thank you very much for your time. And sorry we couldn't be there in-person today.

Craig & Shahnaz Pratt (and family)  
Owner/operators of *Skipper's Retreat*



## Lynn Tone

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**From:** Public Comments  
**Sent:** Tuesday, June 13, 2023 7:48 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: STRs & Oregon Coast Hosts

---

**From:** Ken Kozman <fatkenny@gmail.com>  
**Sent:** Tuesday, June 13, 2023 5:24 AM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: STRs & Oregon Coast Hosts

[NOTICE: This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Tillamook Board of County Commissioners,

Our family has owned a vacation home which we use as an STR for almost 7 years. It was the STR nature of the property which allowed us to afford to own the property.

We love coming to the coast and love being able to rent our home out for others to enjoy as well. We try to both be a connected part of the local community (volunteering when we can) as well as doing our best to support local businesses.

We hope that the Commisioners consider family's such as ours.

Thank you,

Ken Kozman

To: Tillamook Board of County Commissioners  
Tillamook County Community Development  
publiccomments@co.tillamook.or.us  
mfbell@co.tillamook.or.us  
dyamamoto@co.tillamook.or.us  
eskaar@co.tillamook.or.us  
sabsher@co.tillamook.or.us

From: Shiara Powell  
35755 Sunset Drive, Pacific City, OR  
Tillamook County Homeowner without an active STR permit

Re: Support for all comments and legal concerns submitted by Oregon Coast Hosts

My name is Shiara Powell and I am Tillamook County Homeowner without an active STR permit. Many of these issues were raised at the last hearing and in hundreds of public comments, but the new draft does not address them. As written, if this draft proceeds to a vote and is approved, then there may be litigation.

My family has owned this property since 2020. We are long time visitors of Bob Straub State Park. We ride horses regularly there and purchased this property so we could make our day trips over night trips. When we made the decision to purchase the property we confirmed with Tillamook County that we would be eligible for an STR prior to starting construction. Being able to STR the home when not used by our family motivated our decision to make the financial investment. Otherwise, it is a bit too expensive for our family just to have as a vacation home with no rental income..

These are my top 3 general concerns:

- Restrictions on growth aimed at existing permit holders are unlawful
- Vacation rentals have always been allowed in Tillamook County
- Oregon's beaches are public, and restricting STRs will limit public to access the beach, especially in areas with no hotels

These are my top 3 operational specific concerns:

- The maximum occupancy fails to account for unique, over-sized properties where short term rental is the bona fide "highest and best" use.
- Buffers are a problematic and inherently inconsistent tool: if STRs are a nuisance to permanent residents, and one street is all STRs, isn't it better that STRs only have negative effects on other STRs?
- Buffers are a problematic and inherently inconsistent tool: if STRs are a nuisance to permanent residents, and one street is all STRs, isn't it better that STRs only have negative effects on other STRs?

I support fair and balanced STR regulations. Balancing the historic seasonal home ownership of our community with property rights and livability can be done with evidence-based regulations and enforcement. To truly impact livability, the rules regarding top nuisance concerns need to apply equally to all homeowners and residents.

Sincerely,

Shiara Powell

## Lynn Tone

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**From:** Public Comments  
**Sent:** Tuesday, June 13, 2023 7:48 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: STRs & Oregon Coast Hosts

---

**From:** Lucy Neilson Hanson <lucy@foodstylistlucy.com>  
**Sent:** Tuesday, June 13, 2023 6:36 AM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: STRs & Oregon Coast Hosts

[**NOTICE:** This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Tillamook Board of County Commissioners, I support Oregon Coast Hosts and their efforts to preserve property rights in Tillamook County. Thank you,

Lucy Hanson  
5880 Roma Ave  
Cloverdale

--

Lucy Neilson Hanson

## Lynn Tone

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**From:** Public Comments  
**Sent:** Tuesday, June 13, 2023 7:48 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: STRs & Oregon Coast Hosts

-----Original Message-----

From: Becky Wethern <beckyatthebeach1@gmail.com>  
Sent: Tuesday, June 13, 2023 7:10 AM  
To: Public Comments <publiccomments@co.tillamook.or.us>  
Subject: EXTERNAL: STRs & Oregon Coast Hosts

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Tillamook Board of County Commissioners,

I support Oregon Coast Hosts and their efforts to preserve property rights in Tillamook County.

Thank you,  
Becky Wethern  
STR owner in Cloverdale, OR

Sent from my iPhone

## Lynn Tone

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**From:** Public Comments  
**Sent:** Tuesday, June 13, 2023 7:48 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: STRs & Oregon Coast Hosts

---

**From:** Janell Weeks <sundowndolphin@gmail.com>  
**Sent:** Tuesday, June 13, 2023 7:39 AM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: STRs & Oregon Coast Hosts

[**NOTICE:** This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Tillamook Board of County Commissioners, I support Oregon Coast Hosts and their efforts to preserve property rights in Tillamook County. Thank you,  
Janell Weeks

To: Tillamook Board of County Commissioners  
Tillamook County Community Development  
publiccomments@co.tillamook.or.us  
mfbell@co.tillamook.or.us  
dyamamoto@co.tillamook.or.us  
eskaar@co.tillamook.or.us  
sabsher@co.tillamook.or.us

From: Neil Burniston  
38225 Northfork Rd Nehalem  
Short Term Rental Owner

Re: Support for all comments and legal concerns submitted by Oregon Coast Hosts

My name is Neil Burniston and I am a Short Term Rental Owner. Many of these issues were raised at the last hearing and in hundreds of public comments, but the new draft does not address them. As written, if this draft proceeds to a vote and is approved, then there may be litigation.

My family has owned this property since 2021. Our home is located in a very hard to find location that's waterfront on the Nehalem River with a dock and river access. Without having the home as an STR, most people would never be able to experience the beauty and recreational activities of living on the waters edge. We get regular feedback from people who enjoy boating, fishing, crabbing, kayaking and nature watching with their friends and family. It's the kind of place that everyone should be able to experience at least once in their life but can only happen by allowing a homeowner to offer their home as a short term rental.

These are my top 3 general concerns:

- Restrictions on transferring property with the STR permit intact are unlawful
- Oregon's beaches are public, and restricting STRs will limit public to access the beach, especially in areas with no hotels
- Replacement of current permits with licenses

These are my top 3 operational specific concerns:

- The bedroom minimum size requirements run afoul state building code requirements for historic structures.
- Noise: Tillamook County needs a noise ordinance. Prohibiting "other noise" during quiet hours beyond property boundaries is unreasonable and inequitably punitive. Examples: AC unit running, car pulling into a driveway, a guest sneezing, a baby crying, etc. Reasonable decibel guidelines are needed so that the regulations are clear and fair.
- The maximum occupancy fails to account for unique, over-sized properties where short term rental is the bona fide "highest and best" use.

I support fair and balanced STR regulations. Balancing the historic seasonal home ownership of our community with property rights and livability can be done with evidence-based regulations and enforcement. To truly impact livability, the rules regarding top nuisance concerns need to apply equally to all homeowners and residents.

Sincerely,

Neil Burniston

## Lynn Tone

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**From:** Public Comments  
**Sent:** Tuesday, June 13, 2023 8:11 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: Comment regarding new STR regulations

---

**From:** Ken Willett <ken.willett@gmail.com>  
**Sent:** Tuesday, June 13, 2023 8:01 AM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>; Mary Faith Bell <mfbell@co.tillamook.or.us>; David Yamamoto <dyamamoto@co.tillamook.or.us>; Erin Skaar <eskaar@co.tillamook.or.us>; Sarah Absher <sabsher@co.tillamook.or.us>  
**Subject:** EXTERNAL: Comment regarding new STR regulations

[NOTICE: This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

To: Tillamook Board of County Commissioners  
Tillamook County Community Development  
[publiccomments@co.tillamook.or.us](mailto:publiccomments@co.tillamook.or.us)  
[mfbell@co.tillamook.or.us](mailto:mfbell@co.tillamook.or.us)  
[dyamamoto@co.tillamook.or.us](mailto:dyamamoto@co.tillamook.or.us)  
[eskaar@co.tillamook.or.us](mailto:eskaar@co.tillamook.or.us)  
[sabsher@co.tillamook.or.us](mailto:sabsher@co.tillamook.or.us)

From: Kenneth Willett  
25820 Beach Drive, Rockaway Beach OR  
Short Term Rental Owner

Re: Support for all comments and legal concerns submitted by Oregon Coast Hosts

My name is Kenneth Willett and I am a Short Term Rental Owner. Many of these issues were raised at the last hearing and in hundreds of public comments, but the new draft does not address them. As written, if this draft proceeds to a vote and is approved, then there will most certainly be litigation.

My family has owned this property since 1986. Our family built this house and have used it ourselves for over 35 years, in addition to providing it to others and sometimes renting it..

These are my top 3 general concerns:

- 
- 
- Replacement of current permits with licenses, which are a land use action and will undoubtedly result in significant litigation costs to the county.
- 
- 
-



- Property owners cannot lose property rights solely
- based on conduct of someone else. Serious problems with STR guests should be addressed in the same way they would be if they were long term renters.
- 
- 
- 
- State building code prohibits forcing historic buildings to “come up to code”.
- 

These are my top 3 operational specific concerns:

- 
- 
- Exterior Signs - Requiring expiration dates on exterior signage
- is wasteful as it will necessitate new signage annually. Signage issues should not be considered the same severity violation as garbage, parking or noise. Homeowners should be allowed to post this information online and link via a visible URL or QR code on
- the sign.
- 
- 
- 
- Requiring exterior lighting to direct downwards requires a modification
- contrary to state building code. Lighting is often a safety feature for guests in an unfamiliar place to prevent trips & falls. Motion sensing lights should be allowed if they light a limited area.
- 
- 
- 
- Buffers are a problematic and inherently inconsistent tool: if
- STRs are a nuisance to permanent residents, and one street is all STRs, isn't it better that STRs only have negative effects on other STRs? We live in a beach front zone and a large percentage of homes are STRs because of demand.
- 

I support fair and balanced STR regulations. Balancing the historic seasonal home ownership of our community with property rights and livability can be done with evidence-based regulations and enforcement. To truly impact livability, the rules regarding top nuisance concerns need to apply equally to all homeowners and residents.

Sincerely,

Kenneth Willett

## Lynn Tone

---

**From:** Public Comments  
**Sent:** Tuesday, June 13, 2023 8:11 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: STRs & Oregon Coast Hosts

-----Original Message-----

**From:** Rachael Winters <rdwinters22@gmail.com>  
**Sent:** Tuesday, June 13, 2023 8:02 AM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: STRs & Oregon Coast Hosts

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Tillamook Board of County Commissioners, I support Oregon Coast Hosts and their efforts to preserve property rights in Tillamook County.

Thank you,

Rachael Winters

**Lynn Tone**

---

**From:** Public Comments  
**Sent:** Tuesday, June 13, 2023 8:14 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: STRs & Oregon Coast Hosts

---

**From:** Bev Bachmayer <[bbachmayer@yahoo.com](mailto:bbachmayer@yahoo.com)>  
**Sent:** Tuesday, June 13, 2023 8:10 AM  
**To:** Public Comments <[publiccomments@co.tillamook.or.us](mailto:publiccomments@co.tillamook.or.us)>  
**Subject:** EXTERNAL: STRs & Oregon Coast Hosts

[**NOTICE:** This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Tillamook Board of County Commissioners, I support Oregon Coast Hosts and their efforts to preserve property rights in Tillamook County.

Thank you,

Beverly Bachmayer

## Lynn Tone

---

**From:** Public Comments  
**Sent:** Tuesday, June 13, 2023 8:20 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: Support for all comments and legal concerns submitted by Oregon Coast Hosts.

---

**From:** Bev Bachmayer <[bbachmayer@yahoo.com](mailto:bbachmayer@yahoo.com)>  
**Sent:** Tuesday, June 13, 2023 8:17 AM  
**To:** Public Comments <[publiccomments@co.tillamook.or.us](mailto:publiccomments@co.tillamook.or.us)>  
**Subject:** EXTERNAL: Support for all comments and legal concerns submitted by Oregon Coast Hosts.

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

To: Tillamook Board of County Commissioners  
Tillamook County Community Development  
[publiccomments@co.tillamook.or.us](mailto:publiccomments@co.tillamook.or.us)  
[mfbell@co.tillamook.or.us](mailto:mfbell@co.tillamook.or.us)  
[dyamamoto@co.tillamook.or.us](mailto:dyamamoto@co.tillamook.or.us)  
[eskaar@co.tillamook.or.us](mailto:eskaar@co.tillamook.or.us)  
[sabsher@co.tillamook.or.us](mailto:sabsher@co.tillamook.or.us)

From: Beverly Bachmayer  
35100 Sunset Drive  
Short Term Rental Owner

Re: Support for all comments and legal concerns submitted by Oregon Coast Hosts

My name is Beverly Bachmayer and I am a Short Term Rental Owner. Many of these issues were raised at the last hearing and in hundreds of public comments, but the new draft does not address them. As written, if this draft proceeds to a vote and is approved, then there may be litigation.

My family has owned this property since 2017. as a long time Oregonian (since 1979) I had searched for a beach house for my family in either Pacific City or Neskowin. We have had a STR permit since March of 2019, we have never had a violation or even a complaint about our renters. This property is our second home and I dream of being able to afford to stay there full time. We hope to have it long enough for my grandchildren and great grandchildren to enjoy..

These are my top 3 general concerns:

- Restrictions on transferring property with the STR permit intact are unlawful
- Provisions for violations and loss of license are unconstitutionally vague and unclear because they are not specific about which circumstances will cause a loss of property rights.
- No evidence to support restrictive new regulations - only 9 violations in 4+ years

These are my top 3 operational specific concerns:

- Revocation for 3 or more verified violations of ANY local ordinance, state or federal regulation within a 12-month period
- 24/7 Contact Person - The immediate response requirement is unreasonable; even first-responders (Fire, Sheriff and Ambulance) cannot respond that quickly every time. \$100 charge to change contact person will discourage frequent changes, which are necessary due to 24/7 requirements. An online registration which allows owners or property managers to login and update the contact person in real time is an ideal solution that can be integrated with Granicus.
- The bedroom minimum size requirements run afoul state building code requirements for historic structures.

I support fair and balanced STR regulations. Balancing the historic seasonal home ownership of our community with property rights and livability can be done with evidence-based regulations and enforcement. To truly impact livability, the rules regarding top nuisance concerns need to apply equally to all homeowners and residents.

Sincerely,

Beverly Bachmayer

## Lynn Tone

---

**From:** Public Comments  
**Sent:** Tuesday, June 13, 2023 8:28 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: STR Ordinance 84

---

**From:** M BARNES-TERRERI <mariasangria@msn.com>  
**Sent:** Tuesday, June 13, 2023 8:20 AM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: STR Ordinance 84

[**NOTICE:** This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Thank you commissioners and public officials for considering my comment. I have an image in my mind from Mother's Day weekend of my almost two year old granddaughter taking her first steps in sand in Neskowin.

She is the fifth generation to share our love of the place where land meets sea in our family home, overlooking the Pacific.

In the last few years, we've been able to replace our roof, make repairs to our fireplace, and install new fencing, allowed, in part, by rental income as a Short Term Rental.

The majority of our guests are respectful, thoughtful, and share our love of the local area.

New provisions, as described in Ordinance 84, would hold our guests to a different level of behaviors than local residence. Issues with lighting, sound, and barking dogs, while no such expectations exist for full time residents seems discriminatory and singles out "us" from "the outsiders". Additionally, there appears to be no way to vet these concerns, by an objective and local entity, available at the time of the occurrence. Property owners, or their families, potentially, could be occupying the home at the time of the "violation", reported as a renter.

Creating one set of rules, for visitors who choose to rent STRs, and another for residents, potentially creates further community division. Furthermore, if these matters are compromising the quality of life in Tillamook County, why are they not applied to all residents in the county?

Our residents are divided over this matter, neighbor pitting themselves against neighbor. I believe that your proposed ordinance will further create division and a tool for resentful anti-STR individuals to retaliate against their neighbors who are permitted STR owners.

I appreciate your consideration.

Maria McGarry-Barnes

5260 Grandview Street  
Neskowin, OR 97149

To: Tillamook Board of County Commissioners  
Tillamook County Community Development  
publiccomments@co.tillamook.or.us  
mfbell@co.tillamook.or.us  
dyamamoto@co.tillamook.or.us  
eskaar@co.tillamook.or.us  
sabsher@co.tillamook.or.us

From: Nate Lindell  
4390 Blue Heron Way Neskowin, Oregon 97149  
Tillamook County Homeowner without an active STR permit

Re: Support for all comments and legal concerns submitted by Oregon Coast Hosts

My name is Nate Lindell and I am Tillamook County Homeowner without an active STR permit. Many of these issues were raised at the last hearing and in hundreds of public comments, but the new draft does not address them. As written, if this draft proceeds to a vote and is approved, then there may be litigation.

September 2022, I purchased my property as a “like-kind” exchange investment under IRC Section 1031. The IRS rules for a vacation rental property are very simple and very clear. During the first two 12-month periods after the exchange, you must rent the property for more than 14 days per year, and you use it for fewer than 14 days per year—and no more than 10% of the nights rented. Restricting and/or eliminating short term rental permits is directly discriminatory against business investors such as myself and is conflicting with IRS rules. In short, I own a seven-figure investment property that Tillamook County has deemed unavailable to the public and myself 351 days per year. In closing, after following the STR topic since last year, I still don’t understand the WHY of the pause and the redrafting of the current ordinance with only 9 violations in over 4 years and a 1% cap is very arbitrary. Seems like a fix looking for a problem. .

These are my top 3 general concerns:

- No evidence to support restrictive new regulations - only 9 violations in 4+ years
- Property owners cannot lose property rights solely based on conduct of someone else.
- Replacement of current permits with licenses

These are my top 3 operational specific concerns:

- Provision is needed to protect STRs from harassment via unfounded complaints.
- 24/7 Contact Person - The immediate response requirement is unreasonable; even first-responders (Fire, Sheriff and Ambulance) cannot respond that quickly every time. \$100 charge to change contact person will discourage frequent changes, which are necessary due to 24/7 requirements. An online registration which allows owners or property managers to login and update the contact person in real time is an ideal solution that can be integrated with Granicus.
- Buffers are a problematic and inherently inconsistent tool: if STRs are a nuisance to permanent residents, and one street is all STRs, isn’t it better that STRs only have negative effects on other STRs?

I support fair and balanced STR regulations. Balancing the historic seasonal home ownership of our community with property rights and livability can be done with evidence-based regulations and enforcement. To truly impact livability, the rules regarding top nuisance concerns need to apply equally to all homeowners and residents.

Sincerely,

*Nate Lindell*

Nate Lindell



## Lynn Tone

---

**From:** Public Comments  
**Sent:** Tuesday, June 13, 2023 8:38 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: Comment in opposition to STR draft changes  
**Attachments:** Schulte 6.23 Tillamook County STR public comment letter.pdf

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**From:** Hedio Schulte <hedieschulte@gmail.com>  
**Sent:** Tuesday, June 13, 2023 8:38 AM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: Comment in opposition to STR draft changes

[NOTICE: This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

To: Tillamook Board of County Commissioners  
Tillamook County Community Development  
[publiccomments@co.tillamook.or.us](mailto:publiccomments@co.tillamook.or.us)  
[mfbell@co.tillamook.or.us](mailto:mfbell@co.tillamook.or.us)  
[dyamamoto@co.tillamook.or.us](mailto:dyamamoto@co.tillamook.or.us)  
[eskaar@co.tillamook.or.us](mailto:eskaar@co.tillamook.or.us)  
[sabsher@co.tillamook.or.us](mailto:sabsher@co.tillamook.or.us)

From: Hedio Schulte  
7890 2nd St, Rockaway Beach  
Short Term Rental Owner

Re: Support for all comments and legal concerns submitted by Oregon Coast Hosts

My name is Hedio Schulte and I am a Short Term Rental Owner. Many of these issues were raised at the last hearing and in hundreds of public comments, but the new draft does not address them. As written, if this draft proceeds to a vote and is approved, then there may be litigation.

My family has owned this property since the early 1990's. We have owned property in Watseco since 1974. I spent my summers there growing up. My children did the same. We love our vintage family beach cabin (It was built in 1910). We have used it as a Short Term Rental for the past few years so we could afford to do the maintenance that was deferred as my grandparents (the original owners) aged. Doing so has allowed us to replace the roof, gutters, and exterior shingles. We have also added insulation and new windows and removed a diseased tree from the property. .

These are my top 3 general concerns:

- 
- 
- Proposed draft discriminates against renters, and is driven by bias and prejudice against people who do not own their own beach house.
- 
-

- 
- Property owners cannot lose property rights solely based on conduct of someone else.
- 
- 
- 
- Replacement of current permits with licenses
- 

These are my top 3 operational specific concerns:

- 
- 
- Buffers are a problematic and inherently inconsistent tool: if STRs are a nuisance to permanent residents, and one street is all STRs, isn't it better that STRs only have negative effects on other STRs?
- 
- 
- 
- Parking: owners can not enforce rules against parking on public streets
- 
- 
- 
- Exterior Signs - Requiring expiration dates on exterior signage is wasteful as it will necessitate new signage annually, may violate HOA rules, may invite vandalism and trespassing, especially in places where the home is not visible at all from the public right of way.
- 

I support fair and balanced STR regulations. Balancing the historic seasonal home ownership of our community with property rights and livability can be done with evidence-based regulations and enforcement. To truly impact livability, the rules regarding top nuisance concerns need to apply equally to all homeowners and residents.

Sincerely,

-Hedie

Hedie Schulte  
 541-924-1558  
[HedieSchulte@gmail.com](mailto:HedieSchulte@gmail.com)

June 13, 2023

To: Tillamook Board of County Commissioners  
Tillamook County Community Development  
publiccomments@co.tillamook.or.us  
mfbell@co.tillamook.or.us  
dyamamoto@co.tillamook.or.us  
eskaar@co.tillamook.or.us  
sabsher@co.tillamook.or.us

From: Hedio Schulte  
7890 2nd St, Rockaway Beach  
Short Term Rental Owner

Re: Support for all comments and legal concerns submitted by Oregon Coast Hosts

My name is Hedio Schulte and I am a Short Term Rental Owner. Many of these issues were raised at the last hearing and in hundreds of public comments, but the new draft does not address them. As written, if this draft proceeds to a vote and is approved, then there may be litigation.

My family has owned this property since the early 1990's. We have owned property in Watseco since 1974. I spent my summers there growing up. My children did the same. We love our vintage family beach cabin (It was built in 1910). We have used it as a Short Term Rental for the past few years so we could afford to do the maintenance that was deferred as my grandparents (the original owners) aged. Doing so has allowed us to replace the roof, gutters, and exterior shingles. We have also added insulation and new windows and removed a diseased tree from the property. .

These are my top 3 general concerns:

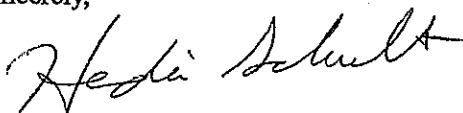
- Proposed draft discriminates against renters, and is driven by bias and prejudice against people who do not own their own beach house.
- Property owners cannot lose property rights solely based on conduct of someone else.
- Replacement of current permits with licenses

These are my top 3 operational specific concerns:

- Buffers are a problematic and inherently inconsistent tool: if STRs are a nuisance to permanent residents, and one street is all STRs, isn't it better that STRs only have negative effects on other STRs?
- Parking: owners can not enforce rules against parking on public streets
- Exterior Signs - Requiring expiration dates on exterior signage is wasteful as it will necessitate new signage annually, may violate HOA rules, may invite vandalism and trespassing, especially in places where the home is not visible at all from the public right of way.

I support fair and balanced STR regulations. Balancing the historic seasonal home ownership of our community with property rights and livability can be done with evidence-based regulations and enforcement. To truly impact livability, the rules regarding top nuisance concerns need to apply equally to all homeowners and residents.

Sincerely,



## Lynn Tone

---

**From:** Public Comments  
**Sent:** Tuesday, June 13, 2023 9:10 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: STRs & Oregon Coast Hosts

-----Original Message-----

**From:** Eileen M Crimmins <crimmin@usc.edu>  
**Sent:** Tuesday, June 13, 2023 8:53 AM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: STRs & Oregon Coast Hosts

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Tillamook Board of County Commissioners, I support Oregon Coast Hosts and their efforts to preserve property rights in Tillamook County.

Thank you,

Eileen Crimmins

Sent from my iPad

**Lynn Tone**

---

**From:** Public Comments  
**Sent:** Tuesday, June 13, 2023 9:10 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: STRs & Oregon Coast Hosts

---

**From:** Mary Folberg <mfolberg@nwacademy.org>  
**Sent:** Tuesday, June 13, 2023 8:54 AM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: STRs & Oregon Coast Hosts

[**NOTICE:** This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Tillamook Board of County Commissioners,  
I support Oregon Coast Hosts and their efforts to preserve property rights in Tillamook County.  
Thank you,



---

Mary Vinton Folberg  
Founder/Emeritus Head of School

Northwest Academy | [www.nwacademy.org](http://www.nwacademy.org)  
1130 SW Main St., Portland, OR 97205  
503-804-0485 |

[mfolberg@nwacademy.org](mailto:mfolberg@nwacademy.org)



## Lynn Tone

---

**From:** Public Comments  
**Sent:** Tuesday, June 13, 2023 9:53 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: Mike and katie Erickson Public Comment

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**From:** High Style Vacation Homes <[office@highstylevacahomes.com](mailto:office@highstylevacahomes.com)>  
**Sent:** Tuesday, June 13, 2023 9:50 AM  
**To:** Public Comments <[publiccomments@co.tillamook.or.us](mailto:publiccomments@co.tillamook.or.us)>  
**Subject:** EXTERNAL: Mike and katie Erickson Public Comment

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

To: Tillamook Board of County Commissioners  
Tillamook County Community Development  
[publiccomments@co.tillamook.or.us](mailto:publiccomments@co.tillamook.or.us)  
[mfbell@co.tillamook.or.us](mailto:mfbell@co.tillamook.or.us)  
[dyamamoto@co.tillamook.or.us](mailto:dyamamoto@co.tillamook.or.us)  
[eskaar@co.tillamook.or.us](mailto:eskaar@co.tillamook.or.us)  
[sabsher@co.tillamook.or.us](mailto:sabsher@co.tillamook.or.us)

From: Kathleen Erickson  
49664 Surf Neskowin OR 97149  
Short Term Rental Owner

Re: Support for all comments and legal concerns submitted by Oregon Coast Hosts

My name is Kathleen Erickson and I am a Short Term Rental Owner. Many of these issues were raised at the last hearing and in hundreds of public comments, but the new draft does not address them. As written, if this draft proceeds to a vote and is approved, then there may be litigation.

My family has owned this property since 2017 (approximate). I do not agree the STRs are a problem in the community. Neskowin has always been a tourist destination, it is not a retirement community. We STRICTLY enforce the current ordinance and voluntarily reduced our maximum occupancy. We comply with all current regulations and do not agree that there are violations that warrant new restrictions or reduce the number of STRs. Guests are respectful and grateful to be in this community and treat it with respect. Any regulations on guests or STVR should also apply to all community members. .

These are my top 3 general concerns:

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- Replacement of current permits with licenses
-

- 
- 
- Restrictions
- on operations, such as reducing occupancy, are unlawful
- 
- 
- 
- No evidence to support
- restrictive new regulations - only 9 violations in 4+ years
- 

These are my top 3 operational specific concerns:

- 
- 
- Revocation for 3 or
- more verified violations of ANY local ordinance, state or federal regulation within a 12-month period
- 
- 
- 
- Provision is needed
- to protect STRs from harassment via unfounded complaints.
- 
- 
- 
- The maximum occupancy
- fails to account for unique, over-sized properties where short term rental is the bona fide “highest and best” use.
- 

I support fair and balanced STR regulations. Balancing the historic seasonal home ownership of our community with property rights and livability can be done with evidence-based regulations and enforcement. To truly impact livability, the rules regarding top nuisance concerns need to apply equally to all homeowners and residents.

Sincerely,

Kathleen Erickson

## Lynn Tone

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**From:** Public Comments  
**Sent:** Tuesday, June 13, 2023 9:58 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: STRs & Oregon Coast Hosts

---

**From:** Amanda Wright <amandawright1337@gmail.com>  
**Sent:** Tuesday, June 13, 2023 9:58 AM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: STRs & Oregon Coast Hosts

[**NOTICE:** This message originated outside of Tillamook County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Tillamook Board of County Commissioners,  
I support Oregon Coast Hosts and their efforts to preserve property rights in Tillamook County.  
Thank you,  
Amanda Wright



To: Tillamook Board of County Commissioners  
Tillamook County Community Development  
publiccomments@co.tillamook.or.us  
mfbell@co.tillamook.or.us  
dyamamoto@co.tillamook.or.us  
eskaar@co.tillamook.or.us  
sabsher@co.tillamook.or.us

From: Amanda Wright  
26265 David Ave Rockaway Beach OR 97136  
Short Term Rental Owner

Re: Support for all comments and legal concerns submitted by Oregon Coast Hosts

My name is Amanda Wright and I am Short Term Rental Owner. Many of these issues were raised at the last hearing and in hundreds of public comments, but the new draft does not address them. As written, if this draft proceeds to a vote and is approved, then there may be litigation.

My family has owned this property since 2017. Buying an ocean property was a childhood dream of mine that I was able to make come true in 2017! It's not just a rental, but a home away from home that we bring our 3 kids and extended family to; 2-3 times a year. The community has become our second family over these past 6yrs but having it as a rental allows us to share this with our guests (some have been renting from us EVERY year since we've owned it) and continue making wonderful memories, both in which if the county wants to restrict that or gain even more control over our property, would be an immense amount of government overreach and one that I do not support. We don't make an income off this house, renting it out merely allows us to SUSTAIN this property after paying all deductions and having people attempt to constrict that even more is absurd..

These are my top 3 general concerns:

- Discriminates against renters, and is driven by bias and prejudice against people who do not own their own beach house.
- Vacation rentals have always been allowed in Tillamook County
- Provisions to lose property rights over a licensing lapse are unlawful

These are my top 3 operational specific concerns:

- 24/7 Contact Person - The immediate response requirement is unreasonable; even first-responders (Fire, Sheriff and Ambulance) cannot respond that quickly every time. \$100 charge to change contact person will discourage frequent changes, which are necessary due to 24/7 requirements. An online registration which allows owners or property managers to login and update the contact person in real time is an ideal solution that can be integrated with Granicus.
- The maximum occupancy fails to account for unique, over-sized properties where short term rental is the bona fide "highest and best" use.
- Revocation for 3 or more verified violations of ANY local ordinance, state or federal regulation within a 12-month period

I support fair and balanced STR regulations. Balancing the historic seasonal home ownership of our community with property rights and livability can be done with evidence-based regulations and enforcement. To truly impact livability, the rules regarding top nuisance concerns need to apply equally to all homeowners and residents.

---

**BRUCE A. BISHOP**

June 13, 2023

Tillamook County Board of Commissioners  
County Courthouse  
201 Laurel Avenue  
Tillamook, Oregon 97141

Dear Commissioners:

Thank you for the opportunity to comment on the draft ordinance regulating short-term rentals in unincorporated areas of the county. My wife and I are co-owners of a single-family dwelling in Neahkahnie. We do not have a STR permit and do not intend to obtain one. I have followed the STR advisory committee throughout its deliberations and have commented previously, both in writing and orally, on my concerns with the current and proposed ordinances.

At the outset, I would like to express my appreciation for the involvement of Director Absher and Mr. Kearns, as well as Commissioner Skaar, in the ways they have contributed professionally to the draft ordinance now before you. Overall, I support the draft ordinance as a significant improvement in the county's regulation of STRs.

There is one major caveat to my unqualified support of the draft.

Your draft findings contain the following item:

.020 Purpose and Scope.

A. This Ordinance provides reasonable and necessary regulations for the licensing of short-term rental use of residential dwelling units, the purposes of which are to:

.....

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2. Balance the legitimate livability concerns of residential neighbors with the rights of property owners to use their property as they choose.

I strongly recommend that this goal be deleted for the following reasons.

First, there's no reason the county should strive to balance livability concerns with ". . . the rights of property owners to use their property as they choose." Property owners, whether they build or leave their land vacant, or use their properties for short-term rentals or not, have no right to "use their property as they choose." There's no balancing act to be achieved in that regard. This finding is an open invitation to future litigation.

The county's primary obligation is to promote the health, safety, and well-being of all of its residents through reasonable regulation. While the draft ordinance makes many substantive improvements to the county's current regulation of short-term rentals, it should not be a county goal to give property owners a pass on having to comply with state or local regulations.

Second, as I've previously testified, county law already recognizes Neahkahnie as a community where commercial activity is not allowed. This ordinance should not suggest that those restrictions are being overridden to allow short-term rentals.

The main access to much of the Neahkahnie community is along Beulah Reed Road. That beachfront street has two lanes and no walking path or sidewalks. In the block between Nehalem and Neahkahnie roads, there are ten houses, all but one of which are available as short-term rentals. That house will be eligible to seek an STR permit when your moratorium is lifted, as early as July 1. Several of those Beulah Reed houses are in common ownership and are marketed as being available for groups of 50 or more guests. They are, indisputably in my view, a commercial enterprise that the county has allowed in a community zoned exclusively for single-family dwellings. They are not beach cottages or houses where the owners share their property with short-term visitors to the coast.

Having permitted these “non-conforming” uses in Neahkahnie, the county should not now “grandfather” these businesses in perpetuity. Doing so does not promote the livability of Neahkahnie and jeopardizes the health and safety of Neahkahnie residents (short or long term) in the event of natural disasters, like an earthquake and tsunami, or of human-caused disasters, like wildfires and ground erosion.

The increased density that short-term rentals rely on creates additional traffic, noise, domestic water, and waste management challenges in Neahkahnie. Our community roads and utilities are not capable of serving hotel-like facilities.

I appreciate the difficult balancing acts the county is performing in balancing commercial activities against residential ones and in maintaining a lucrative revenue base for tourist-related activities. I also understand the reasons the county is declaring that its short-term rental regulations are not land-use decisions.

Please reconsider how to balance short and long term residential occupancies in Neahkahnie. Suggesting that property owners are justified in doing with their property as they choose is not in the public interest and does nothing to promote Neahkahnie’s livability.

Thank you for considering these concerns.

Sincerely yours,

Bruce A. Bishop  
37305 First Street  
Neahkahnie

## Lynn Tone

---

**From:** Public Comments  
**Sent:** Tuesday, June 13, 2023 10:38 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: STR Public Comment

---

**From:** Katie Erickson <highstylevacahomes@yahoo.com>  
**Sent:** Tuesday, June 13, 2023 10:37 AM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: STR Public Comment

[NOTICE: This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

To: Tillamook Board of County Commissioners  
Tillamook County Community Development  
[publiccomments@co.tillamook.or.us](mailto:publiccomments@co.tillamook.or.us)  
[mfbell@co.tillamook.or.us](mailto:mfbell@co.tillamook.or.us)  
[dyamamoto@co.tillamook.or.us](mailto:dyamamoto@co.tillamook.or.us)  
[eskaar@co.tillamook.or.us](mailto:eskaar@co.tillamook.or.us)  
[sabsher@co.tillamook.or.us](mailto:sabsher@co.tillamook.or.us)

From: Michael Erickson  
49640 Surf Neskowin Or 97149  
Short Term Rental Owner

Re: Support for all comments and legal concerns submitted by Oregon Coast Hosts

My name is Michael Erickson and I am Short Term Rental Owner. Many of these issues were raised at the last hearing and in hundreds of public comments, but the new draft does not address them. As written, if this draft proceeds to a vote and is approved, then there may be litigation.

My family has owned this property since 2015. This property is a unique asset to the STVR community as it is fully accessible for guests with mobility challenges. It allows guests in wheel chairs (including motorized units) to enjoy a beach house with their family. We often have guests who haven't traveled in years visit this home since it is rare to have ADA amenities. Neskowin is a tourist area (as is the entire Oregon coastal area) and tourism supports the local economy. Responsible STR owners should not be penalized for the VERY few violations that have been reported. The current ordinance is strictly enforced on all of our homes and we continue to support and enforce these regulations. We do not agree with the proposed regulations that specifically target larger homes. .

These are my top 3 general concerns:

- 
- Property owners cannot lose property rights solely based on conduct of someone else.
-

- 
- Restrictions
- on operations, such as reducing occupancy, are unlawful
- 
- 
- No
- evidence to support restrictive new regulations - only 9 violations in 4+ years
- 

These are my top 3 operational specific concerns:

- 
- The
- proposed max occupancy for Estate Homes is too low
- 
- 
- Provision
- is needed to protect STRs from harassment via unfounded complaints.
- 
- 
- The
- maximum occupancy fails to account for unique, over-sized properties where short term rental is the bona fide “highest and best” use.
- 

I support fair and balanced STR regulations. Balancing the historic seasonal home ownership of our community with property rights and livability can be done with evidence-based regulations and enforcement. To truly impact livability, the rules regarding top nuisance concerns need to apply equally to all homeowners and residents.

Sincerely,

Michael Erickson

## Lynn Tone

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**From:** Public Comments  
**Sent:** Tuesday, June 13, 2023 10:47 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: Ordinance 84 Draft

---

**From:** Carrie Koepke <ckoepke06@yahoo.com>  
**Sent:** Tuesday, June 13, 2023 10:46 AM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>; David Yamamoto <dyamamoto@co.tillamook.or.us>; Erin Skaar <eskaar@co.tillamook.or.us>; Sarah Absher <sabsher@co.tillamook.or.us>  
**Subject:** EXTERNAL: Ordinance 84 Draft

[**NOTICE:** This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

To: Tillamook Board of County Commissioners  
Tillamook County Community Development  
[publiccomments@co.tillamook.or.us](mailto:publiccomments@co.tillamook.or.us)  
[mfbell@co.tillamook.or.us](mailto:mfbell@co.tillamook.or.us)  
[dyamamoto@co.tillamook.or.us](mailto:dyamamoto@co.tillamook.or.us)  
[eskaar@co.tillamook.or.us](mailto:eskaar@co.tillamook.or.us)  
[sabsher@co.tillamook.or.us](mailto:sabsher@co.tillamook.or.us)

From: Carrie Koepke  
34400 Cape Kiwanda Drive  
Tillamook County Homeowner without an active STR permit

Re: Support for all comments and legal concerns submitted by Oregon Coast Hosts

My name is Carrie Koepke and I am a Tillamook County Homeowner without an active STR permit. Many of these issues were raised at the last hearing and in hundreds of public comments, but the new draft does not address them. As written, if this draft proceeds to a vote and is approved, then there may be litigation.

My family has owned this property since 2019. Owning a home in Tillamook County, where my husband's family originated from (he is a descendent of the Tillamook Native American Tribe) has been a lifelong dream of ours. A home that we had hoped to pass down to generations present and those to come. .

These are my top 3 general concerns:

- Oregon's beaches are public, and restricting STRs will limit public to access the beach, especially in areas with no hotels
- No evidence to support restrictive new regulations - only 9 violations in 4+ years
- Replacement of current permits with licenses

These are my top 3 operational specific concerns:

- 24/7 Contact Person - The immediate response requirement is unreasonable; even first-responders (Fire, Sheriff and Ambulance) cannot respond that quickly every time. \$100 charge to change contact person will discourage

frequent changes, which are necessary due to 24/7 requirements. An online registration which allows owners or property managers to login and update the contact person in real time is an ideal solution that can be integrated with Granicus.

- Noise: Tillamook County needs a noise ordinance. Prohibiting "other noise" during quiet hours beyond property boundaries is unreasonable and inequitably punitive. Examples: AC unit running, car pulling into a driveway, a guest sneezing, a baby crying, etc. Reasonable decibel guidelines are needed so that the regulations are clear and fair.
- Revocation for 3 or more verified violations of ANY local ordinance, state or federal regulation within a 12-month period

I support fair and balanced STR regulations. Balancing the historic seasonal home ownership of our community with property rights and livability can be done with evidence-based regulations and enforcement. To truly impact livability, the rules regarding top nuisance concerns need to apply equally to all homeowners and residents.

Sincerely,

Carrie Koepke



## Lynn Tone

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**From:** Public Comments  
**Sent:** Tuesday, June 13, 2023 11:24 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: STRs & Oregon Coast Hosts

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**From:** Laura Kemnitz <lkemnitz@advantiscu.org>  
**Sent:** Tuesday, June 13, 2023 11:18 AM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: STRs & Oregon Coast Hosts

[**NOTICE:** This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Tillamook Board of County Commissioners,  
I support Oregon Coast Hosts and their efforts to preserve property rights in Tillamook County.  
Thank you,

Laura & Terry Kemnitz

## Lynn Tone

---

**From:** Public Comments  
**Sent:** Tuesday, June 13, 2023 11:25 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: STR's & Oregon Coast Hosts

---

**From:** Tim Budelman <TimB@Norris-Stevens.com>  
**Sent:** Tuesday, June 13, 2023 11:15 AM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Cc:** Patrick Ryan <patrick.ryan@vacasa.com>; oregoncoasthosts@gmail.com; piano\_kilt@hotmail.com; meganleian@hotmail.com; crosslight777@hotmail.com; edwardgollihugh@gmail.com; Tim Budelman <TimB@Norris-Stevens.com>  
**Subject:** EXTERNAL: STR's & Oregon Coast Hosts

[**NOTICE:** This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Dear Tillamook County Commissioners,

I and my family support the efforts of Oregon Coast Hosts. As a member of the commercial real estate industry for almost 20 years and involved in the Portland Business Alliance, Westside Economic Alliance, Washington County Chamber and I am the current board chair of the Forest Grove Economic Development Commission and I am grieved to be following these events the last several months where as a problem has been created that did not previously exist. First and foremost concern is the proposed ordinance change in status from a license to a permit and its effects on property rights as a whole which is egregious and disenfranchises property owners rights.

Warm Regards,



**Tim Budelman**  
*Vice President, Principal Broker*

**Norris & Stevens**

INVESTMENT REAL ESTATE SERVICES



900 SW 5<sup>th</sup> Ave., 17<sup>th</sup> Floor (503) 225-8472 | **DIRECT**  
Portland, Oregon 97204 (503) 710-1253 | **CELL**  
[Norris-Stevens.com](http://Norris-Stevens.com) (503) 223-3171 | **MAIN**

[Click Here to Download Oregon Agency Disclosure Pamphlet](#)

To: Tillamook Board of County Commissioners  
Tillamook County Community Development  
publiccomments@co.tillamook.or.us  
mfbell@co.tillamook.or.us  
dyamamoto@co.tillamook.or.us  
eskaar@co.tillamook.or.us  
sabsher@co.tillamook.or.us

From: Thomas Cooper  
8090 Minnehaha  
Short Term Rental Owner

Re: Support for all comments and legal concerns submitted by Oregon Coast Hosts

My name is Thomas Cooper and I am Short Term Rental Owner. Many of these issues were raised at the last hearing and in hundreds of public comments, but the new draft does not address them. As written, if this draft proceeds to a vote and is approved, then there may be litigation.

My family has owned this property since 2005. This is a family gathering place made possible because of my ability to pay for it through renting it to guests..

These are my top 3 general concerns:

- Provisions for violations and loss of license are unconstitutionally vague and unclear because they are not specific about which circumstances will cause a loss of property rights.
- No evidence to support restrictive new regulations - only 9 violations in 4+ years
- Replacement of current permits with licenses

These are my top 3 operational specific concerns:

- 24/7 Contact Person - The immediate response requirement is unreasonable; even first-responders (Fire, Sheriff and Ambulance) cannot respond that quickly every time. \$100 charge to change contact person will discourage frequent changes, which are necessary due to 24/7 requirements. An online registration which allows owners or property managers to login and update the contact person in real time is an ideal solution that can be integrated with Granicus.
- The bedroom minimum size requirements run afoul state building code requirements for historic structures.
- Requiring either a closet or clothing organizer is outside the scope of STR regulations.

I support fair and balanced STR regulations. Balancing the historic seasonal home ownership of our community with property rights and livability can be done with evidence-based regulations and enforcement. To truly impact livability, the rules regarding top nuisance concerns need to apply equally to all homeowners and residents.

Sincerely,

Thomas Cooper

## Lynn Tone

---

**From:** contact@vannbrann.com contact@vannbrann.com <contact@vannbrann.com>  
**Sent:** Tuesday, June 13, 2023 11:34 AM  
**To:** Lynn Tone  
**Subject:** EXTERNAL: Comment for Tonight's Short Term Rental meeting- Cascade Head Scenic Research Area

[NOTICE: This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Dear Commissioners,

Thank you for accepting and considering my comment. My name is John and I am writing because I own the Savage Cabin, a Tillamook STR with my wife. It is unique because we are located within the Cascade Head Scenic Research Area. It is also a UNESCO Biosphere Reserve. The Savage Cabin is located at the dead end of James Savage Road, and it a historic structure built in 1962 on the Salmon River Estuary and across from Camp Westwind, a further protected area in Lincoln County. The Cabin has always been used for recreational and residential use by families staying less than long term--so much so that the address has never been registered with the Post Office.

I don't think you have yet considered that for the handful (there might be 2 of us) of short term rentals located within CHSRA and Tillamook County, short term rentals are the only way members of the scientific community, locals and others there to promote the values protected by congress, and others (such as members attending classes at the Sitka Center for Art and Ecology) can have overnight accommodations within the Area. CHSRA prohibits local governments from acting contrary to CHSRA.

Congress created CHSRA in 1974 with U.S. Public Law 93-535, as part of a unique public and private effort to preserve and protect the ecological values and resources of the area for future generations. Congress' intent was to "provide present and future generations with the use and enjoyment of certain ocean headlands, rivers, streams, estuaries and forested areas to ensure the protection and encourage the study of significant areas for research and scientific purposes and to promote a more sensitive relationship between man and his environment."

Cascade Head, the Nature Conservancy Trail, the Salmon River Estuary, and Marine Reserves all draw special visitors to the Area for scientific, contemplative, recreational and artistic purposes. The disbursed residential area is specifically protected for residential occupancy and for selective recreation use. We have offered respite to families of all kinds; those passionate about ecology, fishing, kayaking, hiking, art and meditation. Each family who stays must sign a contract with us to ensure they engage in appropriate environmental behavior during their stay. More than one family has reported to us this is their favorite place on earth.

Although our cabin is privately owned by us, we feel we are called to be stewards of such a special resources, and to assist in providing limited and gentle recreational access to an area where the public is otherwise denied the "overnight" experience. Whether it is hearing seals slap in the estuary after dark, or being awakened by Elk bugles at 5 a.m., this area is a national treasure and denying continued permit of the home for short term rentals is the wrong decision. We are frequently rented 365 nights per year, and families must stay a minimum of 3 nights to ensure that they slow down and learn from such an amazing experience of nature. Stays of 1 to 2 weeks are common. Because dwellings are so disbursed, and because the protection is a barrier to adding any more dwellings, our nearest neighbor is 500 feet away.

If we gifted our home to the U.S. Forest Service or to the Nature Conservancy, the County would be very hard pressed to say it could force the use of the dwelling as a short term rental to end without violating CHSRA. We think the same is

true for private owners like us who fill the void in a national reserve with no government-owned overnight accommodations.

I join in the comments of many others who urge you to maintain the permit system, at least as to those of us who planned and relied upon it. Because CHSRA is a unique question and I don't think the Board has considered it, I urge you to consider this additional reason that the proposed ordinance might be unlawful as to existing dwelling owners.

Thank you,  
John Brann

p.s. I was looking for the published notice of the ordinance in a newspaper and I don't think there is one. It would be much better practice if you gave clear notice of what the final language is and what board meeting you are going to vote on this.

## Lynn Tone

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**From:** Jacki Hinton <hintonjacki56@gmail.com>  
**Sent:** Tuesday, June 13, 2023 11:46 AM  
**To:** Lynn Tone  
**Subject:** EXTERNAL: Submission of June 13 Hearing Testimony

[**NOTICE:** This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

The following is offered as a written record of testimony given at the June 13th BOCC Hearing:

Chair Skaar, Vice-Chair Bell, Commissioner Yamamoto and Director Absher,

My name is Jacki Hinton. I am a Neahkahnie resident and active member of my community.

I support the proposed revisions which represent a significant improvement over the existing ordinance and once fully implemented will help address many livability concerns.

I'd like to address two outstanding matters which are critical to restoring and protecting livability in Neahkahnie.

First is the STR cap. While I understand the County's reasons for proposing a cap at 1% above existing levels, I ask you to consider the negative impact of this increase. As I and numerous other Neahkahnie residents have explained in detail, the existing level of Neahkahnie STRs is unsustainable. We simply do not have the infrastructure or public services to support existing STR levels. The proposed increase will burden our fragile community further.

From the inception of this process, it was recognized that a community-by-community approach is required. I urge you to follow through on the County's commitment to work with each unincorporated community to address its unique concerns and circumstances and develop community-specific solutions. While the proposed ordinance is a significant improvement, it is not responsive to Neahkahnie residents' concerns regarding the threat excessive STR levels pose to our community's sustainability, not to mention its livability.

Secondly, I urge the County to limit the implementation grace period for existing STRs to as few provisions and as short a time as strictly necessary. The livability benefits of the revised ordinance will not be realized until critical provisions such on-site parking and occupancy and vehicle caps are fully implemented by existing STRs.

I want to thank Chair Skaar, Director Absher and committee members for their time and participation throughout this challenging process.

Thank you for considering my comments.

## Lynn Tone

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**From:** Public Comments  
**Sent:** Tuesday, June 13, 2023 12:36 PM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: STRs & Oregon Coast Hosts

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**From:** Adena Grundy <adenagrundy@yahoo.com>  
**Sent:** Tuesday, June 13, 2023 11:56 AM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: STRs & Oregon Coast Hosts

[**NOTICE:** This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Tillamook Board of County Commissioners, I support Oregon Coast Hosts and their efforts to preserve property rights in Tillamook County. Thank you,

## Lynn Tone

---

**From:** Public Comments  
**Sent:** Tuesday, June 13, 2023 12:36 PM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: Public Comment re: STR permit modifications

---

**From:** Benjamin Nunez <benjanunez63@gmail.com>  
**Sent:** Tuesday, June 13, 2023 12:25 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Cc:** Mary Faith Bell <mfbell@co.tillamook.or.us>; David Yamamoto <dyamamoto@co.tillamook.or.us>; Erin Skaar <eskaar@co.tillamook.or.us>; Sarah Absher <sabsher@co.tillamook.or.us>  
**Subject:** EXTERNAL: Public Comment re: STR permit modifications

[**NOTICE:** This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

**From:** BENJAMIN NUNEZ  
400 Highland Dr., Netarts, OR 97141  
Tillamook County Homeowner without an active STR permit

**Re:** Support for all comments and legal concerns submitted by Oregon Coast Hosts

My name is BENJAMIN NUNEZ and I am Tillamook County Homeowner without an active STR permit. I am a Tillamook voter. Many of these issues were raised at the last hearing and in hundreds of public comments, but the new draft does not address them. As written, if this draft proceeds to a vote and is approved, then there may be litigation.

My family has owned this property since 1990. Over the last 30 years we have made many friends thanks to our short term rental, we have been able to introduce Netarts to people from many different places, and some people have now purchased a residence in the county and other just keep on returning to spend a good time with their family. We contribute to the local economy with tourists, our guest go to local restaurants purchase items at the local stores and of course, visit the Tillamook Cheese Factory. We have also offered a shelter to people camping when weather conditions turned sour while camping at Cape Lookout..

These are my top 3 general concerns:

- 
- Replacement
- of current permits with licenses
- 
- 
- Provisions
- to lose property rights over a licensing lapse are unlawful
- 
- 
- State
- building code prohibits forcing historic buildings to “come up to code”



- 

These are my top 3 operational specific concerns:

- 
- Still
- have to comply with all these requirements even in your property is in a commercial zone
- 
- 
- Requiring
- either a closet or clothing organizer is outside the scope of STR regulations.
- 
- 
- 24/7
- Contact Person - The immediate response requirement is unreasonable; even first-responders (Fire, Sheriff and Ambulance) cannot respond that quickly every time. \$100 charge to change contact person will discourage frequent changes, which are necessary due
- to 24/7 requirements. An online registration which allows owners or property managers to login and update the contact person in real time is an ideal solution that can be integrated with Granicus.
- 

I support fair and balanced STR regulations. Balancing the historic seasonal home ownership of our community with property rights and livability can be done with evidence-based regulations and enforcement. To truly impact livability, the rules regarding top nuisance concerns need to apply equally to all homeowners and residents.

Sincerely,

BENJAMIN NUNEZ  
(503) 547-7390  
Netarts, OR

To: Tillamook Board of County Commissioners  
Tillamook County Community Development  
publiccomments@co.tillamook.or.us  
mfbell@co.tillamook.or.us  
dyamamoto@co.tillamook.or.us  
eskaar@co.tillamook.or.us  
sabsher@co.tillamook.or.us

From: Gibran Perrone  
45775 Kinnikinnick Drive  
Short Term Rental Owner

Re: Support for all comments and legal concerns submitted by Oregon Coast Hosts

My name is Gibran Perrone and I am a Short Term Rental Owner. Many of these issues were raised at the last hearing and in hundreds of public comments, but the new draft does not address them. As written, if this draft proceeds to a vote and is approved, then there may be litigation.

My family has owned this property since 2022. We love our house and would not be able to afford it if we were not able to rent it out to help us pay our mortgage. I do believe there should be restrictions to STR #s where full time residents keep the majority and there should be a local contact to address issues. But taking away current rental rights would not be fair..

These are my top 3 general concerns:

- Replacement of current permits with licenses
- Restrictions on growth aimed at existing permit holders are unlawful
- No evidence to support restrictive new regulations - only 9 violations in 4+ years

These are my top 3 operational specific concerns:

- Requiring either a closet or clothing organizer is outside the scope of STR regulations.
- More than 60 day allowance is needed for major repairs flagged at reinspection - Suggest owners have one (1) full year to complete major repairs, or have applied for a building, structural, plumbing, mechanical, or electrical permit within 60 days.
- Exterior Signs - Requiring expiration dates on exterior signage is wasteful as it will necessitate new signage annually, may violate HOA rules, may invite vandalism and trespassing, especially in places where the home is not visible at all from the public right of way.

I support fair and balanced STR regulations. Balancing the historic seasonal home ownership of our community with property rights and livability can be done with evidence-based regulations and enforcement. To truly impact livability, the rules regarding top nuisance concerns need to apply equally to all homeowners and residents.

Sincerely,

Gibran Perrone

## Lynn Tone

---

**From:** Public Comments  
**Sent:** Tuesday, June 13, 2023 12:36 PM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: STRs & Oregon Coast Hosts

-----Original Message-----

**From:** Rachel Criddle <rachel.criddle@hotmail.com>  
**Sent:** Tuesday, June 13, 2023 12:31 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: STRs & Oregon Coast Hosts

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Tillamook Board of County Commissioners,

I support Oregon Coast Hosts and their efforts to preserve property rights in Tillamook County.

Thank you,

Rachel Criddle  
Property Owner at 5951 Shorepine Drive, Pacific City, OR 97135

Cell: 253-225-4410

Sent from my iPhone.

## Lynn Tone

---

**From:** Mel Kistler <nwre23@yahoo.com>  
**Sent:** Tuesday, June 13, 2023 1:08 PM  
**To:** Lynn Tone; Public Comments  
**Subject:** EXTERNAL: Support for Short Term Rentals and Owners Property Rights Public Comment

[**NOTICE:** This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Tillamook County Board of Commissioners

201 Laurel Avenue

Tillamook, OR 97141

Dear Commissioners,

The proposed ordinance would violate property rights and would constitute an unlawful taking of private property without compensation. This is a violation that all homeowners in this area should be concerned with and fighting back against whether or not you currently run a business.

Thank you,

Mel

To: Tillamook Board of County Commissioners  
Tillamook County Community Development  
publiccomments@co.tillamook.or.us  
mfbell@co.tillamook.or.us  
dyamamoto@co.tillamook.or.us  
eskaar@co.tillamook.or.us  
sabsher@co.tillamook.or.us

From: Daniel G. Koller  
34340 Ocean Drive, Pacific City Oregon, 97135  
Short Term Rental Owner

Re: Support for all comments and legal concerns submitted by Oregon Coast Hosts

My name is Daniel G. Koller and I am a Short Term Rental Owner. Many of these issues were raised at the last hearing and in hundreds of public comments, but the new draft does not address them. As written, if this draft proceeds to a vote and is approved, then there may be litigation.

I have owned and used my property as an STR for over 25 years without incident. My property is situated in Kiwanda Shores on the front line unsheltered from nature's abuse. The only way I can afford to maintain my property is by renting short term. Some of the many costs to maintain my property include sand removal, taxes, repairs, and insurance. All these costs are extremely expensive. Renting my property short term allows me the ability to afford this home, and the flexibility to enjoy it at my discretion. I fear that if my right to rent short term is regulated away, I will lose my home and have nothing to pass on to my children.

These are my top 3 general concerns:

- Provisions to lose property rights over a licensing lapse are unlawful
- Property owners cannot lose property rights solely based on conduct of someone else.
- Vacation rentals have always been allowed in Tillamook County

These are my top 3 operational specific concerns:

- 24/7 Contact Person - The immediate response requirement is unreasonable; even first-responders (Fire, Sheriff and Ambulance) cannot respond that quickly every time. \$100 charge to change contact person will discourage frequent changes, which are necessary due to 24/7 requirements. An online registration which allows owners or property managers to login and update the contact person in real time is an ideal solution that can be integrated with Granicus.
- Provision is needed to protect STRs from harassment via unfounded complaints.
- Revocation for 3 or more verified violations of ANY local ordinance, state or federal regulation within a 12-month period

I support fair and balanced STR regulations. Balancing the historic seasonal home ownership of our community with property rights and livability can be done with evidence-based regulations and enforcement. To truly impact livability, the rules regarding top nuisance concerns need to apply equally to all homeowners and residents.

Sincerely,

Daniel G. Koller

# OREGON COAST HOSTS

Tillamook Board of County Commissioners,

June 13, 2023

This document is a summary of all written public comments provided during the Short-Term Rental Advisory Committee's tenure that were generally supportive of STRs, property rights, or the current STR Ordinance #84 - Amendment #1.

These 452 public comments do not include the numerous comments submitted after May 15, 2023.

If a comment was duplicated in the record of public comments, it was marked with (x2 etc.), but was only counted one time in this tally.

The comments below are from a variety of stakeholders including, but not limited to, homeowners with STR permits, homeowners without STR permits, neighbors of STRs, landowners, local businesses, local organizations, and visitors. Many of the people without STR permits have vested interests in future STR use.

Inclusion on this list is not an endorsement of Oregon Coast Hosts by these individuals, though many supporters are represented among the public comments.

Oregon Coast Hosts

GENERALLY SUPPORTIVE OF STRS or PROPERTY RIGHTS or #84

NAME	DATE	LOCATION	NOTES
Shelia & Dennis Clark	Sept	Neskowin	No nightly limits, hold guests accountable, bedrooms, enforcement
Harvey Rubinstein (x2)	Oct 1	Neskowin	50% cap
Stuart McArthur	Oct 2	Neskowin	Maybe cap, no proximity limits
Dennis & Shelia Clark	Oct	Neskowin	No cap, no proximity limits
Tom Bates & Heather Gobet	Sept 25	South Beach	Limits are exclusionary and elitist - access for all
Sandy Manning	Oct 3	Neskowin	Same rules for all
Peter Bierma	Oct 3	Neskowin	Balanced rules
Sally Peake	Sept 30	Neskowin	Offset expenses
Mark Shifflett	Sept 30	Neskowin	Resort community
Nicole Twigg	Oct 2	Pacific City	Balanced rules
Karen Riley	Sept 27	Neskowin	No caps, no limits, yes transfers
Gene & Karen Campbell	Sept 30	South Beach	Offsets expenses until retirement, enforce current rules
Judith Ericksen	Sept 30	South Beach	Few complaints, resort, public access, equitable rules
Lisa Barber	Sept 30	Neskowin	Support local businesses
Arthur Bob Taylor	Sept 28	Tierra Del Mar	Construction impacted by pause
David Allen	Sept 28	Neskowin	No severe restrictions or reductions, rules for all homes
Hillary Gibson	Sept 30	Neskowin	Facts & data, balance of rules, 35%-50% cap, no other limits
Barbara & Mark Gordon	Sept 30	Neskowin	Offset expenses, taxation without representation, destination community, beach access, enforcement

Shelia & Dennis Clark (x2)	Sept 30	Neskowin	Resort, allow transfers
Karen Campbell	Sept 12	Neskowin	Enforcement, property rights, transfers
Mark Everett (x2)	Sept 10	Neskowin	Resort, no day limits, yes transfers, yes bedrooms
Allie Kato	Sept 15	Neskowin	Enforcement, property rights, bedrooms, transfers
Ron & Martha Lockwood	Sept 11	Neskowin	No proximity cap, no nightly cap, maybe % cap, yes transfer
Maria Barnes	July 11	Neskowin	No nightly limit, offset expenses
Mark Everett	July 8	Neskowin	No nightly limit
David Allen	July 12	Neskowin	Community Development Director, Park City, Neskowin 100 year history, eliminating STRs will not eliminate problems, will reduce TLT
Peter Bierma	July 12	Neskowin	Take time to study and make rules based on data
Scott Manning	July 14	Neskowin	Property rights, does not support SONs
Dan & Missy Sullivann	Oct 22	Pacific City	Enforcement, cap 35%-50%, no proximity limits, property rights
Gary & Janice Okaamoto	Oct 22	Oceanside	Offsets expenses
Bret Freyer	Oct 22	Manzanita	Offsets expenses
Christine Iijima	Oct 22	Netarts	Small profit, lots of taxes, made profit 1 out of the last 20 years
Shelia & Dennis Clark	Oct	Neskowin	Transfers, no proximity limits in coastal market, bear cans
John Lee	Oct 22	Pacific City	Positive economic impact
Helen Hill	Oct 22	Neahkahnie	LTR = nightmare, STR = positive service for the community, economic impact
Peng Coco Chin	Oct 23	Rockaway	parking
Judy Jackson	Oct 23	Netarts	Supports accountability for guests, require local management,
Carla Meyer	Oct 23	Rockaway	No trash service x2 week



Serena Vilhelmsen	Oct 23	Tierra del Mar	85 years owned, renting STR keeps it maintained, supports local economy
Tami Ellis	Oct 24	Netarts	General support
Geoffrey Gerst	Oct 24	Neahkahnie	Work together, some ideas too drastic, supports limits on number of cars & guests, % cap at current level
Stuart McArthur	Oct 24	Neskowin	Home for family, property rights
Kevin Quille	Oct 24	Tierra Del Mar	Option for flexibility with personal use & renting
Karen Riley	Oct 24	Neskowin	Does not support major changes due to low complaints, no percentage cap
Pam Statz & Justin Graham	Oct 25	Neahkahnie	Offset expenses
Dennis Bartha	Oct 22	Oceanside	No problems, current regs fine
Roger Wicklund	Oct 25	Neskowin	Grandfather permit holders, no caps, no limits, same rules for all homes, max occ 8, 1 permit per person
Linda Wagner	Oct 22	Neskowin	Needs income, tourists support economy
Jerome Mickelson	Oct 22	Manzanita	No complaints, equal access to beach
Chris Durrant	Oct	Cloverdale	% cap ok, grandfather STRs, enforce rules on STRs breaking rules
Steve & Janice Taylor (x2)	Oct 22	Pacific City	Boost to local economy
Donna Copko	Nov 3	Tierra Del Mar	Owned since 1961, renting STR helps upkeep
Shae Lambert	Nov 3	Pacific City	Yes transfers, adds resale value, pause is negatively impacting local homeowners, no nightly limits
Dale Copko	Nov 3	Tierra Del Mar	Generations owned house, don't add more rules and regulations, house will sit empty
Northon Rodrigues	Nov 3	Pacific City	Tourism positive economic impact, costly litigation
Patrick Ireton	Oct 30	Pacific City	Allow transfers

Jon & Lea Way	Oct 30	Oceanside	Don't limit choice to rent
Tom Gibson	Oct 31	Netarts	No 2x week garbage, downward lights for all
Pam & Larry Levy	Oct 31	Pacific City	Reasonable regulation, county revenue
Thomas Cooper	Oct 31	Rockaway	Rehabbed 3 homes in poor condition, tourist destination, local economy support
Alicia & Scott Petersen	Oct 31	Neskowin	Well managed STRs valuable to community
Paul Reynolds	Nov 1	Neskowin	Goal to retire here, STR till then
Eric Houdek	Oct 25	Rockaway	Reasonable regulations
Jordan Burda	Oct 25	Pacific City	Retirement plan
Bob, Michael & JoEllen Neumann	Oct 26	Neskowin	Oppose limits
James Farrow	Oct 27	Oceanside	Local economy, retirement plan
Nigel Dean	Oct	Neahkahnie	Tourism, STRs don't make up for housing shortages, small percentage of overall county housing stock, better ways to promote multi-family dwellings
Lynn Guitteau	Oct 28	Oceanside	Limit parking, community wide rules, don't only punish STRs, local economy support
James Farrow	Oct 29	Oceanside	Additional restrictions xenophobic
Janell Dixon	Oct 29	Rockaway	Don't penalize the majority for the minority
Clare Baxter	Oct 29	Pacific City	STR was a seasonal home rarely used when purchased, no limits, yes transfers
Frank Moscow	Oct 29	Pacific City	Supports local businesses, common sense regulations, no limits
Deb & Kevin Henne	Oct 29	Rockaway	Offset expenses
Debra Marsh	Oct 29	Tierra del Mar	Do not support restrictions as no community detriment shown, property rights

Colleen Carpenter	Oct 29	Netarts	Retirement plan
Skip Patten	Oct 4	Neskowin	Constitutional protection must be grandfathered
Jeffie Mersereau	Nov 1	Vacasa Manager	Severe restrictions are unfair, tourism is how most of us who live here survive
Becky Decesaro	Nov 1	Manzanita	Would be devastating to Manzanita economy
Corey Tigner	Nov 1	itrip Vacations	Catastrophic unintended consequences
Pete Stone	Oct	Nedonna	Data, not anecdotes
Royce Trammell	Nov 1	Oceanside	Regulations should apply to all, or at least both STR & LTR, legal challenge, better enforcement
Michael Hoffmann	Nov 2	Oceanside	Supports parking etc.. but no ban, focus on smaller rule changes
George Milne	Nov 2	Neahkahnie	Some regulation needed, but owners should have right to STR
John Pierce	Nov 2	Manzanita	Balanced regulations, tourism economy
Tialen Kelley	Nov 2	Pacific City	Draconian legislation, enforce current rules
Angela Romero	Nov 2	Unknown	3rd generation home, was LTR for 6 years, but prefers ability to use for personal time, supports regulations
Tialen Kelley	Nov 2	Pacific City	No cap, yes transfers, no proximity limits
Jean & David Benz	Nov 2	Neahkahnie	Reported parking issues not from STRs
Kelli Payne & Nate Potter	Nov 2	Oceanside	Balances insecurity of corporate jobs, STRs not cause of housing crisis, income covers daycare
Jane O'Neal	Nov 2	Pacific City	Most beach communities are not designed for full time residents, many of whom are retired
Terry Sullivan (x2)	Nov 2	Kiwanda Shores	Full time residents surrounded by STRs, have called PM 6x in 3 years and all resolved quickly, leave rules in place, no new limits
Stephen & Mary Leflar	Nov 3	Oceanside	Offsets expenses



Kristina Lawton	Nov 2	Cloverdale	Retirement plan, hired locally for remodel, TLT to enforcement, cap 15-20% county wide, higher in some communities, no proximity limits
Nicole Ralston	Nov 2	Pacific City	Please reverse pause, need to offset expenses
Toby White	Nov 2	Pacific City	Retirement plan, impacted by pause, need to offset expenses
Brandon Gray	Nov 2	Pacific City	Enforce parking & occupancy rules, set higher fee structure for investors
Nate Lindell	Nov 2	South Beach	1031, supports existing regulations, unable to get permit
Rachelle Morrison	Nov 2	South Tillamook	STRs = job security, Guest Services Coordinator
Bill Ruecker	Nov 3	Pacific City	Economic engine, STRs not related to affordable housing, limits will destroy jobs
Natalie Daley	Oct 22	Neskowin	Supports limiting the introduction of more rules that cost more - unnecessary money grab
Susan Peters	Nov 3	Oceanside	Yes transfers
Stephanie Wiarda	Nov 6	Neskowin PM	Income important to owners & cleaners
Jill Beisner	Nov 5	Housekeeping With Care	If STRs greatly restricted will impact income
John & Maria Meyer (x2)	Nov 6	Neahkahnie	Local economic boost, families gather, follow good neighbor policies, property rights
Mark & Janelle Thompson	Nov 11	Nedonna	Hire locally, public access to coast, address demonstrated issues
Margaret Page	Nov 7	Manzanita	No support for crippling regulations, illegal taking, draconian limits
Becky Kirkendell	Nov 7	Pacific City	Transferable, extreme, lawsuits, treat all fair
Roberta Lampert James Piper Suzanne Lampert	Oct	Neahkahnie	Purchase price beyond affordability for many, economic support, no % caps, no proximity limits, TLT back to where collected, address specific STRs
John Leigh	Nov 4	Cascade Head	Recoup some expenses, supports reasonable regulations, home would

			otherwise sit empty
Kimberly Newell	Nov 4	Tierra Del Mar	No support for new rules which only apply to STRs, supports enhanced enforcement, property rights, transfers, bedrooms, no proximity limits, cap 35%-50%
Ann Vaughn	Nov 5	Oceanside	Tourism, crippling STRs will severely limit income from visitors
David Vaughn	Nov 6	Oceanside	Retirement plan, important to local economy
annlv	Nov 5	Unknown	Don't regulate STRs out of existence
Brenda & Gregg Goolsbby	Nov 5	Manzanita	Supports balance
Jonathan & Carol Hager	Nov 6	Netarts	Gearhart's small businesses closed after STR restrictions, let's work together, property rights, hired local contractors
Scott Hohensee & Robyn Sturgis	Nov 6	Kiwanda Shores	Additional STR rules will jeopardize their ability to have their home contribute to local economy
Katie McLoughlin	Nov 6	Neahkahnie	No complaints, no profit, retirement plan, supports cap
Pam Kniffin	Nov 6	Tierra Del Mar	Family home from 1998 - STR covers cost of ownership
Janell Dixon	Nov 6	Rockaway	Built new - didn't take a home off market/away from WFH, use as STR so it will pay for itself
Nanette & John Stevenson	Nov 6	Neahkahnie	No trouble with surrounding STRs, current regulations good
Heidi Ball	Nov 6	Manzanita	No proximity limits, no night limits
Brian Lippy Sarah Reese Fiona Lippy	Nov 6	Falcon Cove	Was an STR when purchased for 20 years, full time residents moving in is more recent, never had a problem
Mark & Janelle Thompson	Nov	Nedonna	Tourism, invest in home, community, promote good behavior, analyze problems and tailor action to any problem, enhanced enforcement
Mark Gibson	Nov 6	Neskowin	11% of properties in Neskowin are stand-alone homes with STR permits,

			balanced regulations, 35%-50% cap, we have no hotels
Mark Everett	Nov 6	Neskowin	Resort area, no complaints, 35%-40% cap, allow transfers, restricting STRs is shortsighted
Desiree & Dustin McMenamain	Nov 6	Nedonna	Unfair for STRs to be stigmatized & demonized by disgruntled locals, same rules for all, signs infringement of privacy, 25%-30% cap, show data for complaints, hire local
Bob & Bonnie Matson	Nov 6	Pacific City	\$32M TLT, more STR restrictions is punitive, people just don't want tourists in their town, if you want the money we create then don't penalize us for doing STR
Jim Thompson	Nov 6	Cloverdale	Hosted from all over US, not enough hotel rooms, family history in Tillamook, happy guests, revenue for area
Maria Barnes	Nov 5	Neskowin	7 decades for family, Neskowin always resort town, thrives on tourism, encourages focus on evidence, data, and objective viewpoints
Doris Rodrigues	Nov 6	Pacific City	STRs are good for economy & #84 is good - don't change
Carol Horton	Nov 7	Oceanside	Balance, 65+ years in community, 3rd generation, enforce rules, limit parking, quiet hours, rules for all homes, reasonable cap, transfer if STR meets new rules
Jim Horton	Nov 7	Oceanside	Many vacation homes sit empty, always a destination for visitors, support property rights for all
Sharon Hammel	Nov 7	Neskowin	1970s family cabin, Neskowin always a vacation place, don't put more restrictions on STRs
Lyn Frisch	Nov 7	Neahkahnie	Public not aware of STR safety standards, new regulations should be supported by data, home would sit empty if not STR
Michael Vawter	Nov 7	Netarts	STR is not a loss to housing, provides jobs, opposes further limits on ability to rent home
Doug Coates	Nov 8	Netarts	Density caps maybe tolerable if not retroactive & stay with property, no weekly limits, what are the benefits to more and more regulation?



Katie LaRosa	Nov 7	Oceanside	Depends on income, renovations, no limits on nights, hardworking
Terri Neimann	Nov 8	Bay City	Retirement plan, helps pay bills
Kerry Rea	Nov 7	Manzanita	Unreasonable restrictions is bad policy, hotels are mischaracterization, financial burden with change, public beaches, sledge hammer for occasional irresponsible renter, regulatory overreach
Eric Rosenberg & Terumi Kato	Nov 7	Cloverdale	Retirement plan, support some restrictions, property values will decline, community revenue from guests, no complaints, reasonable limits, yes transfers, no nightly limits
Joe DeCamp	Nov 7	Pacific City	Allowable losses instead of profit, well maintained, no complaints, more restrictions may damage local economy, don't act on speculation and emotional comments
Tina DeCamp	Nov 8	Pacific City	How many violations? NVSS says no trash overflow problem,
Rachael Winters	Nov 9	Pacific City	Purchased land with expectation to build family vacation home & use as STR, blindsided by pause, bbqs and bike riding is normal, would like to see number of documents complaints, strict regulations, unbalanced, no nightly limits, no density limits, positive economic impacts
Barbara Scott	Nov 10	Unknown	Realtor with 90%+ buyers age 55+ who want STR until they retire - Question for attorney regarding liability.. Unfair to buyers and sellers, several buyers on hold until this is resolved, will ruin business
Kelli Payne	Nov 10	Oceanside	Airbnb review
Becky Wethern	Dec 29	Cloverdale	Updated home, hired local, offset expenses, zero complaints, neighbors use their STR for family, supports fair and balanced regulation, similar rules for all
Kim Mullen	Dec 29	Oceanside	Inherited home & STR offsets expenses, simple restrictions on cars and guests is reasonable, or cap, local enforcement, no limits on nights, tourism, do not rescind existing STR permits
Nirdosh Dhakal	Dec 19	Pacific City	Grandfather permits
Frank Moscow	Dec 29	Pacific City	Small guy trying to keep a piece of heaven for family, play by the rules, I care,

			30 year owner, supports local businesses
Robin Buxton	Dec 28	Pacific City	STR since 1960s, sees no value added for all the various taxes and fees paid, retirement income, family nature, not large corporate entity
Mark Everett	Dec 28	Neskowin	Small family cabin, follow all rules, no complaints, donate to causes, supports enforcement, permit transferability, and no arbitrary limits, no proximity limits
Pete Stone	Dec/Jan	Nedonna	Misconceptions - Corporations, local residents not great at parking, trash not unique to STRs
Nicholas Lenzi	Jan 3	Pacific City	Too controlling and paint too wide a brush stroke of limitation targeted at corporations, 1031 exchange, retirement plan, dream home
Karen Jackson	Jan 4	Falcon Cove	Restored neglected home, retirement plan, focus on enforcement of existing laws
Christine Iijima	Jan 3	Netarts	Offsets expenses, made profit 1 out of 19 last years, support local, supports fewer restrictions and fees
James Farrow	Jan 3	Oceanside	Retirement plan, no complaints
Mandy & Jason Mock	Jan 2	Oceanside	Triplex, offset expenses, resolve issues instead of limiting the number of permits, supports county enforcer, require parking & limit to spots available, trash 2x week
Kim Braasch (x2)	Dec 30	Manzanita	Moves out in summer to rent for income
George Murdock	Jan	Shorepine Village	Appeal on rental limitation/moratorium, their home is not affordable housing, PC is not a residential area, it is a tourist destination
Shelia & Dennis Clark (x2)	Jan 8	Neskowin	Concern of large corporations has no proof, property rights, family owned, love neighbors and community
Debbie Jackson	Jan 8	Pacific City	1952, rented since 1980s to pay taxes and upkeep, hire local, no nightly limits, no distance/proximity limit, no caps, no limits on transfers, many homes family owned
Maureen Bradley	Jan 8	Pacific City	Doing remodel and would like to be STR, no party house, respectful, STRs



		Heights	help the local economy
Mitch Jones	Jan 6	Rockaway	Public access to Oregon coast, STR restrictions hurt retirees needing to rent, violate property precedents, hurts local tourism, concerns driven by elite owners
Pam Statz & Justin Graham	Jan 6	Neahkahnie	Rely on income to offset expenses, don't want home to sit empty, safety #1 priority
Brittany Newell	Jan 6	Tierra Del Mar	Family home, rent to cover expenses, supports evidence based regulation and rules
Colin Grey	Jan 5	Oceanside	1940 - always used as a vacation home, STRs easy target, not likely to be low income or workforce housing, supports regulations that address nuisances, TLT to communities, no bans or nightly limits, collaborative approach
Neil & Lyn Burniston	Jan 5	Nehalem	Small family cabin, many upgrades, wonderful guests
Bonnie McDowell & Phil Zapf	Jan 5	Shorepine Village	SV designed as a vacation rental community, could not afford if can't rent, equitable regulations, not drastic measures
Nicole Ralston	Jan 5	Dory Pointe	Built new, ban on STRs has been a severe hardship, allow them to have a permit, want to keep beach house & not sell, not seeking to many money, not a corporation
Brian Johnson	Jan 5	Rockaway	Guests with many celebrations who appreciate opportunity to rent a home, respectful, support local
Janet & Dennis	Jan 5	Rockaway	Can't replicate family experience elsewhere
Connie Perrine	Jan 5		Better than hotels, respectful guests, beach community
Arthur Bob Taylor	Jan 9	Tierra Del Mar	Livability from day trippers mostly, grandfather in the few denial cases pre-pause while building
Jennifer & Matt Iversen	Jan 9	Neskowin	Discriminatory to prevent STRs, they visit every summer, but may no longer be able to because some Neskowin homeowners could feel so privileged and entitled to prevent vacations at public beach

Tom Gibson (x3)	Jan 9	Netarts	Lives next to large STR with a few issues, will STR current home when retirement home is built, vast majority of STRs are owned by local or regional families and not faceless corporations, family transfers, 5 year reinspection, STRs not cause of housing shortage, supports pro-STR policies
Scott Hohensee	Jan 9	Pacific City	Not a faceless out of town corporation, please no additional rules and regulations
Carol Herzog	Jan 8	Pacific City	Rent offsets expenses, not corporation, family, supports reasonable rules, not fair to enact new limitations after purchase
John & Lea Chitwood	Jan 8	Pacific City	Restored home, property managed STR can be good, low number of complaints to county, knee jerk reaction with removal of property rights, home affordability is a nationwide issue, tourism
Helzer-Giese Family	Jan 8	Manzanita	Not faceless global company, family, property built as a school and hosts reunions, etc, extreme recommendations, policies and regulations should not be made or enforced based on the loudest voices as they do not represent the views of the entire community, targeted, moderate, pragmatic
Tabitha Hardison	Jan 8	Cape Meares	A Dream to Share, IG video, personal experience, legacy of love, restored home from a state of disrepair, not fair to limit ability to generate income, transferability
David Kratzer	Jan 8	Oceanside	Remodeled home, hired locally, visitors
Ann Vaughn	Jan 8	Oceanside	Grew up vacationing here, STR is part of retirement plan
April Yungen	Jan 8	Manzanita	Family history, retirement plan, we are not the enemy, excessive rules detrimental, no limit on number of permits
Levi Tom	Jan 8	Netarts	Family tradition to visit
Sheree Weikum	Jan 9	Neskowin	Supports balanced tourism and evidence based rules and regulations, will pass down to generations
Cathy Jo Lindquist	Jan 9	Neskowin	Guests who have been visiting Neskowin for 50 years & hope this never changes

Rachel Cardman-Brewer	Jan 7	Neskowin	Beach should not only be for the super wealthy, rent STR to cover mortgage, supports reasonable rules & cap
Nick & Lynn Argenti	Jan 7	Netarts	Enhanced enforcement, permit transferability, no arbitrary limits, no proximity limits, equitable rules
Lyn Frisch	Jan 7	Neahkahnie	Support Hello Neighbor
Rick Melner	Jan 7	Pacific City	Surfs at coast, visited long time & bought last year, hope to retire and keep home in the family for generations, can't afford without STR
Steve & Janice Taylor	Jan 9	Pacific City	30 years, inherited house and STR to keep the house, not much income,
Cole & Lea Anne Gerst	Jan 6	Neahkahnie	Support Hello Neighbor
John & Maria Meyer	Jan 6	Neahkahnie	Support Hello Neighbor
Heather Leek	Jan 6	Nedonna	Restored home, safety upgrades, enough guests to maintain property, buy local, need STR to afford
Doneg McDonough & Zan Northrip	Jan 9	Pacific City	Vast majority of the heat around STRs generated by minority of renters, caps are a defeatist response to perceived enforcement difficulties, Hello Neighbor Plus, no distance limits, need more data
Mark & Janelle Thompson	Jan 9	Nedonna	DO = random ideas, oppose 5 yr, oppose 250 ft, constitution
Paula Sansum	Jan 10	Unknown	Grandfathering? Needs more time for prep with meeting materials
John Leigh	Jan 10	Otis	100 sq ft limit arbitrary - his 1 bedroom is 75 sq ft
Keith & Barbara Campbell	Jan 10	Pacific City	24 yr rental, 250 ft proximity too much, severe economic impact, resorts/motels will benefit, proposed changes targeted towards complaints vs majority interests, focus on enforcement
Wayne & Anna Colaric	Jan 10	Netarts	Unequal treatment for STRs, historical tourist destination
Christine Binge	Jan 9	Manzanita	DK bias, legal battle
Karen Jackson	Jan 11	Falcon Cove	Retirement plan, supports sensible limits, DO is shocking, eliminating permits



			violates property rights, A frame not eligible for permit, rules should be same for all, ignoring chat in public meeting outraged, stop vilifying us, restored property \$200k, litigation, enforcement
Tialen Kelley	Jan 12	Pacific City	20 min response time is utterly ludicrous & a debilitating burden, completely untenable
Jason, Deb, Elizabeth & Brooklyn Babkes	Jan 15	Pacific City	Our Family Sanctuary, balance approach, permit holders should get to keep permits
Erin Laskey	Jan 16	Manzanita	DO sounds fair, except for 250 ft limit, compensation section seems problematic with tax payers being on the hook for proven income loss
Margaret Page	Jan 17	Realtor	Concern and opposition to process for steamrolling and phasing out STRs, severe economic hardship, not alleviate housing, 5 years and 250 ft = illegal takings, saying not land use is sneaky and underhanded decades of litigation, 5 complaints in a year is no need to panic
Ken Willett	Jan 10	Nedonna	1986 - DO indirect effect of uncertainty on ability to rent, economy, 2 complaints in 35 years, minor adjustments to #84 favored
Katherine & Dustin Somner	Jan 17	Nedonna	STR never made a profit, 2021 Harvard Review Research & negative long term impacts of STR rules, consider other options, 20 min response impossible
Brian & Barbara Patterson	Jan	Pacific City	20 yr STR, not much profit, restricting jeopardizes property values, 250 ft limit ridiculous, STRs cash cow for county
Andrew Clark	Jan 20	Cloverdale	Supports professional management
John & Lisa Pierce	Jan 20	Manzanita	They built one of the few ADA homes, retirement plan, favor many rules, but no support for terminating permits in 5 years, cap 180 days
Cynthia Lee	Jan 26	Manzanita	Oregon laws make LTRs hard to terminate, not many hotels, economic impact, supports reasonable regulations, doesn't see any unreasonable rules, but a moratorium would be an issue
Pamela & Rob Kedenburg (x2)	Jan 26	Neskowin	Rental income offsets, STR for 50 years, 5 generations enjoy, DO not fair, grandfather permits,

Janell Dixon	Jan 28	Rockaway	Not taking away from LTR, built it new, not rich or big conglomerate, disappointed in the system
Jordan Winters	Jan 31	Pacific City	Permit pause - shocked, angered, frustrated, the needs of a few outweigh the needs of many, solve the problems instead of not letting people in the community, creating hardships, don't effectively ban new STRs in perpetuity
Colleen Hofer	Jan 31	Neskowin	Looming demise attributable to the severe restrictions imposed by DO - Neskowin's Chamber Music, rely heavily on affordable STRs, severe STR restrictions will cut out competition, far reaching negative implications,
Glen Garrett Breakers HOA	Jan	Neskowin	Reconsider limiting STRs, esp in coastal resort towns specifically set up and operated as STRs for decades. 9 of 11 Breakers are STRs. Expensive to own and maintain, extremely concerned about DO, possibility to lose permits in 5 years has blindsided the owners & unnecessary financial burden when operating as STR for 50 years! Compensation filings and legal challenges to the county, local business
Hunter Williams	Feb 6	Neahkahnie	3 STR categories, 20 min response unreasonable, financial imposition to use PM, no proof of garbage service, problematic to say no unpermitted improvements - not precise enough, mandatory postings seems excessive, adds negative impact to neighborhood, eyesore, supports online, less signage, not more, restrictions on events open to abuse as rule not limited by size, penalties section needs work, cap is hard without distinguishing between STRs that are more business like, don't limit low rental rate casual STRs, cap on nights
James Fazio	Feb 6	Netarts	DO serious negative consequences, no caps, floor plans & proof of access unnecessary, no events is a problem, we attract events, strongly object to posting sign at road, DO very discouraging, conditions make future endeavor very doubtful
Richard Freeman	Feb 6	Unknown	5 years and 250 ft will make Tillamook a farm area, millions out of county coffers, less funds for locals, always been vacation areas, killing this industry, hurting local businesses and contractors, retirement plan, restored two homes
Joseph Walter	Feb 5	Oceanside	DO too broad, misguided, punishes owners, 1031, considerable financial loss, lifelong dream, not a party house

Dave & Jean Benz	Feb 7	Neahkahnie	How will TC decide who gets permit with 250 ft rule, not grandfathering permit lowers house value, covers mortgage, bought home based on renting to pay costs, can't own without income
Sam Dixon	Feb 5	Rockaway	DO biased, unrealistic, 20 min response time impossible for 99.9% owners, would not LTR, no 250 ft buffer, don't penalize STRs without complaints
Teresa Vileda	Feb 5	Unknown	Counsel impeding on my land use rights & creating very strange STR ordinance, I love ST renters, boost economy, not voting for BOCC, takes away my land use rights, legal team to protect our property rights, bundle of rights with purchase, illegal, foolish, impossible, appalled, lack of common sense very disturbing, I live here full time and don't rent my house and being there in 20 min isn't possible for me half the time, illogical, ruin economy, property rights
Nicole Twigg	Feb 6	Tillamook County	Housing Data, 85% STRs not WFH level, STRs less than 7% total housing stock
David & Rose Friedlund	Feb 4	Oceanside	Balance, cap, grandfather
Nicholas Young	Feb 4	Oregon Vacation Rentals	No nightly limit, limiting occupancy is a fallacy
Pat Mulvihill	Feb 3	Neahkahnie	15 year STR, income offsets expenses, regulation is required, but DO does not address problems fairly, don't cut off new applicants, no transfers, rotate permits, limit income, not all or nothing, doesn't address the large homes renting at high price, trash, licensed contractor & recycling not practical, 20 min response impossible, DO does not distribute regulation burdens equally
April Yungen	Feb 3	Manzanita	Guest Book
Peter & Tana Hatton	Feb 7	Manzanita	STR helps cover mortgage, DO is unbearable, heartbreaking, maybe forced to sell, discriminatory clauses,, to make STR codes more restrictive than others begs the question, what about LTRs? Response times faster than local emergency teams? Efforts to severely limit STRs are insane - just 7% housing stock TC, seriously revisit & retract these changes
Emily Draper x2	Feb 6	Architect	Building Code Issues, DO includes requirements that are above and beyond the code or omits exceptions, 7' ceilings, does not require 4 walls, does not



			require closet, does not require 50 sq ft min per person, existing structures should not be forced into current code compliance, ventilated facades, wall insulation, but impractical and invasive to require on an existing structure - framing won't fit insulation requirements, should health, safety & welfare of LTR be different? Supports future STRs conforming to building code, but existing lawful STRs should not be in jeopardy, grandfathered
Maureen Bradley	Jan 8	Pacific City	Doing major remodel, hiring local, would like to continue to offer as STR, high-end features, won't be a party house, disservice to local economy to restrict STRs
Nate Lindell	Jan 20	Neskowin	1031: Tillamook Co vs IRS - pause prohibits compliance with IRS rules - property is 100% unusable
Craig Comroe	Jan 20	Pacific City	Full time resident, loves activity & visitors, not a single problem, tourist destination for over 100 years, complaints appear to be by residents who feel entitled to keep the area as their own, selfish, demeaning to tourists, fee/taxes income important to the county, devastating effect on homes in process of being built for STR, legal liability
Anon	Feb 3	Unknown	Relevant state law & building code: building code preempts local ordinances and rules, different requirements need to be authorized by Director of Department of Consumer & Business Services, may not enforce requirements in addition to state building code, carbon monoxide alarms only required in specific situations, Electrical Safety Law allows some electrical work to be done by homeowner, TC land use ordinance says no signs within 10 ft of property line
Kelly Gannon	Feb 8	Neahkahnie	Supports Ord #84 with stronger enforcement, do not agree with proposed revisions, suggests enforcing rules on everyone, including day visitors, concerns about wide scale job loss and litigation
Dave Allen x2	Feb 8	Neskowin	Need data & economic study, pause amendments, tourism is the goose that lays the golden egg, few hotels, tourism key economic driver for county, changes are trying to take back 100 years of history of tourism, tax revenue reduced, taking away STR option for future residents, need for increased enforcement while reducing revenue, legal challenges, BOCC liability, a few retired residents

Hillary Gibson	Jan 9	Neskowin	Most STR owners are not corporations, pandemic boom, occupancy going back down, most owners no complaints, labor of love, income will take long time to offset renovation expenses, Neskowin historical vacation destination, cottage never full time, inherent property rights, hire local, all should have equal say in this process
Shelia Clark	Feb 12	Neskowin	DO extreme, penalizing, restricting. Neskowin is a resort community, grandfather all current STRs, 5 yr exemption is punitive, ability to transfer is critical, agrees limit occupancy by bedroom, closets not an issue, parking spot measurements not needed, on-street parking not used in calculation of permit, coastal market, no density limits due to village and what your neighbor does shouldn't change what you can do, infringes on property rights, 35%-50% percentage cap, realtor view that STRs do not impact affordable housing, Oregon LTR rights very difficult for owners, many home sales & opportunities to buy, free market, supports seeking mindful regulations that target issues
Ken Jones	Feb 12	Neahkahnie	Rents max 10 weeks/year, regarding cap - proposed lottery approach - taking away an existing right creates inequities, questions regarding scenarios for grandfathering, 250 ft buffer seems problematic, how do these restrictions compare to others nearby, Oregon says parking space is 16 ft, so why is this for 20, cannot find ORSC requirement for closets
Pam Statz & Justin Graham	Feb 10	Neahkahnie	Support of STRs, opposes DO, implementing as written will make owning a home in Neahkahnie only possible for the super rich, has to rent or will sell, DO is extreme and harsh to rule followers
Robert Govender-Towle	Feb 9	Tierra del Mar	Supports reasonable & thoughtful debate, yet to see any meaningful and objective data supporting quality of life concerns, just anecdotal stories of living with neighbors, look at real data vs stories, reducing STRs won't help WFH but will reduce fees to support WFH, legal & financial exposure via Measure 49, supports reasoned regulations
Ron Shippers	Feb 16	Beach Home Maintenance	STRs have significant positive contribution
Lindsey Boccia	Feb 15	Netarts Bay	Family has direct financial impact - home now too expensive to build without ability to STR as planned - end this soon - loss of property value



Bill Reucker	March 6	Unknown	Virtually no cross over between LTR & STR, revisions have severe unintended consequences.
Lauren Howe	March 5	PDX - visitor	Favorite spots to visit are in TillCounty, like STRs, restricting may negatively impact local economy
Dave Benz	March 5	Neahkahnie	No complaints among STRs on street, comparison to Sun River, retired & rental income pays the mortgage
Nick Argenti	March 5	Netarts	STRs enhance the community, economic impact on community, enhanced enforcement, transferability, no arbitrary limits, equitable rules for all, support STRs & reference to county study suggesting tourism is good
Lynn Guitteau	March 5	Oceanside	Family cabin 50 years, no closet requirement, doesn't have parking that is 8x20, has had permit since county first issued
Lisa & Alain Briand	March 5	Netarts	Rules heading in unequitable direction, businesses will suffer, real estate values down, reasonable rules and natural correction of travel post covid will maintain cooperation
Melanie Rogers Kassandra Cassily	March 5	Neskowin	Neskowin resort- many have kitchenettes & not suitable for long term housing, employ cleaners, unreasonable to limit STR use of this 50-60 year old resort
Rob & Carrie Hughes	March 5	Neskowin	New rules would force them not to rent, many return renters, money for tourism, similar condos are not the problem
Paul Cosgrove	March 4	Neahkahnie	Rent retirement home, can't LTR because they use their property, no reduction occupancy, no forfeiting of right to rent
Catherine Lewis	March 3	Realtor	Property Rights video
Kevin & Debra Henne	March 2	Rockaway	STR retirement plan to defer expenses. 1910 home does not meet closet & bedroom sizes proposed, will not sell or rent long term. Lost revenue for town.

Jill, Elizabeth, Gabe & Joel Willard	March	Neskowin	Love the coast, Support reasonable STR rules, supports balance by slowing the issuance of new STR licenses, but revoking licenses will draw legal challenges,
Adena Grundy	Feb 26	Cape Meares	Supports #84, major limitations on STRs is an elitist attitude, just another blow to the middle class
Keith & Joyce Garlinghouse	Feb 25	Pacific City	30+ year owners, live in home 9 months a year, not wealthy, STR helps cover costs, balance, economic reliance on tourism, concerns about process for revoking a license, concerns no explanation for who will lose permit, proposes overlay zone where STRs are allowed, few complaints, LTRs should have permits too, PC would not exist if not for tourism, opposed to any cap and density limit in their neighborhood in PC, historic use of properties for vacations, complaining voices is a few locations doesn't warrant wholesale changes
David Harris	Feb 26	Netarts	Built in 2005 and STR is part of retirement plan, if taken away our dream of living in Netarts will be lost, allow to continue with good rules
Anonymous	Jan 26	Unknown	Notes from Jan Meeting - Benefits of STRs submitted with Visit Tillamook Coast presentation slides
Christine Binge	Feb 16	Manzanita	Hopes 250 ft rules doesn't apply in unincorporated Manzanita - knows all neighbors & active in community. Bend - no one lost permits with distance rules - just prevented new permits. Supports #84 with help enforcing. Don't remove a stick from someone's bundle of property rights.
Ryan McGlone x3	Feb 14	Pacific City	Supports #84. New draft could invoke great economic hardship on coastal communities without due diligence. Realtor perspective - no measurable change in housing affordability in Bend with stricter STR regs, higher-end neighborhoods with high demand even when not eligible for STR permit, houses still selling high with moratorium. BOCC needs 3rd party economic impact study, discretionary spending by guests, if no permit house will sit empty between visits with no economic benefit to the community. BOCC are fiduciaries of their community & need to weigh economic benefits with

			relatively uncommon nuisance
Steve Weeks x2	Feb 14	Barview	Concerns for legality of relevant state law and building code, existing residents are not required to meet current codes, state building codes preempt county rules, size requirement not from state code, 4 walls to ceiling not required, 7 ft ceiling not required, built in closets not required, carbon monoxide exceeds code, mandatory postings at property line not legal within 10 ft of property line
Lisa & Jason Greenke	Mar 10	Pacific City	Bought existing STR at high price in 2022 & essential to offset costs with STR while sharing piece of paradise with friends, tourist area, pride in community, supports removal of caps and density text, visitors coming whether they can STR or not, not enough hotels, work together.
John & Nanette Stevenson	Mar 10	Unknown	Supports current STR rules & regulations, local businesses, schools, and public tourism in Tillamook County.
Adam & Rachel Roselli	Feb 13	Pacific City	Frequent STR guest & new owner, not a wealthy investor, cashed in retirement to purchase family beach house to create memories - require revenue of renting when not using it. Hold bad actors accountable and don't unduly punish families who have done nothing wrong, support local community
Pete Stone	Mar 10	Nedonna	If new standards are critically important, why don't they apply to all? Rules violate state law regarding building code, has anyone proof read this draft? Annual notice to neighbors seems excessive. What other businesses are required to have a hold harmless agreement with the county? Can't require guests to not park on street, 20 or 30 min response times, county can't respond that fast, septic requirements too much, alleged violations can result in revocation...
Rachael Winters	Mar 12	Pacific City	All of Oregon visits the coast - limiting STRs won't solve problems. Coast should be shared. Facing decision to sell. Ask to have permit app reviewed with same land-use laws up until pause.



Jon McLoughlin	Feb 12	Neahkahnie	Built with goal to STR until can move in 5-7 years, home is part of retirement plan, never a complaint, manage it ourselves, yearly income barely covers expenses, very disappointed in new draft - extreme, biased, excessive, absurd, overstepping state codes and laws, totally against 5 year exemption & 250 ft limit, ok with a reasonable cap, grandfather all STRs, inactive permits skew the data, parking restrictions for all - not just STR guests, never an LTR and over WFH, pandemic boom is over, Oregon Coast is a tourist destination, new laws applicable to all, committee needs facts and data for recommendations
Paul Lusk & Debbie Stiles-Lusk	Feb	Neskowin	Condo has been in family for 50 years & always an STR - family cannot afford to own without rental income, families love the beach, please grandfather the STR rights of owners in condos that have been operating under current ordinance
Laurie Sonnenfeld	Feb 13	Netarts	Balance - Do not repeal #84 - needs more public participation, no existing lawful STR permit should be in jeopardy and should be transferable if sold, supports caps on future permits, supports buffers on future permits, supports codes for future STRs
Rob Towle	Feb 12	Tierra Del Mar	Data vs anecdotal stories, county needs to know true economic impact, very little housing west of 101 is affordable, Measure 49, family built vacation home 42 years ago
Shelia Clark	Feb 12	Neskowin	Resort community, not enough hotels, supports grandfathering, no 5 year exemption, supports transferability, closets not needed, no leased parking, no off street parking to count for permit, limits not warranted in Neskowin, no violations 2022, 35%-50% percentage cap, not affordable housing, LTR rules in Oregon too tenant friendly so folks turning to STRs
Robyn Sturgis	Feb 12	Pacific City	Majority in neighborhood are STRs, supports grandfathering current permit holders
Samantha Wolf	Feb 12	Tierra Del Mar	Will be inherited from father, loves PC, urges not eliminating permit in 5 years, will need STR to afford to keep it

Laurie Balzer	Feb 12	Pacific City	Built in 1975, deep Tillamook roots, PM is in Lincoln City, 2021 is the only year since 2012 she's made profit, tourism major income source for the area
Beth Redman	Feb 12	Hebo	New ordinance will make it harder to make ends meet - let the regulations not be so cumbersome that we are run out of business
Janet Spalding	Feb 12	Tierra Del Mar	Responsible, respectful, rent on VRBO, strict guidelines, taking away a homeowners opportunity to rent their own property is wrong
Mike Dooley	Feb 12	Neahkahnie	STR permit holder - built in 1995 and always an STR for 27 years. Zero issues with guests or complaints from neighbors. Does not support draft. LTR purpose and scope is questionable, pandemic was extraordinary - 3x rent, but now back to pre-pandemic levels, unreasonable changes, revisit the issue after a few years back to normal rental market
Nanette Stevenson	Feb 12	Unknown	Favors keeping current regs- no complaints and none from 2 others nearby
Brandon Gray	Feb 12	Pacific City	Drastic over reach to fix issues that could already be resolved if current regulations were enforced - pay a couple people to drive around and issue citations
Pete Hatton	Feb 8	Manzanita	STR covers costs, follow laws, support local shops, less than 4% incidents are STR related, 7% housing stock STR
Jay Nalbach	Feb 8	Neahkahnie	Supports current rules, would like same rules for day visitors, new ordinance will lead to mass withdrawal of visitors, immediate increase in unemployment, bankrupt local businesses, ludicrous, vast misuse and waste of the county's time and taxpayer money, not supported by data nor facts, solution looking for a problem
Maria Barnes	Feb 9	Neskowin	Hugely disappointed, seems BOCC solely reps voters, empowering the voice of the minority few to the detriment of the local economy, gut the lifeblood of tourism in our area, Measure 49
Kendall Crosby	Feb 9	Neahkahnie	STR, wonderful guests, instead of house sitting empty the visitors spend

			money locally, current draft too regulatory, no data to show that getting rid of STRs will improve livability, extreme strategies were not requested by the committee members and the misuse of review process
Thomas Cooper	Feb 9	Rockaway	Took 3 properties that would have been condemned and used local contractors to bring them up to code, low complaints, revenue for county, few hotel options
Janell Dixon	Feb 11	Rockaway	Complaints by petty people, squeaky wheel gets the grease
Lara Spangler x2	Feb 11	Neahkahnie	Consider regional economic impacts & property rights, surveillance by neighbors isn't appropriate for enforcement, no 250 ft limit, educate committee in regard to historical record/context of development areas and tourist destinations? Provides Neahkahnie tourist background links, public cultural resource, make efforts to use tax revenue for community support
Lyn Frisch & Michael Theobald	Feb 11	Neahkahnie	STR owner, no 250 ft rule, no 5 year limit, supports caps, and building codes for all homes, work together for reasonable solution
Jason Cassell	Feb 10	Nedonna	Homeowner without STR permit, favors tourism, shops locally, limiting STRs would negatively impact tourism. Refers to neighbors speaking against STRs and not knowing who to call, but notes the phone numbers are clearly on the homes & neighbor complained of cars parked, but those were for a private residence and their personal guests. Many regulations should apply to all
Anne Stewart & Diane Del Rosso	Feb 10	Oceanside	Rents part time since 2006 - fixed income & rely on revenue. Suggests managing issues via funding enforcement. State Park generates a lot of traffic, density limits won't work in village, plan to sell eventually to fund long term care and want to protect property rights and transferability, supports #84
Pam Statz & Justin Graham	Feb 10	Neahkahnie	Opposes DO, owns in LLC, no profit from renting - helps cover mortgage. Regs will make owning in Neahkahnie only possible for the super rich - is the purpose to drive out the middle class? If STRs banned they will still rent, just without rules,



Michael & Bob Neumann	Feb 10	Neskowin	Owner at Breakers - Neskowin is a coastal resort town and Breakers was specifically set up for STR for decades, funds \$250,000 rock wall which protects all of Neskowin, provides jobs, supports local businesses, retirement income, guests, limits funds for maintenance, lowers property value, lowers buyer pool. Grandfather in condo associations & do not move forward with DO
Kim Braasch	Feb 12	Manzanita	McCall - would rather have people visit here than build and move here
Rachel Cardman-Brewer	Feb 12	Neskowin	STR permit - supports balanced regulations, retire someday, 40 year old single mom, not wealthy, longevity of my dream is dependent on STR being allowed. Vast impact without STRs, community will change to older white people only, those who can afford to buy a place and not have it occupied
Cole & Lea Anne Gerst	Feb 12	Neahkahnie	\$100k improvements, rent to offset cost, new regs mostly unnecessary - house designed by architect to not be full time and therefore doesn't have closets - not a safety issue. Paused renting and neighbor's house got broken into and perp slept there, would not LTR, homes in Neahkahnie not affordable, the idea that opening up beach properties by reducing STRs will have zero effect on affordable housing - better to subsidize lower income housing via TLT, don't rent to max occ, never any complaints, why can full timers park all over the street but not STRs? Full time neighbors have parked broken down and wrecked cars in front of their home, rules for all, cleaners asking for more work, 20 min response not reasonable, supports cap at current level, yes transfers, no 250 ft limit, 5 years not enough for compensation, coast not just for rich & retired, pandemic surge is subsidizing, suspect you'll already see a decline in the county's revenue when the problem is fixing itself
Casey Capone Felix	Feb 12	Unknown	250 ft rule violates land use rights and eliminates ability to rent, will sue, Kearns wants steady paycheck, will eliminate tourism, publicly biased lawyer, more taxes to cover gaps from STRs, winston churchill quote - can BOCC explain why
Emma Heathershaw	Feb 12	Cloverdale	STR since 2015 - this is only income since dairy farm is closed, no

			complaints or issues, we live close and manage - Sand Dollar Restaurant
Janell Dixon	Feb 12	Rockaway	Guests are harmless, problems are with STRs with 15-20 guests, party atmosphere with noise, lives full time in neighborhood, the only nearby STR is the one with 20 guests - max guests 10
Heather Lou Weigler x2	Feb 12	Cape Meares	1977 - generations owned & cover expenses with STR, never a complaint, employ several, DO unconstitutional taking of my right, tourism is vital, supports reasonable regulations, expect to be embroiled in controversy and litigation
Maureen Bradley	Feb 12	Pacific City	STR owner turned eyesore into investment remodel with local contractors, not suitable for LTR, would sell - likely to an out of town buyer, need more data to understand problems being solved, very much against proposed changes
Karen Jackson	Feb 12	Falcon Cove	Don't repeal, supports enforcement, retirement plan, violating land use rights, paid over asking with sensible regulations in place, substantial financial harm, rules not evidence based, extremely unreasonable, discriminatory, not LTR, invested \$175k to restore
Barbara Taylor	Feb 12	Pacific City	Lives full time in PC, long time back hard to find STRs for family to stay, delighted to have that option now, friends love PC, permanent home surrounded by STRs and no difference at all - all second homes not suitable for WFH, please keep #84, STRs are getting blame for day trippers, not shocked by Not In My Backyard folks, slight improvements to #84 support
Carol Horton	Feb 12	Oceanside	#84 needs enforcement, no support DO, STRs blamed for problems but not backed up with data, STRs valuable resource for tourists and income to county, too many rules, rules should be for all homes, 5 years not fair, in 40 years home has never been a full time residence, supports local businesses
Tim Duyck	Feb 13	Neskowin	Prefer to rent homes when visiting, bought lot in Neskowin with plans to build and STR, most people can't enjoy living at the beach full time so only way to vacation there is to rent, Oregon coastline is a very limited commodity



Jonathan & Carol Hager	Feb 12	Netarts	Myth regarding STRs and affordable housing - 2017 Creating a Healthy Housing Market & 2019 Housing Needs Analysis - complex interplay of factors - buildable land and supply, low wage economy, coastal market, interior market - 5 miles from ocean, nightly prices will increase, Cannon Beach, cap will have effect of making rentals more lucrative
Lloyd Hayne	Feb 9	Oceanside	STR is part of retirement plan, no complaints, "poison pill" restrictions, 5 years no support, issues need to be backed by data and addresses by better enforcement, everyone loses if STRs are gone
Andrew Crosby	Feb 9	Nehalem	Part-time residents and STR - support thoughtful STR regulations, some DO provisions threaten to confuse the STR market and undermine overall quality - 5 renewals seeks to eliminate STRs, intolerance, inconsistent with purpose for regulation, don't support density limits, made significant improvements to the property, professional PM, no problems or complaints, 5 years undermines investments and relationships worked hard to build, time & effort to equip an STR, 5 year sunset will spark a race to the bottom to get the most income before permit lost, some type of community cap good, but not 250ft, will randomly eliminate good STRs, including this in draft was administrative overreach
Andrew Crosby	Feb 12	Nehalem	Committee was supposed to improve compatibility with neighborhoods, but now exploring ways to reduce STRs - not the committee's charge - 250 ft limit and 5 year license will eliminate STRs, don't conflate paths of effective management with elimination, need rigorous study of economic impacts, bias of certain committee members, anecdotal info, tourism is vital, misguided to think if STRs are restricted that the homes will be occupied by full time residents, no impact on affordable housing with restrictions, economically dangerous to reduce STRs
David Kratzer	Feb 12	Oceanside	Visited for years & now purchased, want to share home
Steve Stephen Woods	Feb 12	Neskowin	70th bday, had a group of 16 which wouldn't be possible with new rules, used all 9 bedrooms, enjoyed being all together in one place, 250ft limit won't work, what if rules change in 5 years, are we chasing a problem that doesn't exist?

			How many complaints? Many letters sound like a group similar to LC, does their opinion count more, infringements, little understanding of long term impact
Robert & Wendy Hakes x2	Feb 13	Oceanside	Do not repeal #84, duplex STR, met with county planning in 2021 and got green light - have spent over \$400k and now can't get STR permit, projects underway should have permit
Jason & Dusty Muth	Feb 13	Nedonna	STR supports local stores, economic impact
Mark & Janelle Thompson	Feb 13	Nedonna	STR family dream, reconsider proposed restrictions, greater enforcement, no support 250 ft, entitled to compensation, this is land use and can't change with a certificate, code too strict, rentals down rapidly from pandemic level
Sharon Hammel	Feb 13	Neskowin	1970s, STR, no problems, huge increase in rentals 2020, but 2023 significant decline, code makes no sense, no 250 ft, no percentage cap in vacation town, local businesses need renters, never full time residence
Karen Campbell	Feb 13	Neskowin	STR 2012, retirement plan helps pay mortgage until then, family has been renting in Neskowin since 1960s and STRs are nothing new and part of the fabric of our community, 5 years unreasonable compensation for investment and infringes on property rights, should be grandfathered, STRs do not impact affordable housing, very few full time residents in Neskowin to support our businesses, small percentage are homes, TC will lose TLT, favors increased enforcement of current regulations
Annette Nickels Dhein	Feb 13	Rockaway	5 generations - rebuilt home and opted to rent to offset some increased costs, used local contractor, proud to share, neighbors love new house instead of ramshackle cabin, no complaints, proposed standards should apply to all homes, based on data vs conjecture, economic study
Dave Parker	Feb 13	Manzanita	Bought lot 28 years ago, just build small house, didn't use often so set up STR and income will help with maintenance and taxes
Michael Sprando	Feb 13	Manzanita	Rely on supplemental income for high school & college tuition, on their street

			they have 43 homes and 1 full time resident, MZ is a vacation destination, DO is premature, very unfair and very likely illegal, no formal notice to homeowners, request for all homeowners to receive notice
Sally Greer	Feb 13	Neskowin	Breakers Condos - retirement plan - HOA dues, capital reserves, safe, guests have been coming for 50 years, off street parking, designed as STRs and bylaws prevent permanent living, losing STR great hardship
Stephen Piucci & Melissa Powers	Feb 13	Neahkahnie	25 years of coastal ownership, STRs, no complaints, MZ is tourist-drive, unconstitutional taking won't solve affordable housing
Steve Bruegge	Feb 13	Visitor	Not an owner - writing as a guest at STRs, enjoys and would look to other places to spend vacation if restricted, tourism is major economic contributor
Sarah Wolf	Feb 13	Tierra Del Mar	Will inherit with sister from dad, urging to not eliminate permit in 5 years, unlikely they can afford without STR
Anthony Power	Feb 13	Pacific City	STR quite some time before purchase with STRs all around or seasonal homes - live out of state but come two months a year, clearly a change in occupancy since peak covid 2021, those years were atypical, Good Neighbor should apply to all, financial impact on retirement plan, transferability important, no cap on nights
John & Maria Meyer	Feb 13	Neahkahnie	Lifelong dream, generations to come, only possible to purchase if able to STR, many happy guests, vacation rentals since 1940s in Neahkahnie, very fabric of our state and opportunity to share the Oregon Coast, DO is draconian, sole objective to restrict and eliminate, undoes good intentions of committee, creates distrust and animosity, thousands of hours of community participation ruined by the pen of an attorney opposed to STRs
Ronald Wolf	Feb 13	Tierra del Mar	Part-time resident, STR since 2016 helps offset ownership, balance and middle ground supports, not overcrowded in his experience, supports discouraging out of proportion growth vs reduction, grandfather within reason
Lee Stuart	Feb 13	Pacific City	2019 bought little cottage in need of repair, ended up needing demolition and



			invested several hundred thousand dollars & now STR, family spends 3 months in town and rents when not in use, housed workers during fires, support local community, proposed new regulations on STRs will financially harm us in a significant manner, not a party house
Kathy Hamel	Feb	Neskowin	Supports safety issues in DO, urges grandfathering for condo properties originally developed to be STRs - Chelan, Pacific Sands, Breakers - always been STRs for 50 years - inherited, unaware of parking and noise complaints, use revenue to hire a compliance officer
Alan Coppola & Cindy Bernert-Coppola	Feb 13	Pacific City	Not against caps, but should start from current level and be set at 20% more and apply to all land used for housing equally including RV parks, hotels, etc..., 20 min not fruitful, max occ for all properties in the county, will not make a profit, if permit revoked based on new regulations they'll consider that a Land Use breach of contract and take appropriate action
Lee Mercer & Laurie Chadwick	Feb 13	Pacific City	STR provides modest supplement to retirement income, bought for investment, vast majority of homes appear to be rarely used vacation homes, while STRs provide income for local workers and places for tourists to stay, DO is ridiculously complex, regulations beyond building codes, supports WFH through extra fees
Dick Binns	Feb 13	Oceanside	Owned 30 years, but economic situation changed in 2014 and used as STR, DO does little to accomplish goal of WFH and affordable housing - many STRs will not enter the residential pool, cost too much for WFH, overreaction to an ephemeral problem - covid boost dropping off, no 250 ft, 5 years is a taking, need economic impact analysis on how many STRs lost if implemented, throws the baby out with the bathwater - needs to be shelved and instead focus on enforcement mechanisms at high tourist times
Shawn MacDonald	Feb 13	Pacific City	Never rented - President Dory Pointe Neighborhood - Owns several lots and would like to build and use as STR or LTR. DO is extreme measures, policies based on emotion and not facts, no sales in last 15 years (including at low price points) have been purchased by local workforce community, values of homes near the ocean are terrible WFH, county govt is to support citizens

			and stakeholders in the community, voting or not, tourists are lifeblood and critical component of tourism infrastructure, should be nurtured and supported, not eliminated, shockingly low stats showing STR complaints, follow the facts, not the anecdotes, why are STRs singled out vs hotels and motels, this is a land use issue & can't make outright changes to previously permitted legal use of properties, 250 ft rule bad (maybe just 3-4 STRs out of 73 lots in Dory Point)
Heather Crawford	Feb 13	Oceanside	Oregon laws protect LTR tenants too much, so not a viable alternative to STR, been told sincere 2018 that permits would be grandfathered, owned and managed home for family dealing with cancer - all STR owners aren't out of the county, many owners use as part of retirement plan, bought house #2 in 2021 with retirement savings and got permit right before pause, single mom with 4 kids, donates heavily to community, pulling permits after 5 years will single handedly destroy small businesses in TC, setting up large corporations like Vacasa to thrive, but small like Oceanside Beach Rentals won't survive, cap per PM, manage complaints, so much built for tourists, but now people moving here and don't like the culture and history and trying to change it, will never convert to LTR, STRs could lose homes if can't rent
Adam & Rachel Roselli	Feb 14	Pacific City	STR owners, but not wealthy investors, require rental revenue, no 250 ft rule, no 5 year taking, possible upgrades required daunting, hold bad actors accountable, don't punish those who have done nothing wrong, support many local businesses, renters are better than unoccupied, donated to Skate Park, cleaned up 4th of July on beach
Mark Shifflett	Feb 14	Neskowin	STR condo, no extra restrictions, same enforcement for all, economic benefits, tourism, flexibility for travelers, community building
Scott Hohensee	Feb 14	Pacific City	5 year limit penalizes owners, DO conflates STR regulation with long term housing solutions and building codes, Kiwanda Shores has 2 full time residents
Jamie Rea x2	Feb 13	Manzanita	Concerned about sudden change, 5 renewals limited by cap is vague, unclear and unfair, renting reduces some of the financial burden, not knowing

			in 5 years is hard for planning, permits should be grandfathered, 250 ft limit unclear, why is it a problem to be close, local police don't have turnaround time of 20 min for call + 30 min on site, how many complaints have there been?
All Star Appliance Allen Burris	Feb 15	Tillamook	We rely heavily on STRs - make up a large portion of all our service business - lessening STRs will impact local businesses
Jeff & Jan Spalding	Feb 12	Tierra del Mar	I co-own two places with STR permits, average \$5k TLT, plus guests spending money locally, current regulations are sufficient, enforce requirements if not, no complaints in 5 years operating, would not switch to LTR - likes flexibility to vacation
Christine Iijima	Feb 12	Netarts	Family depends on income, home is their base as they travel for work, have one neighbor, don't limit rights of all owners, be careful of over imposing rules on everyone just because there is a small percentage of complaints
Shiloh Elkins Cham	Feb 12	Oceanside	Roseanna's Cafe manager - Since STRs have taken off we have year round increase in business allows staff to work year round. Our business relies on tourism, we don't have enough local business to keep our staff working year round
Carol Herzog	Feb 12	Pacific City	STR owner, preferred lodging type, vacationers will just go elsewhere, vital to economy of coastal areas, misguided to link STRs and affordable housing, process has gone off the rails, complete hijacking of the advisory committee's original purpose, onerous regulations
Stephanie Wiarda	Feb 12	Unknown	Do not repeal #84 - Support STRs (no content in email)
Barbara & Mark Gordon	Feb 12	Neskowin	The lawyer's full employment ordinance, angry, not honest attempt to address valid livability concerns, but penalize small percentage of homeowners who share their homes, county can't prove violations from STRs because it doesn't enforce or investigate, house an STR over 30 years, no complaints for renters, Neskowin directory is good, if no permit will cancel local business services and not be LTR, if county can't enforce #84 how will it keep up with



			building codes, 250 ft maps, etc..lower revenues but oversight tripled, lottery system not good, nightmare, hold all homeowners to same rules, home sales already falling through, fewer tax dollars, over-vocal minority NIMBY, supports a balanced ordinance
James Farrow	Feb 12	Visitor	Love to visit coast and rent STR - enforce rules and focus more on jobs and road repair
Pat Rice	Feb 12	Tierra del Mar	Concerns, #84 is already fair and balanced, focus on enforcing valid complaints attributed to STRs, RMV don't equate to affordable housing
Melissa Scott	Feb 12	Pacific City	Please reconsider taking away STR permits, majority of guests are families, STRs support town and businesses
Bonnie McDowell & Phil Zapf	Feb 12	Pacific City	Shorepine Village - Want to share when not there, can't afford to keep it if can't rent, not affordable WFH, 20 min response unreasonable as sheriff can't comply, not reasonable to constantly comply with current building codes
Nick & Lynn Argenti	Feb 12	Netarts	STR, they are caring people, not commercial real estate, economic impact, Pacific Restaurant needs more business to be open more, enhanced enforcement, transferability, no arbitrary limits, tied to land use, no distance limits, no change in occupancy limits, all in community should follow rules for noise, garbage and parking, equitable rules, hire local, clear rules, county should support STRs, cite 2014 tourism plan "Tourism has the potential to further diversify the TC economy and provide important benefits for residents, businesses, and visitor..." Downtown Tillamook has many distressed and vacant buildings
Genna Golden	Feb 12	Cape Meares	Do you want tax revenue? Not WFH price range, what is the major opposition?
Dennis Clark	Feb 12	Neskowin	DO purpose seems to be to eliminate STRs, where are beach goers going to stay? Why a closet? Permit should remain in place under agreement at time granted, transferable, no signs, won't help livability, complaints minimal, hold owners accountable

Matt Caldwell	Feb 14	Nedonna	Invested and followed rules, be careful tourism dollars keep your county afloat, do not over reach and punish the very people who invested their hard earned money in your community, complaints are completely overblown, spring is quiet as a church, recommend no changes
Tom Kearney	Feb 14	Oceanside	5 years should be extended to 10, existing STRs should be transferable, remove 250 ft limit, use percentage cap instead, include B&Bs in density calculations
Christine Eisenschmidt	Feb 13	Netarts	STR permits since 2012 for duplex cabin, but no closets in bedrooms - Purchased in 1933 by FIL - never designed nor used as a full time residence, no room nor need for closet, no safety issue, behavior problem better solved through rules, not closets and building heights
Peter & Lori Bierma	Feb 13	Neskowin	Built as summer home, never been a full time residence, long accepted use in the coastal region, inherent property value with renting, new rules seem to be trying to change an established property right and land use pattern - needs to be grandfathering, STR covers cost of maintenance, STR nomenclature takes away historical context - people aren't buying residential homes and turning them into STRs to profit - most have been vacation homes for a long time, covid boom is over, get the data - how many homes used for personal tax return mailing - only 2 nearby
Vishal Duriseti	Feb 13	Tierra Del Mar	Supports current rules, no complaints, grandfather, transfers, no limits on nights
Barbara Campbell	Feb 13	Pacific City	Own one STR, home built 1998 always seasonal home, 1 complaint addressed quickly, no caps, no 250 buffer, 5 year exemption not long enough, occupancy 12 max, 4-6 cars max
Eden & David Toner	Feb 13	Tillamook	Do not repeal, part time residents since 1994, retired, income is crucial to care for property, DO is onerous and overreaching, no public options for Cape Meares so public beach access would be severely curtailed
Carol Kearns	Feb 13	Oceanside	STR for 7 years, retired, full time resident since 1981, rents upstairs and lives



			downstairs, pays mortgage, no support 5 years, no 250 ft limit, can't restrict current permits, just new, no complaints, transfers to family only, no sense to meet current building codes, do support cap
Peter Birch & Kathy Hamel x2		Neskowin	30 year owners at Breakers, very rare exception for poor behavior, fear 5 year phase out will have property values plummet, already a reduction predicted after pandemic boost, hire enforcement officer, support safety revisions
Douglas Dixon	Mar 21	Rockaway	Retirement plan, very few residents who are unhappy that tourists com to a tourist town
Susan Ward	Mar 21	Visitor	Built lasting memories with family in small cottage in Neskowin
Justin Graham	Mar 19	Neahkahnie	Rely on ability to STR & enjoy guests staying, proposed ordinance will make owning a home on Neahkahnie Mountain only possible for the very wealthy
Florin Dragu	Mar 19	Neahkahnie	Supports most regulations, STR is future retirement home, does not support % caps, density limits or 5 year max
Tiffany Brown	Mar 19	Oceanside	5 year proposal should have been disclosed by county when realtor called county prior to sale, a local resident cannot afford this home
Florin Dragu	Mar 19	Neahkahnie	Real problem is national companies and people owning many STRs, retirement plan, built on a difficult lot based on 2020 STR rules, density or proximity rules may force sale
Doneg McDonough x2	Mar 18	Pacific City	Favors enhanced enforcement tools, opposed to caps, significant impact from caps to PC's overall economy, analysis - new homeowner applications will be locked out of securing an STR permit for 5 years, current holders on waiting list in year 6 after new applicants, property values will decline, constant permit turnover, work on enhanced enforcement before permit caps, recommend the county commission an analysis of the economic impact on PC and the county

Craig Pratt & Pratt Family	Mar 13	Oceanside	Bought house in bad shape, remodel more costly than anticipated, started renting to vacationers to help offset costs, historic coastal towns not intended for long term housing, intended for vacationers, worried some people want to close the door to those that cannot afford to live and work full-time at the coast, recent surge is an echo of the pandemic, bookings down considerably, Gearhart is a coastal town of absentee owners, devoid of visitors and vacationers - candy store and restaurants are gone, McMenemy's is struggling, almost no people, ghost town, changing the rules and the spirit of how these towns were formed is unfair and unhealthy, let the market do its thing and don't allow the temporary STR trends to be used to advance the agendas of those who want to make the Oregon coast theirs instead of ours
Phillip Marshall	Mar 13	Oceanside	Half-time resident, STR income is only income, supports enforcing strong standards in safety and livability, while also supportive of local businesses who rely on STRs, supports requiring parking, noise ordinances, nighttime lighting, occupancy caps, garbage management, all new appliances purchased locally, STRs are many of the nicest homes, invested heavily, create standards that if properly enforced will create vibrant communities
Lyn Frisch	Mar 13	Neahkahnie	More work needed on draft to be fair, current ordinance seems to be working well, not clear it needs to be rewritten, supports STRs in Neahkahnie
Adam	Mar 13	Neskowin	Home has never been used for anything else than an STR, retirement plan, unable to attend meetings due to work, adores solitude of Neskowin, minority of bad actors, scared about what is being said, hostility, do not have luxury of merely discontinuing STR, worried county will revoke my license, culture war with certain members of my community whom are themselves full-time residents and cannot appreciate my situation and merely see me as some disembodied capital investment entity, I believe strongly in the community
Nicol Ralston	Mar 7	Pacific City	Jointly purchased lot March 2022, planned STR to offset costs, Yamamoto quote about pause & intent to get this done in next 6 months, no difference between construction and a home in escrow, submitted STR app Jan 2023, permit denied, unlikely to get permit in July 2023 due to proposed caps and distance limits, please review same as escrow

Carrie Koepke	Mar 10	Pacific City	Construction - Pause has been mentally crippling and financially devastating, dream being destroyed, dream home very quickly slipping away every month unable to rent is digging a deeper hole in retirement and financial stability, wants to pass down to kids
Steve Wecks	Mar 21	Barview	Legality of requiring private citizens to enforce county noise or parking rules: Comparisons to other counties - parking response within 24 hours, no other jurisdictions require owners to enforce noise or parking laws, and no other jurisdictions allow "alleged violations" or "unresolved complaints" to penalize owners, refers back to 2019 STR report concluding that active enforcement of Ord #84 had committee consensus, only a peace officer can enforce a county ordinance
Susan Caney-Peterson	Mar 22	Pacific City	Kiwanda Shores - Non STR - oppose caps - bureaucratic nightmare, unintended poor consequences, will create winners and losers all around, residents/non-guests are biggest source of complaints in KSMA, created rules for livability, trash standards, partnered with tow company, dog waste bags, 99% in compliance with signage helps with noise, owners/agencies very responsive to issues, wealth gap, process not solved by punishing all homeowners, supports regulations
Andrew Crosby	Mar 26	Neahkahnie	STR, support regulations, oppose 5 year limit on renewals, lacks purpose, unfair, legal counsel has an agenda, strikethrough yet reappears, spiteful, disrespectful, divisive provision that adds no discernible benefit
Pete Stone	Mar 29	Nedonna	Does not support rule for only 1 vehicle per bedroom, owners and managers are not enforcement officers and limited in powers, can hardly ask guests to [not] do something that both local citizens and other tourists freely do, parking limits are ineffective and misguided
John & Letty Giese x2	Mar 31	Manzanita	Manzanita School House - unique size doesn't fit into "Estate Home" category, 1+ acre lot, 9 bedrooms, sleeps 19, can only be used as an STR, would have to close small family business, invested in improvements, no complaints, supports focus on enforcement, draft will result in losses for all, significant financial damage, compensation



Andrew Crosby x2	Apr 3	Neahkahnie	5 year limit on renewal lacks identifiable regulatory purpose, support thoughtful regulations, committee members did not request this provision, divisive provision that adds no discernible benefit
Pam Kniffin x2	Apr 3	Tierra Del Mar	Family home since 1997, in order to keep home in the family they rent to pay taxes and upkeep, no complaints about noise or cars, 250 ft rule not ok, plenty of parking
Nucleon.prompts0z@icloud.com	Apr 5	Unknown	STRs allow equal access to the beach & stimulate local economy. CA Coastal Commission & Malibu rules restriction of visitors would diminish the public's ability to access and recreate on the coast, keep our beaches accessible to all and not a backyard for the rich
Nicole Ralston	Apr 7	Unknown	Concerned about items that continue to be "tabled" with July 1 quickly approaching, density caps & distance limits would severely impact the 10 of us awaiting permits, please consider a grace period before implementing new rules, please reconsider the 5 year proposed rules - need more than 5 years, protect us instead of harming us and forcing us out, today's part time members are the future's full time members
Oceanfront Vacation Rental	Apr 9	Rockaway	Didn't realize another round of changes to soon, would like to continue to use den and loft as sleeping areas, remove 4 wall requirement, supports lower parking requirements
Mandy Mock	Apr 12	Oceanside	Tri-Plex, bought because have large family and want to use for family gatherings, which are one of the most common uses of larger houses in vacation communities, larger lot, ample parking, need a diversity of accommodation sizes to host families of different sizes, no need for separate category, just same practical limitations...
Kelly Gannon	Apr 13	Neahkahnie	Address Neahkahnie public comments against STRs related to water usage, Neahkahnie published data shows water usage by full time, part time, and STRs shows STR usage is not excessive with respect to other residences [slide showing part time residences were highest number of highest category of use], supports all building, parking, noise and safety restrictions equally to

			any residence
Dan & Kathy Houf	Apr 18	Pacific City	2nd house constructed Shorepine Village - STR since 1996 - almost 27 years - quiet neighborhood. Restrictions will reduce property values, hurt overall economy, could be considered a "taking" of established use, disagree with DO which says STRs are "incompatible with residential neighborhoods" - any specific studies to substantiate the language? Full time residential use can have the same impacts, do not support proximity limits or limits on numbers
Alan McRobert	Apr 19	Netarts	Two LLCs with attached condos with HOA allowing STRs, has been coming to Happy Camp for 60 years, must have STR to pay expenses, forcing to sell is a hardship, needs to be accommodation for approved STRs, county approved parking spot size
Nate Castillo	Apr 18	Oceanside	20 year TC residents, 250 ft distance and parking dimensions are unrealistic and cumbersome, ongoing new proposals appear to be creating barriers for owners
Brett Butcher	Apr 18	Unknown	Policies will not affect any of the current rentals from which the complaints are based & instead penalize future and pending applications, builders who obtained building permits not allowed to apply even though told their property eligible for STR, supports a solution to focus on existing rentals causing issues
OCH - Shelia Clark x2	Apr 17	Tillamook Co	Tourism Business Survey Responses - Request for more data
Nick & Lynn Arrgenti	Apr 17	Netarts	STR owners - Engineer & Nurse, not a commercial real estate company, have strict rules in place, provide community benefits, FEMA could result in financial headwinds to entire community, favors enhanced enforcement, permit transferability, no arbitrary limits, land use, no caps, etc. everyone in community should comply with noise & parking rules, equitable rules, TC should not limit or deter, but should take a more supportive role, references Tillamook Coast's goal for tourism to further diversify the economy
Royce Trammell		Oceanside	Legal challenges to STR cap & density language, 250 ft = 2% allowed STR

			permits, 5 year renewal info/waiting list issue, density would allow 1 STR in neighborhood, last permits to expire are lucky permit lottery winners because less competition and higher rates, but completely opposed on the other hand if on list of STR losers, what is the planned implementation date
Zan Northrip	Apr 17	Pacific City	Core issue driving the activity and angst is an extremely small minority of STR operators who don't follow county rules, refusing to issue new STR permits is a defeatist response that basically gives up on enforcement, create an enforcement regime with teeth, analogy to reckless drivers - we don't refuse to issue more drivers licenses, instead we punish the reckless drivers, any economic impact analysis that stops at the effect on TLT will be grossly inadequate and misleading, capping permits without an analysis would be negligent and reckless, stripping economic rights, deferred compliance with rotating waiting list is not conducive to mortgage payments, restrict buyers, permit have & have nots - allowing via transfer cuts out someone under development, residents will have to wait years because the county allocated special property rights to some, but denied others, support strong enforcement, only cap to support is one for all owners but restricted to a certain number of rental nights per year, anything else futile to defend, stating it's not land use doesn't make it so
Brenda Huffstutler & Kevin Wingert	Apr 16	Netarts	Happy Camp - vacation rental spot for 100+ years, STR long existed in the fabric and economic engine of TC, daughter with sensory issues & challenges that make travel impractical, loves ocean, subjective complaints against STRs, no clear data or analytics, issues being legislated without data to confirm real and tangible problem, parking tags for residents, 250 ft is a football field, no one has that much space, historically rental cottages, bedrooms & parking tied together is not tenable. additional regulatory burden is a draconian arbitrary connection, unintended consequences, many of these measures will result in elimination of established STRs, left with day-trippers, STRs support local businesses
Leslie Kay	Apr 16	Oceanside	Augusta Rule STR permit holder, no support for distance limitations, percentage caps inequitable outcomes, propose tiered permits: 365 nights,



			30, 14 or less (Augusta Rule), have not rented since 2019, but maintain my permit
Janell & Doug Dixon	Apr 17	Rockaway	Voters, STR owner, no complaints, 250 ft rule no support, 2nd of 4 STRs in a row, who keeps their permit, OCH questions put off by the county, steamrolled, lawyers rejected a seat at the table, we need info, expensive lawsuit
Lloyd Hayne	Apr 14	Avalon West Oceanside	Analysis of 250 minimum distance - devastating to existing STR license holders, urge county not adopt, maps attached
Rachael Winters	Apr 17	Pacific City	We are in the minority group in great need waiting for permits, humbly asking for a permit so not forced to sell, pause has brought on anxiety and financial hardship
OCH - Rob Govender Towle	Apr 14	Tillamook Co	STR Permit Holder Survey - Top 5 Concerns
John & Maria Meyer	Apr 17	Neahkahnie	1940s, appreciation to promote livability, support for concerns in Tonkon Torp letter, current permits grandfathered & transferable, land use, no different codes, no indemnification of the county, please put on agenda, avoid litigation
James Fazio	Apr 17	Netarts	14 acres, proposed ordinance runs counter to entrepreneurship goals, these conditions imposed by this ordinance make the future of our endeavor in TC very doubtful, will not provide more housing for resident workers, draconian, will reduce tourists and income, concerning a govt entity can dictate the number of businesses allowed in a community, floor & site plans, proof of access unnecessary, unchecked discretion to any county administrator is frightening, have abundant parking, eliminating hosting of small events is a problem - we hold weddings, receptions, reunions, retreats on our spacious lawns, no problems, no support for roadside sign requirement - do not want to alert passerby that our remote property is a rental, RVs ok, have already lost revenue/occupancy from septic limits
Jordan Winters	Apr 17	Pacific City	Implore you to consider the overwhelming support in favor of keeping STRs and not further capping or restricting this viable means of lodging, don't let

			the voice of a very few minority become the driving factor in all of these decisions
Allie Kato	Apr 17	Neskowin	250 ft buffer is an unreasonable limitation, more sense to limit the percentage within Neskowin village
Pete Stone	Apr 17	Nedonna	Need data. Noise, septic, building code only apply to STRs, occupants all doing the same so new rules are punitive, minimal complaints, reference to Marion County's noise ordinance, violation of state law to require complying with current building codes, why reinspect septic when approved at time of construction, rule-making without determining legality or basing on real data, choose a more responsible path to avoid litigation
John Leigh x2	Apr 25	Otis	Concern about square footage requirement for bedrooms - should be accommodation for small houses with limited bedroom space - exempt 1-2 bedroom homes
Kristie Carter	Apr 24	Oceanside	2021 purchased land in Oceanside, already underway planning when pause hit, consider enforcing current rules before capping additional permits, we love Oceanside, privilege to own a vacation home and share, could new construction be allowed a permit since it's not impacting current housing numbers, ban fireworks, no transferability for permits as its not fair to not have the same opportunity, focus rules on revoking permits vs capping them
Nancy (Kat) Nordland	Apr 24	Neskowin	Oppose: 1% increase, minimum occupancy standards, current building codes. 1% removes property rights, limits growth, removes revenue, do not create ghost towns, supports qualitative (3 STRs within 500 ft), minimum occupancy - oppose - have a long term guest, provides needed housing, please do not make occupancy a contingency on being permitted, my choice, requirement to have 50-70 year old cottages meet current building codes is ludicrous, safety inspection should suffice, 16 years STR without a complaint, requirements are overreaching and infringe on property rights, please revise or delete
Thomas Pak	Apr 23	Manzanita	Deeply concerned about efforts to 'manage' STRs, necessary growth must be



			mirrored by simultaneous growth in tourism, uncontrolled transformation into STR not sustainable nor desirable, but unfairly limiting STRs or stripping property owners of their rights is un-American, decisions need to be data driven, decisions made by anecdotes and 'feels' are destined to cause harm, data must support that limiting STRs will correspond to reduction in complaints. Support to require local manager, zoning and revenue from STRs to build affordable housing, enforcement of the visitors misbehaving, decisions must be data driven
Katie La Rosa Nordt	Apr 23	Oceanside	New occupancy rules will significantly reduce the number of people who can rent spacious home, used to sit empty with owners who lived 5 hours away, now a part of the community, intrusive big government, our home helps the local community compared to its previous use
Maureen Bradley	Apr 28	Pacific City	Purchased a "fixer-upper" - major remodel last year - neighbors express gratitude, proposed revisions are too restrictive, against the 30 day rental requirement will inhibit owner' abilities to make improvements, hard to find complaint data, likelihood of lawsuits
Todd Huegeli	May 1	Pacific City	Kiwanda Shores - STRS provide necessary and vital service for the community, small businesses are vital, revenue, not aware of complaints, caps will likely hurt small businesses, if permits not transferable value of properties will drop, many forced to sell
Dennis & Janet Broderick	May 1	Nedonna	Strongly encourage support of health STR relationships that makes them affordable, safe, and plentiful, hire local, part of local economy
Tom Cooper	May 1	Rockaway	Suggest moderation with STR amendments, concerns with existing permit holders being forced to modify their homes to comply, no complaints in 15 years, use local businesses, quirky old beach houses, remove fence for parking, ceilings low, families gather, a shame to jeopardize this with excessive regulations, despite the fact that I contribute a significant amount of STR and tax revenue I don't even have a paved street in front of my houses, I feel like I'm paying the price for complaints from Neahkahnie

Janell Dixon	May 1	Rockaway	Several STRs and no problems with visitors, good instruction from STR hosts so guests know where to put trash and access beach, can't say the same for a few full time residents here, residents feel entitled, don't assume all neighborhood issues are caused by guests from out of town
Brian Johnson	May 1	Rockaway	Without an STR permit, we would have to sell our home, love our place at the beach, rely on partial income, ample parking, never a complaint from neighbors, we are homeowners who play by the rules
Dave Vandehey	May 1	Neskowin	Purchased a vacant lot in Neskowin with plans to build home to share with others with STR, can't afford as personal vacation home only with no rental income, now we may never build because we may not get a permit, risky position, these are vacation/tourist destinations, if the full time residents don't like that, then they have chosen the wrong place to live, Oregon coast not reserved for those who can afford their a place of their own, we may sell our lot, probably at a loss, because it's not worth as much given the new STR restrictions, focus on better enforcement of current regulations, not adding new, not well thought out new restrictions
Gabriele Schuster	May 1	Nehalem	350 sq ft house - planning on retiring there in 4 years, rent in the meantime to only 2 people, quiet guests, new STR rules too restrictive, one size fits all does not work, my guests have complained about a full time resident playing loud music and burning garbage, supports extending rules to full time residents, if these new rules go into effect I will shut down my rental with the result of not promoting tourism at the coast, local businesses will suffer
Dan Myers	May 1	Pacific City	Reasonable regulations, simple rules, TC not transparent about how many complaints received, county may be creating a nightmare for the county and current STR owners, new regime of rules, staff to enforce it, bulk up costs, burden the county without making a meaningful difference for residents, support fees but why not fees to large hotels and large commercial properties, why new names for permits, county is creating a whole new structure to solve a problem that doesn't exist, supports targeted fixes, reducing and restricting STRs may make traffic and headaches from visitors with no good options to stay locally, shorter visits, spend less

Bob Arthur Taylor	May 1	Tierra Del Mar	5th generation PC, area has dramatically changed over time, consider that STR owners have a vested interest to be good neighbors, livability concerns stem from day tippers, support private security company to monitor STRs, fair & reasonable to grandfather in pre-pause denial cases when building, those cases have negligible impact, but owners face serious financial hardships
Paula O'Gorman	May 1	Tierra Del Mar	20+ years renting, no problems, need rental income to purchase, please do not pass any restrictions on our ability to rent our home
Cathi Hardwood	May 2	Pacific City	4th generation, STR permit since 2016, never a complaint, concerned about permit being replaced with a registration certificate
Lindley Leahy	May 2	Neskowin	Operator of Willamette Coast Ride, rent 5-7 condos at a time for clients, frequent Neskowin Trading Post & Cafe, these conveniences in small towns like Neskowin would not be here year round if it weren't for the tourists that support them heavily in high season, support reasonable & common sense regulations, STRs important to beach accessibility
Bill Ruecker	May 2	Visitor	Prefers STRs to hotels, do not support revisions, economic damages, huge liabilities and loss of tourist dollars, land use, proposed damage clause for decreased value could cost millions for TC, tax base will suffer, no special rules beyond fees and licensing should be required, complaints must be dealt with uniformly through TC
Carolyn Kinsley	May 2	Neahkahnie	Concerned that STR street signs will make residential areas look commercial, supports discreet but visible signage at entrance door, wants to be able to remove signage when family in residence, Neahkahnie deliberately has larger lots, no street lights, no sidewalks, no STR signs
Roberta Lindenfelser	May 2	Neskowin	Studio condo in family for decades, part-time community members, provide income to those who live/work full time in the area, only 1 problem in years of renting, committed to being a benefit to the community, decisions based on data, not squeaky wheels, blanket rules based on Neahkahnie complaints will cause widespread collateral negative effects on the rest of the county, please enforce existing regulations, transferability, vital part of coastal economy,



			regulating STRs out of existence or severely limiting them is not the solution, currently most STR owners are private citizens, lets work together
Tillamook Chamber of Commerce Justin Aufdermauer	May 3	Tillamook County	Support removing cap & density limits from Ordinance #84, allow proper assessment of the new regulatory and enforcement measures being imposed and the economic impact to be adequately assessed while ensuring enhanced livability for TC residents, 1% cap above current STR levels allows for extremely limited growth as it does not keep up with economic factors, so limiting that it will establish a stagnant economy that will damage the quality of life, 1% increase will choke out many small businesses that rely on tourism, due to severity of this decision, urge consideration of increasing allowance to 2% annual increase each July, collecting data, 3 year sunset clause as protection for economic growth, TC coming out of an unprecedented, pandemic induced, flood of visitation that is bound to level out due to economic downturn we are seeing nationwide, implementing overly restrictive policy without economic evaluation is poor policy making and inevitably will be fraught with unintended consequences
Justin Leahy	May 3	Neskowin	Support STR permits - excellent area for tourists and tax dollars
Lindsey Boccia	May 3	Netarts	Invested in permits with intention to obtain STR, already reduced plans to offset rising construction costs, ask to be one of the 1%, no other way to recoup all our costs, read 1000 pages of Tillamook comprehensive plan with plans to increase access for people to enjoy natural value, non-STR owners should have equal rules
Lindsey Boccia	Feb 15	Netarts	Comments not included previously, very upset, \$34k spent all for a home that is now too expensive to build with no STR option, permit sitting on your desk has since expired, if new policy too restrictive we will be forced to sell
Sharon Babkes	May 2	Unknown	If and when pause is lifted, please grant new permits based on order of COI receipt, serious financial hardship, I've had occupancy since Aug 2022 and struggled to finance this home, strain on my family, turned into a nightmare
Nicole Ralston	May 3	Pacific City	We continue to post these public comments, without it seeming that anyone

			is reading them, our voices are not being heard, specifically harming one small group, simply not true about a grace period, 1% plan is worrisome, we are all going to be fighting for a spot in line, it seems we may be permanently shut out of ever obtaining a permit, we took vacant land and made it beautiful, paying thousands in property taxes and cannot afford mortgage without renting part time
Gina Burton	May 3	Nedonna	Before imposing restrictions on responsible owners, please do your research to determine how effective your decisions will be to our community etc...
Florin Dragu	May 3	Neahkahnie	Concerned about 1%, historically 2nd homes, not for a few rich people, seems very selfish, traffic, noise, and number of people is increasing everywhere, day trippers create more traffic, noise, parking, supports limiting the number of STRs a single owner or owner of multiple LLCs can have, sensible rules without stopping new STRs
Desiree Mac	May 4	Nedonna	5 yr STR owner, rules wildly one-sided, family history Rockaway, rent to afford and share, invested a lot, stigmatized, demonized by disgruntled locals, need concrete complaint data, vs full-time complaints, locals don't park in their own driveways, hypocritical, privacy concerns for signage & if for safety then all homes need, noise issues are from long term renters, unrented properties not maintained, STRs deserve more credit, punish those who don't obey, family photos included, we are a law and rule abiding family trying to make memories & share our beach home
Carol Herzog x2	May 4	Pacific City Seawatch	Supports reasonable rule changes, many offered without good data, HOA allows STRs, HOA tracks complaints, all complaints were parking related to homeowners, TC overreacting, expensive and protracted litigation, infringe on owners property rights, land use, illegal taking
Penny Erickson	May 4	Pacific City	Flawed process, over planning, over correcting by creating rules not substantiated by data or facts, unintended consequences, lawsuits, manage problems that actually occur, use TLT to hire an enforcement officer, revoke permits for breaking rules rather than punish all STR owners, ensure full-time residents are good neighbors too, economic benefits

James Jim Hall Hawk Creek Cafe	May 3	Neskowin	1% cap, home & business owners, unreasonable to limit how we may use our home, illegal infringing on our property rights, very concerned for long term health and viability of our business if STR growth is limited, serious negative impact on annual sales revenue, winter recession, shoulder season sales revenues insufficient to cover operating expenses, make up with strong summer season primarily result of tourist activity, offer full time employee benefits, constrain our ability to maintain and grow, may need to shutter during some or all shoulder season to remain viable, we are only full service dining in Neskowin, urge not to adopt heavy handed restrictions at this time
Zach Clement	May 4	Unknown	Caught in process of building when moratorium was forced, supports exception for those in process of building, lack of empathy from BOCC, carve out room in upcoming regulations by allowing permit growth before new regulations
Lloyd & Linda Hayne x2	May 4	Avalon West Oceanside	Supports reasonable changes, no compelling data suggesting an overhaul is needed, meeting current building codes painful and expensive, harassment component to discourage legitimate use of property, no complaints in last 10 years of STR use, TC diverse environment, appalled at efforts to twist the ordinance into something it is not to skirt the protections afforded to homeowners by state land use and constitutionally protected property rights, licensing will result in expensive and lengthy litigation, compensation is ludicrous, won't stand up in court
Jennifer Akiyama	May 4	Neahkahnie	Support current regulations, disagree with county's attempt to remove land use, support collection of data and enforcement of current regulations, and transferability, not certificates, Neahkahnie homeowners since 1957, renting since 1970s, low flow water efforts, support local, very few hotels, affordable accommodations important to keep coast accessible
Pete Stone x2	May 3	Nedonna	2 issues need attention: 1. Noise - simply absurd, non STR neighbors have no noise limits, references Marion County's noise ordinance, call logs, minimal extra work for sheriff, 2. Septic, STRs already permitted for septic, DEQ inspection every year requirement is excessive and punitive, supports reasonable and equitable rules for all



Justin Jones	May 8	Neskowin	Nesk C commercial - exempt from density & caps
Alan McRobert x4	May 4	Netarts	Detailed DO feedback, 2021 building codes prohibit requirement for 2021 code, closet no impact on health, safety, welfare, invalidates present STR permits, limiting transfers unduly harms owners, parking size retroactive not legal, 60 days for major repairs is impossible
Rachael Winters	May 8	Pacific City	Incredibly discouraged, vacant home sitting empty, not allowed grace period for license, concerned about 1%, waiting patiently, excluded for a year
William Hibbitts	May 8	Neahkahnie	8485 Treasure Rock Rd parcel, bought with plan to rent and discussed with TC about regulations and asked if TC would change rules about STR and she said, "No way! The county makes too much money on STRs to do away with the program" - purchased, and feels mislead, could be financial burden and loss, can I build LTR with STR? During covid the locals didn't sustain the local businesses, TC you can only eat the golden goose once - then it's gone
John & Maria Meyer	May 5	Neahkahnie	Need complete data, vocal & spirited group in Neahkahnie with legit concerns, but far outweigh comments from the rest of the county, no complaints about their STR or neighboring STRs, historical role of STRS need to be recognized, caps and transfers need to be protected by grandfathering, enforce current regulations before adding new, concerns for permits being replaced with RCs, reference CA coastal commission, economic role of tourism, vital for public beach access, balance, caps 1% with room for growth, current permits transferable, grandfathering, community wide dark skies, reasonable distance limits new permits, reference Clatsop ballot measure, helping small cluster or people with money and means makes their gates a little higher
Shiara Powell	May 4	Pacific City	Reassured by county prior to buying, surprise freeze on new permits, specifically excluded from grace periods, treating our family like a faceless corporation, current permit holders benefit the most, grandfather in those who had intent of applying for STR permit
Emily Draper	May 5	Oceanside	Concerns about additional work for building inspector, planning, zoning staff,

			and sheriff, prefer county enforce existing rules, no existing STR permit should be in jeopardy, all grandfathered per requirements at time of licensure, legal battles, compensation claims, appeals, measure 49, existing STRs - 12 months for major repairs, no caps and buffers for existing, parking grandfathered with smaller spaces, allow musical instruments, contact person 24/7 within 30 minutes unreasonable - only apply to problem STRs with multiple complaints
Margaret Page x2	May 6	Realtors TC Board	Supports responsible STR use, but restricted or banned, significant harm to local economy, pause has already lowered sale prices by as much as 7%, National Association of Realtors Initiatives Analysis legal land use attorneys: Impairs the right of private property owners to STR, mandatory inspections, unfairly impose onerous occupancy, noise, quiet hour, parking regulations on STRs vs non-STRs, requiring a person to respond places them at risk of physical harm, and arguably requires private citizens to perform what should be a public policing function... renting one's home is a core right of property ownership, not a privilege, ADU prohibition contrary to private property ownership, lack of warrant for inspection vulnerable to challenge under Fourth Amendment, Unconstitutional Conditions Doctrine by withholding STR certificate unless the owner consents to a warrantless inspection, no rationale for imposing more demanding rules on STRs - county should adopt general regulations rather than singling out STRs, forced evictions negative impact on tourism - bookings should be honored upon permit revocation unless immediate safety issue, many drafting errors and inconsistencies, building codes issue
Ty & Kelly Milford	May 8	Cape Meares	STR, all should be allowed, but the bad ones should not prevent the good from being in operation, tourism, tax revenue, home maintenance, jobs, VRs have long been a staple on the Oregon Coast, enforcement, imposed against those properties before penalizing the system as a whole
Scott Hohensee	May 8	Pacific City	Concern about inordinate amount of subjective decision making power that will be vested in the STR administrator, music & conversation at respectful levels should not be prohibited, top heavy and cumbersome with pitfalls



			intentionally placed to catch STR owners in positions of non-compliance
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## Lynn Tone

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**From:** Kathy Oullette <kathyoullette@gmail.com>  
**Sent:** Thursday, June 8, 2023 5:22 PM  
**To:** Lynn Tone  
**Subject:** EXTERNAL: STR Ordinance communications / written testimony

[NOTICE: This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Sorry I cannot attend, hopefully you can get this filed for me - thank you!

Public comments regarding STR ordinances and livability in Neskowin with high STR percentage

We retired here 9 years ago. We have been impacted by STR activity in relation to garbage control, traffic, parking issues, noise and fireworks which was fairly nonexistent when we moved here. We have multiple STR's in our concentrated neighborhood where other homes are either lived in full time or owned as full time family vacation property. Some homes appear to rent (regular traffic with different vehicles) and are unsigned. After time you know the families that own or regularly come. The STR business impact has changed the neighborhood. It's a nuisance to have new visitors day to day or week to week. You often end up providing directions, address speed violators, monitor parking and garbage within the neighborhood properties that are STR's. With these considerations we support a percentage cap as a required assessment within neighborhood communities to limit the number of STRs in each community.

Density limits with CAP - IN FAVOR!

We strongly believe that NO Transfers of permits/licenses should be grandfathered for ANY STR. This requires a process where licenses are managed until filled to a percentage cap. Why is our home determined to have a lesser value if it does not have a transferable permit? Why is Tillamook County 'creating value' to property based on a permit/license holder? This is an unfair situation for those without permits and Tillamook County should remove the condolence that creates this unfair leverage and eliminate transfers in all cases. Should I buy a permit to increase my home value when it is for sale???

No Transfers period - IN FAVOR!

We desire a community to engage in local activity that benefits all who live here and are personally invested in their homes and neighbors. When part time vacations are here, they are here to vacation and use the properties how they want. We heard many people say they want to retire here after STR activity to fund their home when the time comes. What they do not recognize is that they will be impacted by the same lack of community investment of vacationers and STR owners that do not share in community involvement. People that buy 'FOR PROFIT' business aspects should be treated like a business with increased guidelines. Businesses do not belong in our neighborhoods. We understand the single beach home owner, living the dream, having to rent to make ends meet. Single families making a beach investment is great, get a permit, rent as you can. But permits are not guaranteed. If you can't afford it, then sell it - it's that simple. Allow our neighborhoods to be collective quiet locations of nature and beauty, not party homes that take over neighbors rights and disrupt day to day life.

Family over Business - IN FAVOR!

Kathy & Russell Oullette  
Neskowin Oregon

To: Tillamook Board of County Commissioners  
Tillamook County Community Development  
publiccomments@co.tillamook.or.us  
mfbell@co.tillamook.or.us  
dyamamoto@co.tillamook.or.us  
eskaar@co.tillamook.or.us  
sabsher@co.tillamook.or.us

From: Michael Smith  
34040 Ocean, Pacific City Oregon 97135  
Short Term Rental Owner

Re: Support for all comments and legal concerns submitted by Oregon Coast Hosts

My name is Michael Smith and I am Short Term Rental Owner. I wish to put on the record all of the comments and legal concerns Oregon Coast Hosts have made in the past regarding Short Term Rentals. Many of these issues were raised at the last hearing and in hundreds of public comments, but the new draft does not address them. As written, if this draft proceeds to a vote and is approved, then there may be litigation.

Our family has owned this property since 2015. We bought the ocean front lot in 2015. We completed the home in 2016. Upon Certificate of occupancy I obtained an STR permit. This STR permit has continually been valid..

These are my top 3 general concerns:

- Replacement of current permits with licenses
- Restrictions on transferring property with the STR permit intact are unlawful
- Oregon's beaches are public, and restricting STRs will limit public to access the beach, especially in areas with no hotels

These are my top 3 operational specific concerns:

- Buffers are a problematic and inherently inconsistent tool: if STRs are a nuisance to permanent residents, and one street is all STRs, isn't it better that STRs only have negative effects on other STRs?
- Noise: Tillamook County needs a noise ordinance. Prohibiting "other noise" during quiet hours beyond property boundaries is unreasonable and inequitably punitive. Examples: AC unit running, car pulling into a driveway, a guest sneezing, a baby crying, etc. Reasonable decibel guidelines are needed so that the regulations are clear and fair.
- The maximum occupancy fails to account for unique, over-sized properties where short term rental is the bona fide "highest and best" use.

I support fair and balanced STR regulations. Balancing the historic seasonal home ownership of our community with property rights and livability can be done with evidence-based regulations and enforcement. To truly impact livability, the rules regarding top nuisance concerns need to apply equally to all homeowners and residents.

Sincerely,

Michael Smith



## Lynn Tone

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**From:** Public Comments  
**Sent:** Tuesday, June 13, 2023 1:46 PM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: STRs & Oregon Coast Hosts

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**From:** john meyer <jkmsf@outlook.com>  
**Sent:** Tuesday, June 13, 2023 1:39 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: STRs & Oregon Coast Hosts

[NOTICE: This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Tillamook Board of County Commissioners,

We support Oregon Coast Hosts and their efforts to preserve property rights in Tillamook County. They care about our communities and have done a wonderful job of bringing the vacation rental community in Tillamook County together.

Thank you,  
John and Maria Meyer  
8015 Neahkahnie Rd  
Nehalem

To: Tillamook Board of County Commissioners  
Tillamook County Community Development  
publiccomments@co.tillamook.or.us  
mfbell@co.tillamook.or.us  
dyamamoto@co.tillamook.or.us  
eskaar@co.tillamook.or.us  
sabsher@co.tillamook.or.us

From: Mark Gibbs  
1041 S Castle Lane, Tillamook, OR 97141  
Tillamook County Homeowner without an active STR permit

Re: Support for all comments and legal concerns submitted by Oregon Coast Hosts

My name is Mark Gibbs and I am Tillamook County Homeowner with an active STR permit. Many issues were raised at the last hearing and in hundreds of public comments, but the new draft does not address them. As written, if this draft proceeds to a vote and is approved, then there may be litigation.

My family has owned this property since 2018. It has always been our dream to own a home at the beach. To make this dream possible we purchased a home with a rental permit to help with the costs until we can some day utilize our home on a full time basis.

These are my top 3 general concerns:

- Replacement of current permits with licenses
- Restrictions on transferring property with the STR permit intact are unlawful
- State building code prohibits forcing historic buildings to “come up to code”

These are my top 3 operational specific concerns:

- 24/7 Contact Person - The immediate response requirement is unreasonable; even first-responders (Fire, Sheriff and Ambulance) cannot respond that quickly every time. \$100 charge to change contact person will discourage frequent changes, which are necessary due to 24/7 requirements. An online registration which allows owners or property managers to login and update the contact person in real time is an ideal solution that can be integrated with Granicus.
- Parking requirements are onerous, our home was the second built on our street and does not have a garage or dedicated driveway. Often our primary parking space is occupied by other households. The requirements for on street parking approvals by the county are not something that we feel we can meet when we can't even guarantee a space for ourselves.
- Item 7 under section .050 Section A “Notice to Neighbors” is an unreasonable rule that is intrusive to our personal business. While it is important to be a good neighbor in all instances, sharing specific information related to our property and how we choose to operate it is not the business of our neighbors.

I support fair and balanced STR regulations, as proposed the current regulations are not fair and balanced, they are overburdensome and designed to force the will of the county onto individual property owners and infringe upon our property rights. Balancing the historic seasonal home ownership of our community with property rights and livability can be done with evidence-based regulations and enforcement. To truly impact livability, the rules regarding top nuisance concerns need to apply equally to all homeowners and residents.

Sincerely, Mark Gibbs

To: Tillamook Board of County Commissioners  
Tillamook County Community Development  
publiccomments@co.tillamook.or.us  
mfbell@co.tillamook.or.us  
dyamamoto@co.tillamook.or.us  
eskaar@co.tillamook.or.us  
sabsher@co.tillamook.or.us

From: Heather Weigler  
5575 NW 4th Street, Tillamook, OR 97141  
Short Term Rental Owner

Re: Support for all comments and legal concerns submitted by Oregon Coast Hosts

My name is Heather Weigler and I am Short Term Rental Owner. Many of these issues were raised at the last hearing and in hundreds of public comments, but the new draft does not address them. As written, if this draft proceeds to a vote and is approved, then there may be litigation.

My family has owned this property since 1977. This home has been in my husband's family since he was a baby, and we want to be able to give our children the same magical experience of the Oregon coast he has growing up. Having a well managed short term rental allows us to do that while sharing that joy with other families while making sure the property is well maintained and looked after. .

These are my top 3 general concerns:

- Replacement of current permits with licenses
- Restrictions on transferring property with the STR permit intact are unlawful
- Property owners cannot lose property rights solely based on conduct of someone else.

These are my top 3 operational specific concerns:

- Requiring either a closet or clothing organizer is outside the scope of STR regulations.
- Requiring an annual septic inspection is excessive and cost prohibitive.
- Revocation for 3 or more verified violations of ANY local ordinance, state or federal regulation within a 12-month period

I support fair and balanced STR regulations. Balancing the historic seasonal home ownership of our community with property rights and livability can be done with evidence-based regulations and enforcement. To truly impact livability, the rules regarding top nuisance concerns need to apply equally to all homeowners and residents.

Sincerely,

Heather Weigler

## Lynn Tone

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**From:** Public Comments  
**Sent:** Tuesday, June 13, 2023 1:46 PM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: STRs & Oregon Coast Hosts

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**From:** Laurie Balzer <searchingwoman52@hotmail.com>  
**Sent:** Tuesday, June 13, 2023 1:19 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: STRs & Oregon Coast Hosts

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Tillamook Board of County Commissioners,  
I support Oregon Coast Hosts and their efforts to preserve property rights in Tillamook County.  
Thank you, Laurie Balzer, Pacific City Heights  
Sent from Mail for Windows



## Lynn Tone

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**From:** Public Comments  
**Sent:** Tuesday, June 13, 2023 2:15 PM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: Support for Comments and Legal Concerns of Oregon Coast Hosts

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**From:** john meyer <jkmsf@outlook.com>  
**Sent:** Tuesday, June 13, 2023 2:09 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: Support for Comments and Legal Concerns of Oregon Coast Hosts

[NOTICE: This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

To: Tillamook Board of County Commissioners  
Tillamook County Community Development  
[publiccomments@co.tillamook.or.us](mailto:publiccomments@co.tillamook.or.us)  
[mbell@co.tillamook.or.us](mailto:mbell@co.tillamook.or.us)  
[dyamamoto@co.tillamook.or.us](mailto:dyamamoto@co.tillamook.or.us)  
[eskaar@co.tillamook.or.us](mailto:eskaar@co.tillamook.or.us)  
[sabsher@co.tillamook.or.us](mailto:sabsher@co.tillamook.or.us)

From: John and Maria Meyer  
8015 Neahkahnie Rd  
Short Term Rental Owners

Re: Support for all comments and legal concerns submitted by Oregon Coast Hosts

My name is John Meyer and my wife and I own a vacation rental in Neahkahnie. Many of these issues were raised at the last hearing and in hundreds of public comments, but the new draft does not address them. As written, if this draft proceeds to a vote and is approved, then there may be litigation.

We have owned this property since 2017. Our family has been coming to the Oregon coast since the 1940's. Our vacation rental is a second home to us, our four children and six grandchildren and friends of our family spend a good part of the year visiting. .

These are my top 3 general concerns:

- Restrictions on transferring property with the STR permit intact are unlawful
- Oregon's beaches are public, and restricting STRs will limit public to access the beach, especially in areas with no hotels
- Any classification of STRs as commercial or business use is not accurate - STRs are residential use.

These are our top 3 operational specific concerns:

- 24/7 Contact Person - The immediate response requirement is unreasonable; even first-responders (Fire, Sheriff and Ambulance) cannot respond that quickly every time. \$100 charge to change contact person will discourage frequent changes, which are necessary due to 24/7 requirements. An online registration which allows owners or property managers to login and update the contact person in real time is an ideal solution that can be integrated with Granicus.
- Exterior Signs - Requiring expiration dates on exterior signage is wasteful as it will necessitate new signage annually, may violate HOA rules, may invite vandalism and trespassing, especially in places where the home is not visible at all from the public right of way.
- Provision is needed to protect STRs from harassment via unfounded complaints.

We support fair and balanced STR regulations. Balancing the historic seasonal home ownership of our community with property rights and livability can be done with evidence-based regulations and enforcement. To truly impact livability, the rules regarding top nuisance concerns need to apply equally to all homeowners and residents.

Sincerely,

John and Maria Meyer

## Lynn Tone

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**From:** Public Comments  
**Sent:** Tuesday, June 13, 2023 2:16 PM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: Tillamook County Ordinance 84 - Short Term Rental Ordinance Revision

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**From:** MARCO SERELL <twovalve@comcast.net>  
**Sent:** Tuesday, June 13, 2023 2:04 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: Tillamook County Ordinance 84 - Short Term Rental Ordinance Revision

[NOTICE: This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

June 13, 2023

### VIA E-MAIL

Tillamook County Board of Commissioners  
201 Laurel Avenue  
Tillamook, OR 97141  
Email: [publiccomments@co.tillamook.or.us](mailto:publiccomments@co.tillamook.or.us)

Re: Tillamook County Ordinance 84 – Short Term Rental Ordinance Revision

Dear Commissioners:

Thank you for the opportunity to comment on the Ordinance 84 Short Term Rental Ordinance (STR) revisions. We are offering comment as we are concerned about the pending revision of the STR regulations and the potential taking away of our STR use and resulting loss of income.

We are long term residents of the Portland area and the owners of a home located in the Horizon View Hills area of Neskowin. We have owned the home for 50 years and have been operating as a Short Term Rental for about 15 years, renting about 90 nights per year to help offset the cost of owning and maintaining the home. We have never had a complaint.

Our concerns:

1. We reject the premise to the revised Ordinance, stating “that the transient rental of dwelling units has the potential to be incompatible with the residential neighborhoods in which they are situated and to have a damaging impact on the livability of those neighborhoods” as described in Section .020 Purpose and Scope. We question the County’s reasoning and evidence of this conclusion. We were among the first to build a home in the Horizon View Hills neighborhood. We contribute to our Horizon View Hills Roads association and do everything we can to be a good neighbor. We are not aware of any outstanding negative issues with short term

rentals in our neighborhood. Additionally, we believe that there is a benefit of STRs supporting the local economy. We remember a time before STRs, when businesses would shutter all through the winter into spring.

2. The proposed revision of Ordinance 84 is much more prescriptive than the Ordinance 84, Amendment 1 that it replaces. Some of the new requirements seem overly burdensome (i.e., additional building and septic systems inspections, parking requirements, 30-minute local representative) and the overall tone of the proposed Ordinance seems to discourage short term rentals. Based on this, the new requirements could potentially compromise our ability to operate an STR either by non-compliance or by increased expenses.
  
3. Taking away our ability to operate an STR will result in loss of supplemental income. This income is important to us as we are retired and live on Social Security and personal savings. Without the income from the renting of our home, it will make it difficult for us to afford.

So, in summary, don't take away our ability to make STR income and jeopardize the ongoing ownership of our beach home.

Sincerely,

Marco Serell and Laurie Serell-Homan  
Owners of 42805 Sundown Way, Neskowin, OR 97149

## Lynn Tone

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**From:** Melissa Jenck  
**Sent:** Tuesday, June 13, 2023 2:28 PM  
**To:** Lynn Tone  
**Subject:** FW: EXTERNAL: Tillamook County Revised Short Term Rental Ordinance 84

Lynn,

I'm not sure if you are collecting testimony, but here it is.



**Melissa Jenck** (she/her) | CFM, Senior Planner  
TILLAMOOK COUNTY | Community Development  
1510-B Third Street  
Tillamook, OR 97141  
Phone (503) 842-3408 x3301  
[mjenck@co.tillamook.or.us](mailto:mjenck@co.tillamook.or.us)

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*The Department is excited to announce that we are OPEN to the public by appointment. To review the list of services provided and to schedule an appointment with us, please visit <https://www.co.tillamook.or.us/gov/ComDev/> to access the appointment scheduler portal.*

---

**From:** Lloyd Lindley <lloydlindleyasla@gmail.com>  
**Sent:** Tuesday, June 13, 2023 11:46 AM  
**To:** Sarah Absher <sabsher@co.tillamook.or.us>; Melissa Jenck <mjenck@co.tillamook.or.us>  
**Subject:** EXTERNAL: Tillamook County Revised Short Term Rental Ordinance 84

[NOTICE: This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

## STR Revised Ordinance 84 BOCC Testimony June 13, 2023

Lloyd Lindley  
8085 Kahnle Trail Loop  
Nehalem, OR 97131

Full Time Resident  
Oregon Pioneer Family, 1849 Oregon Trail  
Urban Designer for 30 years  
Transportation, Economic Development, and Public Spaces  
Fellow Emeritus American Society of Landscape Architects  
Past member of American Planning Association  
Past Chair Portland Design Commission  
Past Member Portland Forestry Commission

Madam Chair and Commissioners

Director Absher

Thank you for the hard work behind Tillamook County Revised Short Term Rental Ordinance 84

What we are seeing today is the evolution of commercial uses in Single Family Residential zones. Houses that are on contiguous properties under a single ownership and managed by commercial operators are behaving like boutique hotels and small motels that look like and act like Commercial uses. Commercial uses are not allowed in residential zones. During my career I prepared economic development strategies for commercial development. The formula is similar. A property owner/developer hires an architecture and financial team to prepare feasibility and an operator to advise and upon completion operate a property. STR's are investment properties unlike single family occupancy or B&B's. They are, in general, owned, advertised and operated as commercial overnight accommodations.

According to Oregon Coast Host, the ratio of operator managed houses in small coastal neighborhoods meets the criteria that defines a "commercial resort." The infrastructure to serve single family development in our neighborhoods and communities is not sized or has the capacity to meet the demands of a "resort community."

That all said, it is incumbent upon the County to uphold the intent of residential neighborhoods and communities to preserve their livability and sustainability. It is a slippery slope to enable workarounds that turn 4 to 8 bedroom houses into de facto boutique hotels. Again, I appreciate the work put into Ordinance 84. I'm asking that the Planning Commission adopt the following 4 points:

1. Adopt one time, no greater than 1 percent cap with no increases or annual increases contingent upon the outcome of the "Community by Community" public STR planning process.
2. Allow only a one time license transfer for existing STR's.
3. From adoption of revised Ordinance 84, issue 1 STR license per owner, per property in a community or neighborhood until such time that the "Community-by-Community" public STR planning process is completed.

4. Prepare an evaluation of infrastructure capacity to accommodate STR occupancies for fire, life, safety, and infrastructure resources.

I encourage you to incorporate the above 4 points, and vote yes in support of Tillamook County Revised STR Ordinance 84.

Thank you

To: Tillamook Board of County Commissioners  
Tillamook County Community Development  
publiccomments@co.tillamook.or.us  
mfbell@co.tillamook.or.us  
dyamamoto@co.tillamook.or.us  
eskaar@co.tillamook.or.us  
sabsher@co.tillamook.or.us

From: Misty Kjemperud  
26605 David Street, Rockaway Beach (Nedonna)  
Tillamook County Property Owner with a STR Permit

Re: Support for all comments and legal concerns submitted by Oregon Coast Hosts

My name is Misty Kjemperud, I originally moved to Rockaway Beach back in the 60's and graduated from Neah-Kah-Nie High. Due to my desire to relocate to Rockaway in the future, I purchased property in Tillamook County in December of 2021.

I was part of the Tillamook County workforce while I lived here and I feel for the employers who are struggling to acquire labor these days. I too encountered these issues in another small tourist town where housing became an issue. It's not solely due to the STR's allowed in the area, as they bring the cash flow for many of the businesses that exist due to tourism, but a compilation of reasons which I believe are more of an issue than what the STR's are being blamed for. One being low income housing with disabled or elderly residents, residents taking up housing who refuse or are unable to work, and due to the working age requirement nowadays. Students back then were the backbone to the operation of many of the businesses... and most of us lived with our parents who owned their homes or occupied long term rentals.

I applied and was approved for a STR permit prior to the cut off period last July. Many of these issues were raised at the last hearing and in hundreds of public comments, but the new draft does not address them. As written, if this draft proceeds to a vote and is approved, then there may be litigation.

My family has owned this property since 2021. We purchased our beach home to share with family and friends, and wanted the option to rent it out when we are not enjoying it or until we retire and make this our primary home. We've gone through the process of getting the STR permit, but due to all the turmoil we've decided to hold off. We've never received final paperwork, but did receive an incorrect invoice from the county for more than what we applied for. I asked for it to be corrected based on our application but was told I would have to submit a change request, which I refused to do as it was not our error. Personally, I don't have faith in the County to properly set new guidelines for the STR program... and the changes are unnecessary in my opinion.

We have a full time neighbor, who is a homeowner, running an unlicensed business out of his home. This has created extra road traffic, people turning around in our driveway, parking vehicles out front of our property, and it looks terrible as though a hoarder lives there. Add to that, three yelping dogs and two cats who like to visit our sand yard to do their duty. I wouldn't feel comfortable charging someone to rent our home simply because of those neighbors. I would like to make sure that everyone abides by the ordinance of the City/County, and have all of it be enforced.



These are my top 3 general concerns:

- Property owners should not lose property rights.
- Restrictions of STR's may bring more long term rentals which will not be supported by "pride of ownership" and will deteriorate the neighborhood.
- Restrictions of STR's will bring more section 8 housing with occupants who are unable or refuse to work, which defeats the purpose of trying to gain additional rentals for employees.

These are my top 3 operational specific concerns:

- If the BOCC will be setting the permit fees, then any annual increase from the current level should be limited to a maximum of 5%, and STR inspection fees should not be priced higher than other building inspections - This is outlined in the current STR ordinance, and has been removed.
- Exterior Signs - Requiring expiration dates on exterior signage is wasteful as it will necessitate new signage annually, may violate HOA rules, may invite vandalism and trespassing, especially in places where the home is not visible at all from the public right of way.
- How often will the STR rules and regulations be changed if the County attempts to appease those who are against STR's. I would bet that many of those who oppose STR's now, enjoyed those STR's here in the past... and I'm sure they have enjoyed STR's in other localities in their time.

I support fair and balanced STR regulations. Balancing the historic seasonal home ownership of our community with property rights and livability can be done with evidence-based regulations and enforcement. To truly impact livability, the rules regarding top nuisance concerns need to apply equally to all homeowners and residents.

Sincerely,

Misty Kjemperud

## Lynn Tone

---

**From:** Public Comments  
**Sent:** Tuesday, June 13, 2023 2:45 PM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: STR in Tillamook County

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**From:** Bert Berney <bberney@comcast.net>  
**Sent:** Tuesday, June 13, 2023 2:45 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: STR in Tillamook County

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To: Tillamook Board of County Commissioners

Tillamook County Community Development

[publiccomments@co.tillamook.or.us](mailto:publiccomments@co.tillamook.or.us)

[mfbell@co.tillamook.or.us](mailto:mfbell@co.tillamook.or.us)

[dyamamoto@co.tillamook.or.us](mailto:dyamamoto@co.tillamook.or.us)

[eskaar@co.tillamook.or.us](mailto:eskaar@co.tillamook.or.us)

[sabsher@co.tillamook.or.us](mailto:sabsher@co.tillamook.or.us)

From: Bertram Berney

5695 Fifth St NW Cape Meares OR 97149

Short Term Rental Owner

Re: Support for all comments and legal concerns submitted by Oregon Coast Hosts

My name is Bertram Berney and I am a Short Term Rental Owner. Many of these issues were raised at the last hearing and in hundreds of public comments, but the new draft does not address them. As written, if this draft proceeds to a vote and is approved, then there may be litigation.

My family has owned this property since 2022. The appeal of coastal property is not only our use but to introduce our friends from the East Coast how wonderful Tillamook County is!

These are my top 3 general concerns:

- Replacement of current permits with licenses
- Restrictions on growth aimed at existing permit holders are unlawful
- Vacation rentals have always been allowed in Tillamook County

These are my top 3 operational specific concerns:

- Requiring either a closet or clothing organizer is outside the scope of STR regulations.
- 24/7 Contact Person - The immediate response requirement is unreasonable; even first-responders (Fire, Sheriff and Ambulance) cannot respond that quickly every time. \$100 charge to change contact person will discourage frequent changes, which are necessary due to 24/7 requirements. An online registration which allows owners or property managers to login and update the contact person in real time is an ideal solution that can be integrated with Granicus.
- More than 60 day allowance is needed for major repairs flagged at reinspection - Suggest owners have one (1) full year to complete major repairs, or have applied for a building, structural, plumbing, mechanical, or electrical permit within 60 days.

I support fair and balanced STR regulations. Balancing the historic seasonal home ownership of our community with property rights and livability can be done with evidence-based regulations and enforcement. To truly impact livability, the rules regarding top nuisance concerns need to apply equally to all homeowners and residents.

Sincerely,

Bertram Berney

## Lynn Tone

---

**From:** Public Comments  
**Sent:** Tuesday, June 13, 2023 2:58 PM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: STRs & Oregon Coast Hosts

-----Original Message-----

**From:** Jami Gresham <jamigresham@gmail.com>  
**Sent:** Tuesday, June 13, 2023 2:49 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: STRs & Oregon Coast Hosts

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Tillamook Board of County Commissioners, I support Oregon Coast Hosts and their efforts to preserve property rights in Tillamook County.

Thank you,

Jami

To: Tillamook County Commissioners and Community Development Staff

From: Dave Holt, resident of Neahkahnie, Oregon

June 13, 2023

Good evening.

I would like to thank the Commissioners and the Community Development staff for the work they have been doing around this challenging situation. I also appreciate the opportunity to share a few of my thoughts on the new STR ordinance for Tillamook County.

I would like to focus my remarks on three topics – **Enforcement, Emergency Preparedness and Transferability.**

The County needs to be sure that they are collecting sufficient STR fees to fully cover the “hidden” costs for adequate STR enforcement and emergency prep supplies for our STR visitors. The County will need to be sure that these STR fees include the funding of proper **management** of both enforcement and emergency prep program for our STR visitors. Currently, enforcement is the responsibility of the county sheriff’s department, of which there are two sheriffs to oversee the entire unincorporated Tillamook County. We shouldn’t expect our under-staffed sheriffs’ department to be the solution for STR regulations enforcement.

Currently, any costs related to STR enforcement and emergency preparedness are part of the hidden costs that are being borne by property owners at large and not by revenues coming directly from the STR industry.

Lastly, I would like to state that I believe that any transferability of STR licenses under the new ordinance would be unfair. Extending the future transferability of these licenses under the new ordinance creates an **inequitable** situation for homeowners in our county who currently **do not** have an STR license and the additional value that it provides in terms of resale. Having a license to rent your home on a short-term basis appears to be a profitable business which should be rewarding enough.

Thank you for your time.