

Dear Ms Absher, Director, Community Development and Short-Term Rental Committee,

My name is Mark Roberts, a full-time resident of Neahkahnie. I'm a retired economist with 35-years of experience in forecasting, financial management, and strategic planning ... and am active in Neahkahnie/Manzanita nonprofit organizations.

I also have direct experience with short-term rentals (STRs) – I live across the street from one and, as a frequent walker and resident of this community, have ample opportunity to view and experience community/renter interactions as a resident.

I also use short-term rentals – when traveling, I like to book with STRs where I'm going. I say this to indicate I'm not "anti" short-term rentals but rather an advocate for effective and thoughtful management of short-term rentals and their impact and interaction with the larger community.

Given the Short-Term Rental Committee's review of the Tillamook County Ordinance governing Short-Term Rentals, I'll limit my current remarks to this review:

Comment #1 – Section 3

The "Purpose" of this Ordinance is specific: "regulate short term rentals in order to enhance public safety and livability within Tillamook County".

Note that the Purpose does not say anything about convenience, expense, not wanting to, not good for business, enable new investors to afford real estate investments, etc.

That is, this Ordinance speaks to safety and livability within Tillamook County – not STRs owners preferences or economic situation. Too, it doesn't say, "...anything goes because we're all making money and that is obviously good for the County."

Concerns associated with other than safety and livability in Tillamook County are, as the saying goes, 'good to know' ... but are NOT pertinent with the application of this Ordinance in its regulatory role.

With Ordinances and other laws, it is what is written rather than one's own preferences or ideas that is relevant.

Comment #2 – Section 5 Definitions

There is a key word here in this 'regulatory' Ordinance ... and that word is "shall".

"Shall" is specifically defined as "mandatory and not directory".

We're not playing with words – this **regulatory** Ordinance specifies a variety of terms and conditions that are mandatory ... for the safety and livability within Tillamook County.

Again, Sections and topics included in this Ordinance are mandatory ... and not subject to being put off until consensus is achieved, or negotiations are completed.

Frankly, the Director of Community Development is tasked with implementing this regulatory Ordinance with or without consensus ... and she must do so for the safety and livability of Tillamook County – not the convenience or financial preferences of current STR owners.

Comment #3 Definition 6(b)(A) “Contact Person”

“The owner or if designated on the application for a permit, the agent of the owner, authorized to act for the owner.” (*emphasis added*)

My comment is that this means what it says – the “Contact Person” is either the owner or the owner’s designated agent. Period. The owner may choose to designate their cleaning person as their Agent, authorized to act for the owner. I recommend some careful reflection on this designation ... but this is a key role in subsequent Ordinance sections and the Owner may make such designation ... but must abide by this designation.

Comment #4 Section 6 Standards

Not to be a ‘wise guy’, but this Standards section needs some added standards of its own.

I recommend a model, written statement (pamphlet?) describing and detailing these Standards written collectively by the Subcommittee and approved by the Director of Community Development with 80% support of industry representatives and 80% of community representatives. (I can’t help but notice that the Subcommittee is ‘over-weight’ with industry representatives i.e. nearly 50% whereas the share of STRs has reached as high as 23% so far, in the County.) Since achieving this level of Subcommittee agreement could take forever, a potential incentive for completion would be the cessation of issuing new STR permits (and renewals?) until this key, I’ll add, mandatory (“*All short term rentals shall comply with the following standards.*”) regulatory guidance necessary for the regulation for the safety and living conditions in Tillamook County, is completed.

Section 6(a)(A)

Specifically, the term “unreasonable” needs further characterization and or illustration. What is “...unreasonable noise disruptive to neighbors during this time.”?

We know this issue of noise and disruption is likely the single most contentious issue associated with STRs. This is a “livability” issue ... so its regulation and treatment is mandatory.

“Reasonable noise” may be one thing to 20- to 40-something aged renters who want to be on vacation at their special STR time at the beach ... versus we full-time, yes, retired 70+ people who have a different definition of “reasonable noise”.

Here's my definition: "If I can hear you during quiet hours while standing on my property, you are too, unreasonably, loud." I welcome the Subcommittee's definition.

Section 6(a)(C)

"The contact person shall attempt to contact a renter" (emphasis added)

Uh, 'attempt' isn't good enough. This provides WAY too much latitude to the offending party- i.e. Having a great time? Don't answer the phone! Party on!

We've got excellent cell phone coverage here in Neahkahnie ... and most of Tillamook County. No cell phone coverage? Install a phone inside the house. This is a public safety and livability issue.

All renters, owners, and contact people know, in advance, the requirements to be reachable.

Frankly, there is nothing more maddening than 'unreasonable noise disruptive to neighbors' during this (quiet) time. And, likely, nothing more dangerous for personal safety and livability than a neighbor personally confronting a renter regarding 'unreasonable noise'. Finally, it ought not be a resident's job to supervise, advise, or correct the behavior of another, temporary, renter.

Section 6(a)(D)

"The name and active phone number of the contact person shall be posted so that it is visible from outside the front entrance of the short term rental."

This information is mandatory (*shall be posted*) and a critical quality that this information should also be readable. I've attached at the back of these comments examples of permits with the required information ... and these examples demonstrate that while "visible", the signage is either so small and/or illegible that it is a mockery of meeting the forthright communication intention of this Standard. It is not fair or safe to require neighbors to closely approach an occupied rental to gain this information.

Example or model signage with more finely crafted definition of standards are needed to meet this signage requirement. We should be specific regarding the basic, legible signage which can be read by a person with 20/20 corrected vision while standing on the street looking toward the front entrance of the rental.

Section 6(a)(G) thru Section 6(a)(P)(4)

These are very important safety-oriented standards ... which I yield to others' interpretation and choices regarding these parameters.

Personally, I believe having 'sleeping capacity' as high as are currently being permitted is inherently unsafe.

The vast majority of the current housing stock being used for STRs was built for families of two, three, four, five, or maybe even six family members (or close guests) ... who were deeply familiar with the home in which they lived or frequently visited.

The current standard enables 'packing in' ("sleeps up to 14, 16, 18, even 20!) significantly more people who are unfamiliar with the structure ... and what might this mean during a potential emergency?

Section 6(a)(T)

The math behind this Standard eludes me – I can rarely make sense of it. However, I do know and believe the number of cars parked at STRs is one of the biggest issues in coastal communities.

Back to the quaint old days when families lived in houses, the typical household might have had one ... maybe two cars. Perhaps they might have a weekend guest or two ... such that on rare occasions there might be four cars, max, at a house.

Today, in the post-resident, but zoned residential area, the Sleeping Area calculations of cars needs clarity ... and a specified maximum per STR. STRs that sleep 20 need an expressed maximum.

Finally, community members who volunteer as Board members to manage community infrastructure such as water, fire, and waste management have noticed that a house built for two, four, or maybe six individuals performs very differently with substantially different use patterns when occupied by four, six, eight, ten, fourteen, let alone twenty individuals. New community investments in adequate infrastructure are now being evaluated ... including who pays for this incremental investment. More to come on this issue.

Section 6(a)(X)

This Standard is TOTALLY inadequate.

It is not IF but WHEN the next tsunami inundation occurs.

Hopefully the next Cascadia earthquake and tsunami is in the far-off future ... but you know, I buy fire insurance every year ... and I'm not upset that my house has never caught fire. I'll keep buying fire insurance.

Likewise, prudent investments concerning 'high consequence, low probability' events requires thinking, planning, and making expenditures ahead of need. The 'need' will arise with only a 15-minute warning – the earthquake. The cost of planning ahead is low compared to the absence of planning. 'Got insurance?'

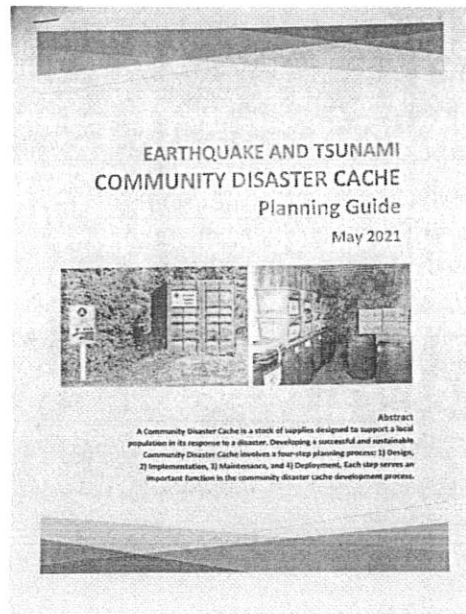
What is the County and STR industry plan for the safety of the STR community and other tourists encouraged to come to the coast via TLT-based promotions?

We'll have a 15-minute head start on providing for the needs of STR parties and other tourists for the subsequent 21- or more days, if they survive the tsunami. Food, shelter, medical care, and more when the Cascadia earthquake occurs with zero warning.

Residents have the knowledge to make informed choices – I've got my 'Go Bag' ... and since I want to eat for the subsequent 21-days or more, I've also got freeze-dried food (I have to replace it every 30-years, so I don't stress about expiration dates), fuel, water filter, and other supplies as well. I've got a neighbor's food supply, too, who has a house in the inundation zone. I practice my 'Yellow Radio' drills with the Emergency Volunteer Corp of Nehalem Bay every Thursday evening at 6 pm. I'll practice the emergency evacuation drills to my 'neighborhood pod' designated spot.

I have NOT made plans for the STR house across the street nor the STR down the street, let alone tourists parked along the beach road.

DOGAMI recommends Community Disaster Caches via a published [planning guide](#), published May 2021.



My recommendation is that Community Development takes the lead with other community emergency groups ... and either uses funds from the existing TLT monies ... or boosts the tax rate a smidge, to fund the NECESSARY emergency caches sized to the relevant rental and visitor community. These caches could be located in many areas – in Neahkahnie, the Neahkahnie Water District has multiple locations where caches are well above the tsunami inundation zone.

If we must use TLT funds to promote tourism at the coast, the least we must do is use TLT funds to save tourist lives once they are unfortunate enough to be here when 'the BIG One occurs'.

Section 8 Fees Established

"The fees established by this Section shall be reviewed annually and, if necessary, increased by Board Order in amounts sufficient to reimburse the County's costs for administering the short term rental program, except that:

(A) An increase in the annual short term rental license fee shall not exceed five percent (5%) annually.”

I've previously objected to this 5% increase limitation. The bargain between STRs and the County was that this program would not be subsidized by the County taxpayer. First, the costs of this relatively new program are still being learned ... and adjusting the costs to correctly administer the program are still being ascertained by the Director of Community Development. Second, the 5% limitation of these costs may prevent any necessary adjustment to correctly recover the actual costs of correctly administering the program and or any increase brought about by inflation of relevant costs in excess of 5%.

Added comment, as an economist ...

One thing I've heard repeatedly regarding short term rentals is that they've enabled people who are otherwise not able to afford beach property ... to afford this property via the ability to rent it out to help with the mortgage or other expenses.

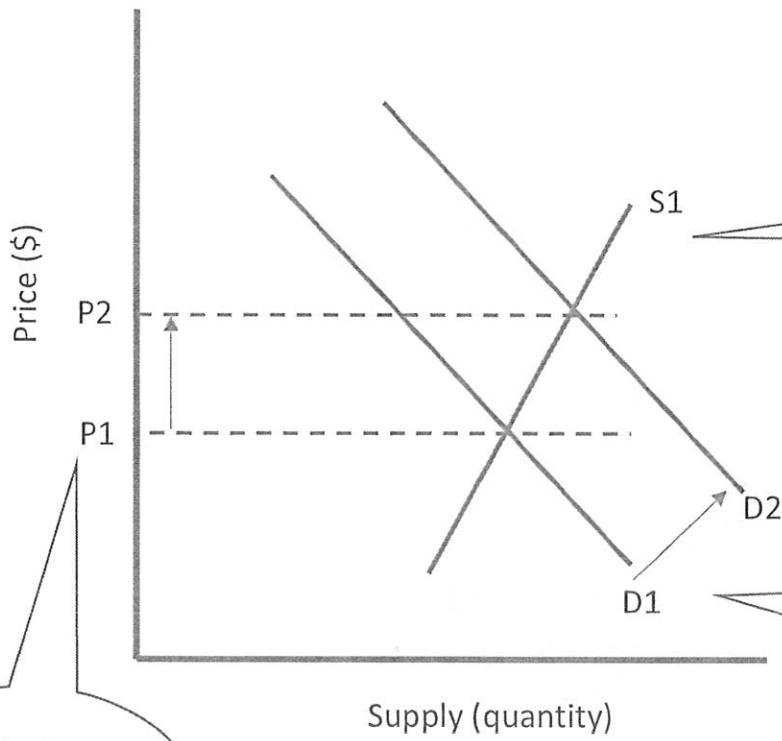
This is great news for these individuals ... though the next thought ought to be, what does this do to or for the larger community?

The short answer is that it clearly increases the price of housing throughout the (relevant) community! The theory is illustrated below, but it stands to reason that if you increase the number and financing of potential buyers, the new demand will bid up the cost of the items (houses) of interest.

Economists consider this type of question using graphs to illustrate the concept of changes in supply and demand for a good or service. Also, economists isolate the question by freezing every other aspect of our very complex economy – that is, assume 'everything else is frozen or not changing' i.e. *ceteris paribus* – other things being equal.

Why does this increase in income (STR rents) increase property prices? This new found source of income (rental income), in economic-speak, “shifts” the Demand Curve to the right for beach housing resulting in increased prices for housing. (See <https://www.thebalance.com/shift-in-demand-curve-when-price-doesn-t-matter-3305720>)

See illustration below:



Second – In the short term, the Supply of housing is fixed

First - New short term rental income expands pool of qualified buyers ...shifting the Demand Curve to the right from D1 to D2

Third – Given increased Demand and fixed Supply, a new, higher Price, P2, results

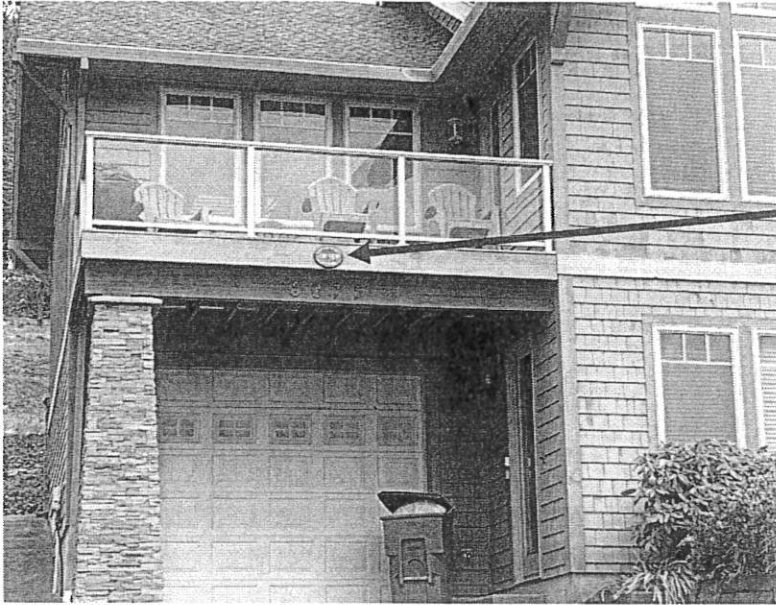
Appendix – Examples of Signage



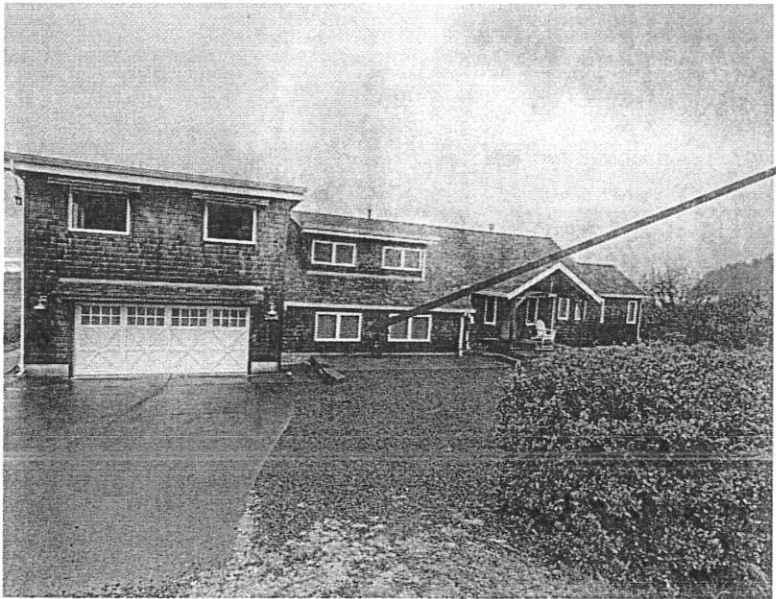
Impossible to
read from
street



Readable
from 3' to 4'



Most people
need a
telephoto
lens to read



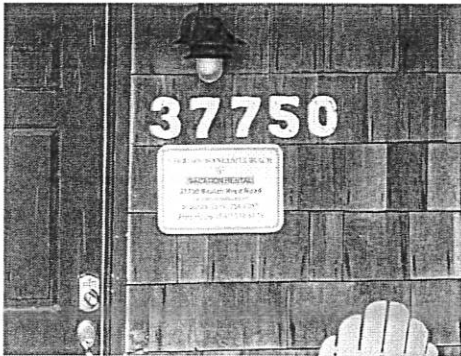
It is almost
visible;
certainly not
readable



While not
legible from
the street, it
otherwise is a
good sign



It is almost
visible; nearly
readable



Lynn Tone

From: Oceanside NA <oceansidefriends@gmail.com>
Sent: Monday, May 2, 2022 11:35 PM
To: Sarah Absher; Lynn Tone
Subject: EXTERNAL: STR Meeting Tuesday

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

Sarah and Lynn -

I am out of state and won't be able to make the meeting Tuesday. I understand that the committee is evaluating the enforcement provisions of the ordinance and would appreciate it if you would share the gist of this concept with the committee in abbreviated form and/or forward this email to committee members for consideration.

Most of the residents I've interacted with as President of our community association do not oppose short term rentals per se. They mainly object to discourteous conduct by STR customers that the STR owners themselves would not tolerate if it occurred in the neighborhoods near their own primary residences. If the conduct issue were effectively addressed, the push to cap or ban short term rentals would lose a lot of its momentum.

To be clear, I realize that STR visitors do not cause all of the problems attributed to tourists by full time residents, but that is not a reason to avoid addressing the ones that they do.

That said, I believe the current complaint and response procedures outlined in the ordinance are sufficient for the most part. Bolstering them will never make more than a marginal difference until there is an effective enforcement response when residents attempt to make use of those procedures. Currently, the quality and speed of a response depends entirely on the individual STR owner or management company to whom a problem is reported by a resident. A credible, uniform system for receiving and responding to complaints is needed to make the current procedures work as they were intended.

We all know that the Sheriff's department cannot and should not devote its resources to addressing issues like unruly pets, illegal fireworks, late night noise or illegal parking in all of the unincorporated areas where they occur. Instead, I suggest that the county or visitor's association construct a pilot program that would assemble a trained group of CIVIL response personnel (a county "Courtesy Corps"?) and assign them to patrol problem areas during peak visitor periods. This would be comparable to the "Clean and Safe" program in downtown Portland, where merchants have donated to a nonprofit fund that hires private patrols of problem areas like Pioneer Square. When I explored this concept with Undersheriff Kelly in connection with introducing it in Oceanside several years ago, he saw no immediate problems with the concept for his office and volunteered that the private tourist development at Sunriver, Oregon, near Bend operates a private patrol based on similar principles.

Under this proposal, the county would publish a single telephone number or email address for complaints that would then be routed to the local Courtesy Corps representative. They would then visit the problem location, alert the visitors of the complaint and warn that further complaints might result in a citation.

The main practical issues with this are:

1. Funding. The pilot program and any expansion should be funded from the Short Term Rental Operator's Fee. Currently, 25% of the fee goes to "law enforcement" with no direct correlation to law enforcement needs related

to short term rentals. Under this proposal, the ordinance would be amended to direct that such funds be utilized directly to address problems created by the same enterprise that is generating this revenue, i.e. short term rentals.

2. Management/Liability. I doubt the Department of Community Development would or could muster the resources to manage this - especially the liability issues. My suggestion would be to form a group comparable to the new parking enforcement entity recently formed in Pacific City/Woods. It would be important, however, to take the steps necessary to bring and insure the "Corps" under the county's Tort Claims Act purview.

This is as far as I can take the idea. It is one of the ideas being proposed for Oceanside in the event it incorporates, but it seems at least potentially feasible for incorporated communities as well.

Respectfully submitted,

Jerry Keene

3.

Lynn Tone

From: Sarah Absher
Sent: Monday, May 23, 2022 5:21 PM
To: Lynn Tone
Subject: Please suspend short-term rental applications

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

From: John Osburn <[REDACTED]@comcast.net>
Sent: Monday, May 23, 2022 4:59 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Cc: Sarah Absher <sabsher@co.tillamook.or.us>
Subject: EXTERNAL: Please suspend short-term rental applications

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Dear Commissioners,

We own a home in Neahkahnie that is not in the rental market. We write to request that you suspend short-term rental applications to consider a more stringent approval process.

As you know, sales and new construction of homes has increased during the pandemic. It is apparent to residents that many of these are being turned into short-term rentals. This appears exacerbated by the fact that neighboring jurisdictions have placed limitations on rental applications. We ask that you take immediate action at the next public meeting to halt further processing of rental applications in order to develop a reasonable approach to controlling unchecked growth of commercial housing in the County.

Thank you for your consideration.

John R. Osburn & Kathryn Koepke

[REDACTED]
37305 1st St. Nehalem

Lynn Tone

From: Sarah Absher
Sent: Monday, May 23, 2022 4:14 PM
To: Lynn Tone
Subject: STR Comments

From: Begonia Zack <bzbees2@yahoo.com>
Sent: Monday, May 23, 2022 12:01 PM
To: Public Comments <publiccomments@co.tillamook.or.us>; Sarah Absher <sabsher@co.tillamook.or.us>
Subject: EXTERNAL: 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.]

Dear Commissioners, Sarah Absher and STR Committee,

We built our house, live in Neahkahnie, have lived in the area for 30+ years and have watched the community change.

I am writing to ask that the **Tillamook County Commissioners institute a ‘pause’ in the issuance of STR permits.** Recently the Tillamook County Director Community Development reported an unprecedented number of requests for new STR permits over the past several **weeks. Why?** Because Lincoln County, Clatsop County and even the City of Manzanita have called for a moratorium on issuance of STR permits.

Our communities are under stress due to the new business model of Residence as Hotel. Though we seem to have adequate infrastructures for now, they were built around the concept of single family residence, they are not necessarily in place to handle a tsunami of new mini-hotels. Houses for large groups of visitors, built as an investment by outsiders who have no connection to the community seem to be the trend. It doesn't bode well for our small local residential communities.

We need a **reasonable cap** on the number of STRs permitted.

Permits should be held to an **expiration period.**

Water already has and will be an issue in the future. Do you wash your towels and sheets every day? A hotel does. In a mini-hotel of vacationers, how much excess water will be used over a residential usage.

Noise is an issue therefore a safety and livability concern. How far will the Sheriff travel to contend with a “noise issue”?

These are just some of the concerns. Our community of residents feels very vulnerable.

Thank you for your efforts,
Barbara Rippey

Lynn Tone

From: Sarah Absher
Sent: Wednesday, May 18, 2022 8:32 PM
To: Lynn Tone
Subject: FW: STR Advisory Committee comments

Hello Lynn,

We will want to share these comments with the STR committee.

Sincerely,



Sarah Absher, CFM, Director
TILLAMOOK COUNTY | Community Development
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3408 x3317
sabsher@co.tillamook.or.us

From: Michael Booker <doc-holladay@earthlink.net>
Sent: Wednesday, May 18, 2022 6:20 PM
To: Sarah Absher <sabsher@co.tillamook.or.us>
Subject: EXTERNAL: STR Advisory Committee 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.]

Dear Ms Absher and STR Advisory Committee,

My name is Michael Booker and my address is 8185 Blackberry Lane, Nehalem, OR 97131. I am a registered voter in Tillamook County. My residence is in the Neahkahnie Beach neighborhood. I have written the Tillamook County Board supporting the "pause" in regards to new STR applications.

I have read Ordinance 84. If there are possible changes to Ordinance 84, I have a few suggestions.

1) I sincerely doubt a fee of \$250 covers the administration of the program. Even if it does, I believe the "costs" of the program should be expanded to include the neighbors who's property lines are contiguous with an STR. Since investors and all the folks who say they deserve a return on their investment, I can agree if the return is shared by all those who actually "pay" and that would be the neighbors who now live next to an STR. Each neighbor should be compensated \$5,000 ANNUALLY now that they live next to a motel. The cost can surely be passed on to renters. It's just business they say but neighbors should be able to live next to neighbors in a neighborhood which is zoned residential and if now living next to a business and not a neighbor their livability has been diminished and they should be compensated.

I would also add to "costs" the cost to infrastructure and limited resources like water.

2) The ordinance makes clear complaints should not be directed to law enforcement. And that enforcement of penalties is shared with law enforcement and not their sole responsibility. Section 13 (b)(B) should be updated to make the threat of penalties really matter. \$3000? That's 2-3 nights rent in several Neahkahnie Beach STRs. How about \$30,000 for violation of not having a permit. How about a penalty of up to \$10,000 if repeated complaints received?

Basically, STRs are motels and should be discouraged as business enterprises in residential neighborhoods with increased up front costs (fees and neighbor compensation) and high penalties for violations. The County benefits if every home becomes an STR for the TLT but that money does not come back to those who have to live with an STR or motel next door. The proposal by Save-Our-Neighborhoods.org has many good points. I would support that effort.

Thank you,

Michael Booker

My name is David Boone and I am a full-time resident of Neahkahnie and a member of the Board of Commissioners for the Neahkahnie Water District. I have several comments and thoughts regarding the effect of short-term rentals on our community. First, I want to be clear that I am not opposed to certain properties being used as short-term rentals (STRs). Before moving to Oregon in 2015, we rented properties in various areas on the coast including Arch Cape, Cannon Beach and Neahkahnie. Renting a house is a great way to stay in an area long enough to truly enjoy the region in a more relaxed way.

Nonetheless, there is a point at which the percentage of STRs in a neighborhood irrevocably changes the character of that neighborhood. I do not want, nor do I know anyone who wants to live surrounded by STRs. Based on current trends and the lack of Tillamook County action to date on this issue, I am afraid Neahkahnie will soon irrevocably change.

Some basic information regarding Neahkahnie:

1. Approximately 100 full-time residences (local mailing address).
2. Approximately 211 part-time residences (non-local mailing address).
3. There are 70 permitted STRs (last list I saw).
4. Approximately 170 full time residents in 2022.
5. Of the approximately 311 non-STR residences, 33 are in an area governed by HOA rules that limit the ability to rent the property.
6. Neahkahnie is zoned for single-family residences and owner-occupied bed & breakfasts with no more than 2 guest rooms. An STR in Neahkahnie advertises sleeping up to 20.
7. Determining the percentage of STRs in Neahkahnie depends on the denominator used in the calculation so care must be taken to be sure the percentage used is not misleading:
 - STRs vs full time residences: $70/100 = 70\%$
 - STRs vs (STRs + full time residences): $70/170 = 41\%$
 - STRs vs (STRs + all residences): $70/(70+311) = 18\%$
 - STRs vs (STRs + all non-HOA residences): $70/(70+[311-33]) = 20\%$
8. Broad community percentages are misleading since STRs may be concentrated in certain neighborhoods. In Neahkahnie STRs are concentrated close to the beach.
9. Due to the probable capping of STRs in unincorporated Clatsop County and in Manzanita, Neahkahnie has become a prime acquisition target for STR business owners. Note: I am referring to STR BUSINESS OWNERS not part time residents who occasionally rent their house.
10. Neahkahnie depends on 4 springs for its water supply. The output of these springs is at its lowest when the tourist and part time resident populations are at their peak in the summer months. High occupancy STRs use significantly more water than full time residents (average of STR use in the July/August period of 2022 was almost 50% higher than the average use of full time residents). Continued unlimited STR permitting will create significant challenges for the Neahkahnie Water District in the future.

Comments on STR issues:

1. Current Tillamook County policy of granting an STR Permit in Perpetuity:

- This is a policy that seriously limits flexibility for serious community planning
- Serious legal research should be performed to obtain a competent legal opinion on the County's ability to modify the existing permits and limit any future permits
- All new permits should have a time limit (e.g. 5 years) with renewal at the County's sole option with certain set considerations, e.g. number of STRs in a neighborhood
- Permits should not be automatically transferred to a new property owner and, in fact, should terminate upon sale of the property
- The number of permits should be limited for a property owner, e.g. one per owner (as in Manzanita)
- Permit applications that are waitlisted should not be automatically granted once a permit freeze/pause has been lifted. Otherwise, that along with automatic renewals and transfer with sale means there will be no cap on STRs!
- New permits should be occupancy limited regardless of the size of the STR (see occupancy comments below).

Proposal: No new STR permit will be granted where is an existing STR in the same block and where the overall community level of STRs would exceed 15% (#STRs/Total # residences).

2. Parking: Off property parking of vehicles of the guests of certain STRs on Neahkahnie's narrow roads can hinder normal and emergency traffic and poses a danger to pedestrians walking the roads of Neahkahnie which have no sidewalks.

Proposal: All vehicles of STR guests must be parked on the property of the STR.

3. Signage: The Tillamook County STR ordinances require the STR to post the phone number for a contact. However, many of the STRs in Neahkahnie have a contact that is out of state (the owner apparently). Many of the signs on the STR can not be read from the street. For example, the sign for one property is up the driveway and hidden behind a shrub.

- All signs should be easily read without entering the property---and without the need for binoculars!
- Preferably signs would be posted near the street for easy reading
- The contact should be a local management company and able to respond within a specified amount of time depending upon the nature of the complaint (see Clatsop County for examples)
- The signage should include the street address of the STR, for ease of reporting a problem as well as for first responder purposes

Proposal: A sign (standardized by the County) containing a local contact phone number, residence address, and permitted occupancy be placed on the easement in front of the STR so there is no need to go on the property to get necessary information.

4. Occupancy: One selling point of STRs is they permit one or two families to affordably rent housing to visit the Oregon coast.

- Some STRs are being operated as mini-hotels, sleeping 20 people, and even holding business conferences

- Occupancy should be limited to sleeping no more than 2 people (over the age of 10) per bedroom (actual bedroom, not sleeper sofas in living rooms or rec rooms or tiers of bunk beds as in one STR)
- Current levels of occupancy in some STRs create a potential safety issue in the event of an emergency
- Permitted overnight occupancy should be posted on the signage (see above)

Proposal: Occupancy be limited based on actual bedrooms and in no event to exceed 12 adults (Clatsop apparently has a 14 person limit)

5. Public access of STR permit information

- The permit for each STR should be in an easily accessible database maintained by the County, at least as accessible as property tax records
- Claims that such posting creates privacy issues and increases the danger of breakins are specious arguments at best. As indicated above, all STRs are required to have signage with contact information. Most STRs advertise and it takes little effort to find a particular STR's location. If STR owners are concerned about burglary, they can collectively hire a watch service to regularly patrol the area. In reality the residences of absent full time residents are probably at higher risk since they generally contain more personal property than an unoccupied STR.
- The City of Manzanita on their website has a "Short Term Rental Contact List" that contains the STR address, name of the local contact, phone number of the contact and allowed occupancy for the STR!!! (<https://ci.manzanita.or.us/str-contact-list/>)
- The data base information should include the permitted capacity and permitted number of vehicles as well as the local contact information.

6. Safety Considerations for STR Guests

- All STRs in the tsunami evacuation area should have evacuation route signage. Failure to post such information should be grounds for revoking the permit.
- All guests should be provided with information (standardized by the County) regarding tsunami and earthquake risks on the coast as well as quiet hours, parking requirements, speed limits, garbage, pet control, open burning/fires, fireworks, drones, trespassing, and other issues as needed.
- All STRs should have a "GoBag" with 3 days of emergency supplies for each permitted occupant, including food, rain gear, water, water filter, etc. Neither the Federal Government, Oregon State Government nor Tillamook County has provided any supplies for emergencies such as "the big one". At this point, any care for tourists in the event of a disaster will have to be provided by local residents.

7. Enforcement of Regulations

- At this point there seems to be little or no enforcement of those STR regulations that do exist. The Sheriff's Department is understaffed and enforcing STR regulations is a poor use of their time.
- Absent immediate safety issues where the Sheriff's Department is appropriately involved, most complaints and regulation enforcement can be addressed by non-law enforcement personnel.

Proposal: STRs should pay for enforcement personnel to assure compliance with issues such as signage, evacuation information, emergency supplies, etc.

8. Neighborhood Livability

- The constant turnover of customers in an STR disrupts the character of a neighborhood even if the customers are considerate.
- To function, the community and Tillamook County depends on the dedication and skills of volunteers. These volunteers comprise full and part time residents, NOT STR customers or absentee STR owners.
- The increased occupancy of STRs relative to other residences in the neighborhood creates increased vehicle traffic with many visitors ignoring the 25-mph speed limit on most of the roads. Enforcement of speed limits is by the Sheriff's Department which is understaffed and focused on other issues.
- It is not uncommon to have overflowing garbage containers in front of an STR. Some of the local managing companies are very responsive to complaints but complaints still have to be made and the out of state contacts often do not respond.
- Many STR occupants (particularly at the mini-hotel STRs) are understandably at the coast for a good time and are not considerate of the noise they are making. This obviously impacts the livability of a neighborhood, particularly when there are multiple STRs close to one another.
- Both residents and visitors depend on the service workers in area businesses who are faced with unaffordable housing in part due to long term rental units being converted to STRs and the price of houses artificially increasing due to STR demand. This is not an issue unique to Tillamook (<https://inthesetimes.com/article/rural-housing-crisis-vacation-rentals-bans>).
- Tillamook County (and other locales) has created a policy that while generating significant money for the County has driven up housing costs making it more difficult to entice other businesses to move to Tillamook County.

Thanks to everyone serving on the STR Advisory Committee. It is important work that you are doing. I trust that you will work as a group to represent the interests of our communities and provide serious, independent proposals to the Board of Commissioners. The work product of the Committee will impact everyone in unincorporated Tillamook County (and indirectly the incorporated areas too). I greatly appreciate your consideration of my comments.

David Boone

Daveboone01@gmail.com

Lynn Tone

From: Sarah Absher
Sent: Monday, May 16, 2022 10:23 AM
To: Lynn Tone
Subject: STR review

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

From: Larry & Debbie Kiser <lradfsk@nehalemtel.net>
Sent: Monday, May 16, 2022 9:56 AM
To: Sarah Absher <sabsher@co.tillamook.or.us>
Subject: EXTERNAL: STR review

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

My wife and I have been full time residents of Neahkahnie for over 20 years having moved here from the Seattle area. We hope that your committee will put a hold on the county STR rules while the subject gets a full review. We have seen a big increase in number of rentals in our community and it has definitely changed the livability of our area. Since we are so close to Manzanita who have stronger STR rules and a cap we have noticed a big increase in STR units in Neahkahnie. We hope that your committee will work with our residents and Manzanita council to adopt similar rules for us. We are not against STR units here but see a need to set uniform rules to keep our community a place for all residents and visitors to enjoy our coastal area.

Larry & Debbie Kiser

Lynn Tone

From: Sarah Absher
Sent: Monday, May 16, 2022 10:03 AM
To: Lynn Tone
Subject: Fw: Short term rentals

From: Marc Johnson <[redacted]>
Sent: Monday, May 16, 2022 7:47 AM
To: Sarah Absher <sabsher@co.tillamook.or.us>
Subject: EXTERNAL: Short term rentals

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

Sarah:

My wife and I are full-time residents in the Neahkahnie Meadows area near Manzanita. Our home is, obviously, in the unincorporated area of Tillamook County.

I am writing to encourage you and the commissioners to institute a pause in new short-term rentals in this general area as you consider revisions to the existing ordinance.

I am certainly aware of the complexities surrounding this issue, everything from parking to excessive water use. The very complexity, it seems to me, dictates the need for time and thought about effective county policy regarding short term rentals. A pause would allow Tillamook County to further study the issue, including efforts in Lincoln and Clatsop County to regulate short term rentals. Ultimately, we would like to see much stronger controls. We are fortunate to live in a wonderful place. We could love it to death.

Thanks for your consideration.

Marc C. Johnson
[redacted]
[redacted]
Manzanita, OR 97130

[redacted]
8750 Braeridge Drive

Marc C. Johnson, Author

Tuesday Night Massacre: Four Senate Elections and the Radicalization of the Republican Party (University of Oklahoma Press, 2021)

Political Hell-Raiser: The Life and Times of Senator Burton K. Wheeler of Montana (University of Oklahoma Press, 2019)

Lynn Tone

From: Sarah Absher
Sent: Monday, May 23, 2022 3:32 PM
To: Lynn Tone
Subject: STR Comments: Tillamook County short term rental ordinance

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

From: Jill Carter <jcarter1217@gmail.com>
Sent: Monday, May 23, 2022 2:33 PM
To: David Yamamoto <dyamamoto@co.tillamook.or.us>; Sarah Absher <sabsher@co.tillamook.or.us>
Subject: EXTERNAL: Tillamook County short term rental 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: Commissioner David Yamamoto

From: Darryl Carter / Neahkahnie

Dear David,

I have been keeping up with the current issues surrounding the short term rental ordinance. You will recall, that you and I were attendees in the initial phases of the ordinance being enacted. We were both there to obtain equity for our communities. We didn't do a very good job. It appears to me that what we feared has happened. This current ordinance needs to be reviewed and amendments added to it. I would fully support commissioners issuing a ban on future permits until this is done. If it is not done it's just going to get worse.

Other jurisdictions have tighter controls and limits on rentals. As a result, these investors are now coming into Tillamook County because we have minimal control without limits. For practical purposes any house in Tillamook County unincorporated areas can become a motel. This is not true elsewhere in Clatsop County and probably in Lincoln County. This loose environment for investment is creating multiple ownership of income producing properties in our residential neighborhoods. One owner in Neahkahnie has five homes I understand with one of them sleeping 20. How can you commissioners call this a residential use?

In my opinion, you need to set some limits both in the number of rentals in a community as well as how many rentals one owner can have. Frankly, there are a lot of other things that should be done and I hope the committee takes them up. Although, I was on the first short term rental committee and unfortunately, it was dominated by commercial interests. I certainly hope the current one isn't the same.

Best regards,

Darryl

Sent from my iPad

May 23, 2022

To: Tillamook County Board of Commissioners

Re: A pause on short-term rental permits

My name is Terri Desaro and I am a full-time resident in Neahkahnie. My husband and I were full-time residents of Manzanita from 2006 - 2018 and moved to Neahkahnie in the fall of 2018. I have owned a business in Manzanita since 2011 and have seen many changes to our community; some of them positive, some of them not so.

I am asking the Board of Commissioners to consider an immediate "pause" on additional short-term rental permits at this time. Time is needed to review comments from residents and to adopt new policies and regulations on the capping of STRs in unincorporated Tillamook County. (Neahkahnie is my particular concern but I'm aware of many other neighborhoods in our county with the same concerns.)

My concerns about short-term rentals are:

Our neighborhoods are being disrupted by homes that are being turned into businesses. The constant coming-and-going of guests and cleaning crews, increased traffic, etc. are not what we expect in our once peaceful residential neighborhoods.

Neahkahnie zoning is residential and does not allow for a commercial business (without a variance to a building permit). In my opinion a short-term rental is basically a boutique hotel, in other words, a commercial business. Investors (some of them out of state) are acquiring real estate as alternative investments, converting the properties to STRs, with no intent to live in the homes. Their ownership seems to be purely motivated by profit. It is also a concern that a person or group can own more than one STR property.

Our roads and infrastructure are deteriorating due to increased traffic. Increased water usage by STRs is a concern as these renters are typically unaware of and have little regard for our limited water supply. As residents we have been asked to reduce our water usage while STRs have excessively increased their water usage. Increased trash and dog waste is a burden on our community.

Sometimes, not always, the renters are disruptive, with little regard to the residents in the neighborhood. Loud late-night parties, illegal fireworks, drones flying over our homes (which creates privacy concerns) are just a few issues. One renter used a drone to harass bald eagles who regularly perch in nearby trees. Enforcement of infractions is a burden on our already short-staffed and overworked agencies, and many times go unanswered.

I appreciate your time and consideration to this important issue. Please "pause" on the issuance of short-term rental permits at this time.

Sincerely,
Terri Desaro

T.DESARO@GMAIL.COM

Lynn Tone

From: Dave Holt <daveholt52@gmail.com>
Sent: Friday, May 20, 2022 1:57 PM
To: Public Comments; Sarah Absher
Subject: EXTERNAL: STR comments and questions for the County Commissioners and STR Advisory Committee

[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 Commissioners Yamamoto, Bell and Skaar

Thank you for considering my feedback and suggestions regarding our current Short Term Rental situation.

How did we get from the idea of someone owning a beach house and sharing it with friends and family to the current situation where people/businesses are acquiring beach town properties solely for investment purposes as STRs?

How it happened...

The problem of rapid STR proliferation can be directly tied to two things. The residential real estate market pushing the idea of potential rental income to vacation/second home shoppers and the emergence of the online platforms that make it easy to globally promote STRs – Vrbo (as we know it) in 2006 and Airbnb in 2008.

In 2006, when I was in the process of purchasing my first house in Manzanita, my realtor pointed out that if I purchased a home, I could rent it out when I wasn't using it to create additional income to help pay for the mortgage, taxes and upkeep – even if this was not my intent. There was nothing unique about my experience then. By the early 2000's, the idea that your property could generate income when you weren't using it was becoming the norm. More recently, in the last 5 years, the STR investment concept has become mainstream and created a ghost industry that has invaded our neighborhoods and sense of community. The COVID pandemic has only fanned the flames, as the county's current research demonstrates.

The residential real estate industry is alarmed at the possibility of a possible STR pause or cap and the negative impact it may have on their property sales. But they are complicit in how we arrived at where we are today. The allure of the STR investment opportunities has created an unsustainable situation. Limiting the number of STRs will not be ruinous for the residential real estate. Instead of selling what has been traditionally thought of as residences, they are now peddling income opportunities – or businesses. Commissioner Commissioner Yamamoto stated in the May 11th meeting that we now have businesses operating in our residential neighborhoods.

It is also important to note that there is a hidden cost to these STR/investment properties that is not being borne by the STR owners. These costs are instead burdening our communities and permanent residents. Some of these include:

- E-prep resources for STR visitors.
- Overuse of local resources, including water.
- Congestion and nuisance.

- Law enforcement, including STR enforcement.
- Lack of investment in the local economy (STR profits often do not stay in the local economy).

In addition, the strong STR market is also amplifying the residential real estate prices and demand. This can make it difficult for first and second home buyers to buy homes in our area. We currently have a severe shortage of long-term rental properties. The lack of long term rentals and affordable housing is contributing to staffing shortages for many of our local businesses and services. Recent developments regarding the limiting of STRs in neighboring Lincoln and Clatsop County, along with the city of Manzanita are likely to create more intense interest in Tillamook County.

What can and cannot be done to address the STR proliferation and their impact on our communities?

- Can we differentiate between having investment properties and second homes in our neighborhoods? Are these two things actually the same or are there significant differences?
- Can we limit the # of people per house to 6, for example? The traditional second home/beach home wasn't designed to accommodate a large (8 – 12) people. It was designed to accommodate the typical family (4-6 people).
- Can we limit the amount of time per year a home can be rented? Traditionally the second/vacation home would be used periodically by family and extended family members. People who can not live with these limitations should be encouraged to develop their business in areas that are defined as business zones – not residential neighborhoods.

Lastly, limiting STRs does not translate to limiting visitors. Limited STRs will make it more attractive for hotel developers who can accommodate the visitor demand and also concentrate that activity in our business zones, which will help support our local retail and also our local labor force.

I believe it makes sense to “pause” the issuance of additional STR permits while the County looks for more input and solutions to this problem. I am personally in favor of eventual STR caps for the identified communities in coastal, unincorporated Tillamook County (Neahkahnie, Cape Meares, Oceanside, Pacific City, Netarts, Tierra del Mar and Neskowin).

Questions and suggestions for the STR Committee in their review of County Ordinance 84

- How are the physical boundaries of the communities that are being considered for additional STR regulation being determined?
- I believe it would be prudent to have a separate E-Prep fee for each STR (based on stated occupancy of each STR) that funds the infrastructure, supplies and administrative needs to accommodate our STR guest community in the event of a major disaster.
- There should be an enforcement fee that covers the cost of adequate enforcement resources. Currently, according to the Tillamook Sheriff's department, there are not enough resources to operate at the expected level and to respond to STR complaints.
- The STR fee should also cover the cost of a standardized STR sign which would be produced and distributed by the County. A standard sign with the correct size, information and location installation instructions. If it's decided that these permits have an expiration date, then these signs could have the requisite month/year stickers like our car license plates.

- Should there be a limit on how many STR's a person can own in one community, or the county as a whole? Also, can a business own a STR?

Sincerely,
Dave Holt
Neahkahnie resident

Lynn Tone

From: Linda Cook <lindaphoto43@gmail.com>
Sent: Saturday, May 21, 2022 4:04 PM
To: Public Comments
Subject: EXTERNAL: May 24 Board Meeting of Commissioners RE: 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.]

Dear Tillamook County Commissioners,

I am so grateful to have this opportunity to share my views on the importance of giving time for the STR Advisory committee to do a very thoughtful, comprehensive response to the way forward with the potential for new STRs. Having time to make this a good course forward is essential, not some rushed half backed idea which will not serve the entire county.

Having been a leader in Go Bag education I am acutely aware of what happens when STRs are not prepared for providing emergency information, maps & supplies to their renters. When the big event or even fires, flooding happen just how are these people going to survive? Full time residents cannot provide for their own needs & visitors. This is itself a very big issue. Of course too many cars parked at a rental, noise after 10pm are some other issues to address along water & sewer use. How many STRs can a community handle & still work well? Certainly the under staffed Sheriffs office will not be able to help w/ any violation enforcement. And from the view of anyone wanting to offer their house as a NEW STR they need to know clearly what all is required of them before they take that step to apply.

I realize when we were a young family renting someone's home was the only way we could afford to stay in a beach location. I am not opposed to having rentals. It is the number of new STR which suddenly is upon our county. All of these issues need to be carefully addressed far beyond the present ordinance 84. This requires plenty of time to get this thought through. Manzanita, & our surrounding counties have looked carefully at that. We too in Tillamook County need to take our time to let the advisory committee work.

Thank you for this opportunity,

Linda Cook

Mailing address:

37335 1st St.

Nehalem

Physical address is in Neahkahnie

Lynn Tone

From: Paula Sansum <psansum@gmail.com>
Sent: Saturday, May 21, 2022 1:06 PM
To: Public Comments
Subject: EXTERNAL: STRs 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.]

County Commissioners,

Please add our names to those requesting a 'pause', with follow up limitations of Short Term Rentals (STRs), in Tillamook county.

We have been fortunate to have lived, worked, and volunteered in Tillamook county for 35 years. We have always tried to embrace & adapt to the inevitable changes of our growing communities.

Our experiences with STRs in our area have been both positive & negative. The rapid rate of STRs in Neahkahnie has become a major concern for us on many levels. As you know, we are a rural community in the far Northern region of Tillamook county. Many of our citizens enjoy walking for health and well being. Elders with waning abilities, pets, & youngsters visiting grandparents use our roads, daily. STRs create a significant increase in vehicle traffic creating an increase in danger as we have no sidewalks or broad shoulders to move safely out of harms way. Many of those vehicles move at greater speeds in an unfamiliar area elevating this safety concern.

Last summer, on two occasions, there was someone staying at a STR up the road, shooting off a gun. Those of us who enjoy gardening or just sitting out in our yards, moved indoors as it wasn't clear where the bullets were traveling. A neighbor called the Manzanita police as well as the Tillamook sheriffs dept. leaving messages which were returned two days post the shooting events. A little late for any effective action.

As you may know, our water supply can be limited, especially in summer months and drought like conditions. We are happy to do our part in using good conservation practices daily as well as seasonally, in our gardening, which also is a seasonal, supplemental food source for us.

Last August, we were instructed to forego

outdoor watering & limit indoor water usage as our water reserves had reached an all time low. We did our best to comply, but I must tell you, it was frustrating to witness neighborhood STRs with 5 to 7 vehicles parked out front. That seems like a condition that may support large consumptions of water at a time when full time residents are in need of this precious resource to manage their daily lives.

I have become aware of the fact that many of the recent STRs in our area are owned by corporate and other types of investors whose focus is on making profits. This, in itself, is of major concern. Many of these entities are absent and do not add to the on going care & livability of our community. We have experienced a rise in noise and nuisance that can no longer be effectively managed due to the shortage & stress on law enforcement. Neighborhoods are inundated with strangers & domestic pets who do not reside here. Additional stressors on our, mostly senior, population.

Thank you for your time and consideration for taking a pause in and limiting the volume of STRs in our Neahkahnie Neighborhoods.

Sincerely,

Paula & Robb Sansum

37325 3rd St.

Neahkahnie

Lynn Tone

From: Judith Jones [judithcj1@gmail.com]
Sent: Saturday, May 21, 2022 10:54 AM
To: Public Comments
Subject: EXTERNAL: Short term rentals

[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 am a full time owner in Neahkanie oregon. [redacted] 97131. I would like to address the following issues.

1. There should be a pause in issuing STR permits until the issues are addressed and resolved to everyone's satisfaction.
2. There should be a cap on the number of STR allowed in our area because the visitors have no invested interest in the politics. You will not see signs or voters supporting candidates or issues like the library, TBCC, tides of change etc.
3. There should be a cap on the number of people in a unit. This is a residential area which would like to keep it quiet in order to enjoy the wildlife, scenery and ambiance .
4. Should be expirations on permits and when a house is sold so the permits can be up to date .

Thank you for your consideration and I hope you will pause this process so the above issues can be addressed wisely .

Lynn Tone

From: Michael Maginnis <mmaginnis007@gmail.com>
Sent: Saturday, May 21, 2022 6:44 AM
To: Public Comments; Sarah Absher
Subject: EXTERNAL: 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.]

I am writing to express our concerns around the short term rental situation in Neahkahnie. The current situation is leading to a loss of our neighborhood livability.

Please give full time residents the same consideration as STR management companies, STR owners and realtors.

Please pause the issuance of permits while regulations are reviewed.

We need a hard cap on the number of permitted STRs.

We need a limit on the maximum number of occupants.

We need an expiration time on permits and a termination of permits when property ownership changes.

Thank you, Michael Maginnis and Tela Skinner

Lynn Tone

From: Christopher Johnson <cmj11235@gmail.com>
Sent: Sunday, May 22, 2022 7:47 PM
To: Public Comments
Subject: EXTERNAL: issuance of short-term rental permits 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.]

DATE: May 22, 2022

TO: The Honorable David Yamamoto
The Honorable Erin Skaar
The Honorable Mary Faith Bell

RE: Issuance of STR permits in Tillamook County

Dear Commissioners:

My family has lived in Neahkahnie since 1960. Since that time, the area has of course changed. However, the recent growth in short-term rental properties in our neighborhood poses real risks to the livability and beauty of this community. Our family's greatest concern is the impact on our water system from increasing rental activity. The system was not designed for the increased level of use due to STR activity.

I urge you to do the right thing and pause your issuance of STR permits in Tillamook County so that you can study the reasoning that led to similar restrictions in our neighboring counties. We are counting on you to take similar precautionary steps in order to protect the livability of our community. Thank you for your consideration and your service to our county.

Christopher Johnson
37395 Second Street, Neahkahnie Beach
Nehalem, OR 97131.

Lynn Tone

From: Terri Maragos <helidon@nehalemtel.net>
Sent: Sunday, May 22, 2022 6:09 PM
To: Public Comments; Sarah Absher
Subject: EXTERNAL: Short-Term Rentals in Unincorporated 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.]

To: The Tillamook County Commissioners and STR Advisory Committee
Re: County STR Rules and Regulations
From: Anne "Terri" Maragos

I have lived at 37235 2nd St in Neahkahnie since 2004. My husband and I found a lot and built our retirement home there. The peaceful neighborhood has changed so much with all the short-term rental houses now.

There are two STRs across the street from me on 2nd St and another right across the junction of Indian Gap and 2nd St. All these houses - I can't say homes - have ever-changing occupants with their noise and apparent lack of concern for permanent residents. The ones near me often leave very bright outside lights on all night which shine into my bedroom and make sleep difficult. The extra folks who stay in these short-term rentals mean more traffic on our already poor roads. They park on the street since the places where they stay weren't meant to accommodate extra vehicles. Water usage hasn't been a serious problem for us permanent residents. Now we worry about having enough water in our system to accommodate the overflow population we are seeing.

The character of my neighborhood has changed. Something needs to be done NOW to prevent Neahkahnie from becoming a Vegas Strip instead of the beloved coastal community so treasured by permanent residents.

I respectfully request that you put a pause on STR licenses here. There should be a cap on the ratio of STRs to homes of single-family permanent residents. It is up to you, our representatives, to take charge of this situation. I hope you can remedy impending problems and impose a moratorium now on STRs until a permanent solution can be reached.

Sincerely yours - Anne "Terri" Maragos

Lynn Tone

From: Elaine <ejhanby@nehalemtel.net>
Sent: Sunday, May 22, 2022 11:54 AM
To: Public Comments
Cc: Sarah Absher
Subject: EXTERNAL: 2022 STR Permits, unincorporated 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.]

Attention: Mary Faith Bell
David Yamamoto
Erin Skaar

As full-time residents of North Tillamook County for over 15 years (part-time 5 years prior), we have watched steady changes that are negatively affecting the character of our local communities. It feels like the pattern of rampant growth that Cannon Beach experienced that shifted the charm of that coastal community vibe to continual crowds of tourists/vacationers, along with investors keen on profiting from tourist income. These are visitors and investors who, often, hold no little or no particular interest in the long-term health of a given community. Once lost, our relaxing, spacious quality-of-life aspect cannot be restored.

For much too long a time, this pattern has been happening in Tillamook's coastal communities, and now as well, in the less populated spaces of Tillamook County. Surely, when requests for permits double in a one-year time span, it is a crucial time for Tillamook County officials to put a damper on the growth of STR permits. It is time to restore emphasis on one of the most valuable resources Tillamook County has - empowering the talent and energy of its full-time residents.

I urge the Commissioners' full support of the STR Committee to take an encompassing look at the management of such permits and act on change for the following reasons;

- Any voter can see that recent STR permit restrictions in adjacent counties, as well as incorporated areas of Tillamook County, results in an overload of demand from investors for opportunities in the unincorporated areas of the county. It is vital to head off that flood of applications to protect what we still have left of single occupancy homes. It is clear that Tillamook County public safety agencies are already overwhelmed; STR rentals incrementally increase the pressure on all public services.
- Current administration of STR permits is outdated, still geared to a time when applications were less numerous. Permits issued need be capped at this time, given the unprecedented demand.

Permits need to carry an expiration date or at least a requirement to reapply in alignment with timely regulations. I realize that in years past, perhaps there was not a need for a limit on the number of occupants, but it is obvious to neighbors, and the agencies tasked for public safety, that appropriate limitations should accompany each permit.

- We voters apply our common sense to self-serving "studies" claiming that the STR rental market does not impact the availability of affordable housing in our County. Stories abound of large investors outbidding hopeful buyers who want to have a permanent residence close to their work. We all know what it's like to be out-

maneuvered on an opportunity. Cap the STR's and lets put our priority on affordable housing for those who would be permanent residents.

I urge you as elected representatives to listen carefully to the voters who trust you - take this opportunity to cap STR permits. Use this opportunity to do the hard, basic work to revamp the STR program so it addresses long-term, controlled growth in Tillamook County and protects the investments of its' residents. This is not the time to protect the out-of-region investors. The environment of Tillamook County will always naturally attract lots of vacationers. With thoughtful guidance, the interests of residents/voters can be a priority, and investors/vacationers will find a fine-tuned system to accommodate their needs.

Wouldn't it be wonderful, 5-10 years from now, to be applauding the 2022 slate of Tillamook County Commissioners for applying long-range vision to address property use for the good of all?

Thank you,
Elaine Hanby

785 Twana Trace
Nehalem, OR

Lynn Tone

From: Manfred Baetscher <manfredbaetscher@mac.com>
Sent: Sunday, May 22, 2022 10:31 AM
To: Public Comments
Subject: EXTERNAL: Petition for temporary moratorium for Issuance of New Short-Term Rental Permits in Neahkahnie
Attachments: Letter to Tillamook Board re STR 5-22.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.]

To whom it may concern:

Attached please find a petition for temporary moratorium for issuance of new short-term rental permits in the Neahkahine area of Tillamook County. Please forward the petition to the County Commissioners and Ms Sarah Absher, Director of the Department of Community Development. I'd appreciate it.

Sincerely,

Manfred Baetscher
37360 2nd Street
Nehalem, OR 97131

Lynn Tone

From: Dianne Bloom <diannerbloom@gmail.com>
Sent: Sunday, May 22, 2022 7:55 AM
To: Public Comments
Subject: EXTERNAL: Pending decision re Short Term Rentals 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 County Commissioners,

We elected you and now you need to protect and help us! I am begging you, **Please put a pause on short term rentals for Tillamook County.** I live in Neahkahnie, I am one of approximately 100 full time residents. We have at least 70 permitted STR's in our community and the number of houses, advertising vacation rentals on my short street alone, has gone from 0 to 3 in the past 5 years with 2 more neighbors seriously considering turning their homes into vacation rentals. We don't have an adequate water supply to support this type influx. Our community life is deteriorating. It used to be vacation rentals were a June-Oct event, now, since the pandemic, our community is packed with vacation rentals every week of the year! Full time rentals for folks (health care providers, firefighters, wait staff etc.) that support our community services are no longer available, because everything is short term rentals. With moratoriums on short term rentals in all of our neighboring counties and communities, we are the last place left standing with free and easy short term rental policies. **Please think this thru!**

Please put a moratorium and pause on short term rentals until Tillamook County can develop a fair and equitable STR plan.

Respectfully,

Dianne R Bloom
37430 3RD ST
Nehalem OR 97131

Lynn Tone

From: Bar Barry [bbusybees@yahoo.com]
Sent: Saturday, May 21, 2022 8:54 PM
To: Public Comments
Subject: EXTERNAL: limits on short term rentals

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

Our community here in Neahkahnie has hugely changed in our plus years here. There are many more full time residents here, and LOTS of short term rentals. Our social and institutional structures are small and vulnerable....certainly not designed for so many short term hotels in our midst. Our streets are frail, our sewers are designed for single family use, our water district doesn't have enough supply for the growth, the county sheriff lacks coverage for the new problems, the State Park fails to patrol for dangerous beach fires by visitors, and we lack walkways out of the paved lanes for walkers. The short term rentals are ruining our public and private domains here. Visitors behave differently from residents.

There should be a long pause on issuance of any new str permits for now, as we see to the north and south.

There also needs to be a cap on the percentage of housing permitted to this commercial use in our neighborhoods, as in Manzanita and Cannon Beach.

Short Term Rental permits should have expiration dates, and not pass to new owners.

Houses should have a limit on the number of renters...these are neighborhood houses and not hotels or multifamily units. The impacts on residents should be softened.

This has gotten out of control for a long time and is accelerating to even worse levels.

Please wake up to this issue and stop the acceleration for now until reasonable rules can be implemented.

I sincerely this can be altered for the good of all of us who live here and love this place.

Regards,

Barry Marshall

Lynn Tone

From: Becky Berg <beckyberg1911@gmail.com>
Sent: Saturday, May 21, 2022 5:29 PM
To: Public Comments
Subject: EXTERNAL: Short Term Rentals, Neahkahnie, Tillamook Co.

[**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 circulation to Three Commissioners and Sarah Absher

I am writing to support a pause on issuance of short term rentals #s in order to revisit the regulations in Neahkahnie.. I also am in favor of a reasonable cap vs. unlimited number of STR plus a maximum limits on occupancy.

Thank you for your consideration on these matters.
Rebecca L Berg

John M. Bloom
37430 3 St
Nehalem, OR 97131

Tillamook County Commissioners
Short Term Rental Committee
Tillamook, OR

I strongly urge the County Commissioners and Short Term Rental Committee put in place a moratorium on Short Term Rentals (STR) for all of Tillamook County as soon as possible so as to ensure a viable future for current home owners and tax payers.

Rapacious West Coast developers are focusing on Tillamook County for the simple reason that it has been reticent about putting in place any sort of updated moratorium. This is understandable in that no one wants to suppress free enterprise. But the documented consequences of unbridled STR's up and down West Coast communities cannot be ignored: increase crime, increased water usage, accelerated wear & tear on infrastructure, over crowding, inflated prices and so on.

Many of these problems can be avoided or mitigated by a well thought out STR plan which Tillamook County does not have yet, therefore I urge a moratorium until we do.

Respectfully,

Jack Bloom

Lynn Tone

From: Michelle Vinciguerra <maybeach@yahoo.com>
Sent: Saturday, May 21, 2022 12:08 PM
To: Sarah Absher; Public Comments
Subject: EXTERNAL: Please pause the issuance of new STR permits 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 Sarah,

Dear Commissioners,

We have lived in Neahkahnie for over 20 years and are very concerned that Neahkahnie is running out of water and becoming a short term rental village. We have many more rental houses on our street now than we did 10 years ago. We very strongly support limiting short term rentals in Neahkahnie. Please convey our wishes to the Tillamook County Commissioners that we wish them to support a pause on the issuance of STR permits by the adoption of a reasonable limit on the number of permits issued each year. As you know:Manzanita capped the total # of STRs at the current level for up to 3 years to allow time to determine how to responsibly regulate its STRs. Plus Clatsop and Lincoln counties currently have moratoriums on STR permitting which leaves **Tillamook as the only county in the upper half of the Oregon Coast with an open door to STR businesses**. This is very very concerning to us!!

Sincerely,

Dr. and Mrs Anthony Vinciguerra

Lynn Tone

From: Elizabeth ARCH <elizabeth.arch@gmail.com>
Sent: Saturday, May 21, 2022 10:48 AM
To: Public Comments
Subject: EXTERNAL: Pause in issuing new STR permits

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

As a part time resident of Neahkahnie I urge the county to pause the issuance of new STR permits. As an unincorporated area we are seeing the result of caps set in the incorporated area which restrict the number of STRs. The increase in numbers in our area has affected the livability and character of Neahkahnie. We need to establish a reasonable cap, limit the number of occupants, and provide for permits to expire or be terminated when appropriate. The committee working on revising Ordinance 84 needs time to accomplish these goals before we are further inundated with STRs. Please pause the issuing of new STRs until the revision process can be completed.

Thank you,

Elizabeth Arch

37737 Treasure Hunter Lane Neahkahnie

Lynn Tone

From: Michael Cook [mikerusts@gmail.com]
Sent: Friday, May 20, 2022 7:39 PM
To: Public Comments
Subject: EXTERNAL: May 24 Board of Commissioners meeting

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

Commissioners, I'm writing to urge an immediate pause in further STR licensing to allow time for the STR advisory committee and our communities time to develop an updated process that can better address the increasing impacts of STRs. My wife and I are residents of Neahkahnie of some 20 years and been working on community emergency preparations on our street and with our adjoining neighborhoods for half that time. And, I've participated in previous Neahkahnie calls for STR restrictions urging a managed approach. I appreciate the county's original attempts at managing the impacts of rentals, but the wave of new STR's is now a serious concern - stressing public services and our ability to meet emergency needs in a disaster. Over 1/2 of our cluster of neighborhoods here are in the inundation zone - mostly STRs and part-timers. It's important your committee have time to develop a plan with rules and charges based on cost benefit analysis that better addresses not just ongoing and emerging impacts and benefits, but the county's share of responsibility for lives in this very certain and devastating disaster.

Respectfully,
Mike

Mike Cook
37335 First St
Nehalem (Neahkahnie) 97131
503-368-3048



Virus-free. www.avg.com

May 22, 2022

John Hanby, Full-time NKN Resident

hanby@nehalem.net

TC Commissioners David Yamamoto, Erin Skaar and Mary Faith Bell
TC Director Community Development Sarah Absher

RE: Short-term Rentals (STRs) in Unincorporated Tillamook County

I urge you to put a pause on issuance of STR permits. I typically do not advocate "kicking the can" down the road, but the subject of STRs is much too crucial to the livability of unincorporated coastal areas to risk premature decisions. The STR Advisory Committee is currently functioning. The Committee should have opportunity to complete its task and present recommendations. I refer you to the following thoughts.

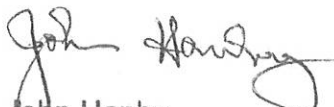
As we look around us, we note that incorporated communities in our region and adjacent counties are placing limitations on STRs. There's a reason for this. They recognize that insufficiently regulated STRs erode the character and livability of the communities. The issue is then compounded in Tillamook County where insufficient regulation invites STR applications; Tillamook County has become a target, and we are being invaded.

I am not opposed to STRs. STRs properly guided and regulated can be part of a well-functioning community. Left unregulated or poorly regulated, STRs become destructive to the character and livability of our communities. What is the proper limit on STRs? I understand that around 18% of NKN homes are STRs. This seems too high. What about when a STR property is sold - should the STR license pass to the new owner - should it be a license in perpetuity? What about the number of occupants in a STR unit, parking, the distribution/concentration of STRs in a community, disproportionate demand of STRs for water? The list goes on; this is why we have the STR Advisory Committee.

Livability in the Nehalem Bay area has greatly benefitted from the community mindedness of many of its residents. As an example, I am very involved with the Emergency Volunteer Corps. Previously I was treasurer for the Manzanita Branch of the Tillamook County library. Many of our neighbors are similarly involved. Occupants of STRs are not participants; nor am I aware of involvement by owners of STR properties. The character of this community depends on our residents. Expanding STRs dilutes the resource of its residents and will eventually drive away residents as the community becomes less inviting. During this year's budget committee meeting for the NKN Water District, I heard information on disproportionately high water usage at some STR sites. Here's another impact from STRs that needs consideration.

I close by expressing confidence in the Tillamook County Commissioners in taking the STR situation very seriously and supporting livability of its unincorporated coastal communities.

Respectfully submitted,


John Hanby

Commissioner Yamamoto
Commissioner Skaar
Commissioner Bell
Director Absher

May 20, 2022

My name is Mark Roberts ... and I wish to comment on Short-Term Rentals and Tillamook County.

I am a full-time, permanent resident, and registered voter in Tillamook County, very active in local non-profits (four), ... and just summoned for Jury Duty! My wife and I have owned our home in Neahkahnie since 1995. I was the Board Chair of the Neahkahnie Water District for twelve-years. I've been appointed to the Tillamook County Planning Commission since 2017.

I wish to commend each of you for your thoughtful comments regarding short-term rentals in Tillamook County.

I urge the Board of Commissioners to:

1. Pump the brakes now ... before the issues worsen and become even more difficult to unwind. With more restrictions being added by counties to the north and south (ditto for municipalities of Manzanita and Cannon Beach), it feels like a 'land rush' for Short-Term Rental (STR) investors here in Neahkahnie. Time to start taking numbers and get lined up for 'if' new permits are available at some future date.
2. Stop issuing new permits (but for renewals) as soon as is legally prudent. Any further adjustment to short term rental requirements will take time – it's unlikely we'll decide to merely return to the current approach.
3. Empower the Short-Term Rental Committee to examine livability and safety issues and recommend improvements. This is going to take hard work while listening to the larger community and learning from other locales. The County's responsibility is to assure the livability and safety of Tillamook County. It is NOT the County's responsibility to make STR investor business plans "work".
4. Decide whether to adopt or reject Committee recommendations and whether to issue any new permits or not with any new requirements at some future date.

This is indeed a serious and complex issue – we need careful consideration ... and a decision. After all, no decision is a decision to maintain the status quo – one of accelerating growth of short-term rentals in Tillamook's beach communities.

In summary, I urge the immediate pause in issuing any new short-term rental permits, followed by the orderly reduction of this number to a lower, more appropriate level for a single-family community. Further, there continues to be additional work and investment in issues of livability and safety which need to be ameliorated.

Thank you

Mark Roberts

Extended Comments and Discussion regarding Short-Term Rentals in Tillamook County Mark Roberts

My morning walk today illustrates the complexity of Short-Term Rentals:

While walking from the beach this morning, my wife and I encountered a group of eight young men walking down the road. (Clearly visitors since no full time Neahkahnie resident is under age 65.) They were pretty animated and cheery. They asked about an access trail to the beach ... which we described as being a mere 100-feet ahead across a little footbridge. AND, as we parted, they shared that one of their group was going to be married this weekend ... and this group was celebrating this special event here at the beach. (The thermoses they carried undoubtedly contained lemonade.)

My wife and I celebrate this sharing of the beach with visitors – we visited my aunt’s beach cabin in Manzanita many times in our early dating and married life nearly forty-years ago. Short-term rentals do serve a valuable, similar role in providing wider access to this scarce natural resource.

The issue before us regarding short-term rentals is not ‘yes’ or ‘no’, but of balance and respectful sharing.

Short-term rentals comprise 19% of the Neahkahnie housing stock – nearly one in five dwellings!

This is a HUGE number. And, given the large fraction of part-time residents, we full-time residents, who are primarily retirees over 65, wonder who is able and willing to do the work of making a livable community.

Our Neahkahnie community, in close orbit with Manzanita and nearby villages of Nehalem and Wheeler, is maintained by numerous volunteers and non-profits (municipal governments with volunteer Mayors and Board members, special districts beyond number, library, art center, historical society, community garden, food bank, Emergency Volunteer Corps of Nehalem Bay, Nehalem Bay Health District, and many more).

To be blunt, short-term renters aren’t conscious of nor care for volunteering and local non-profits in Neahkahnie ... and part-time residents only slightly more so. Most STR visitors and part-time folk are coming for a good time or a respite from their ‘real world’ – a holiday. However, more short-term rentals will further erode the volunteer capacity to “carry on” what it takes to maintain a viable community.

Respectful sharing of community is in part a function of scale. Neahkahnie has always been zoned as a single-family oriented community. (The original Neahkahnie Community Plan emphasized this single-family quality.) And, Neahkahnie has always been a community of full-time and many part-time owners and their guests.

Then, short-term rentals appeared – with no limits in number or size. And there are new issues of impact.

Today, the internet has transformed the rental business – from 3”X 5” cards pinned to the church or office bulletin board to worldwide internet service providers, management companies, and established cleaners and repairers. It’s an industry. A big and fast-growing industry.

From 'mom and pop' trying to merely make ends meet to out of state property speculators, LLCs, and multiple-dwellings businesses (several businesses, located out of state, own/operate four or even six STR properties in Neahkahnie or Manzanita! – in single family designated areas). The impacts of this scale of operations have impacted communities everywhere – including the immediate municipalities and counties to the north of us and to the south.

There are interesting perspectives in the recent survey of Neahkahnie property owners (technically, recipients of water service – the mailing list was the complete list of connections to the Neahkahnie Water District. The survey included ALL Neahkahnie property owners ... though about 1/3^d responded – suggestive but not conclusive information.

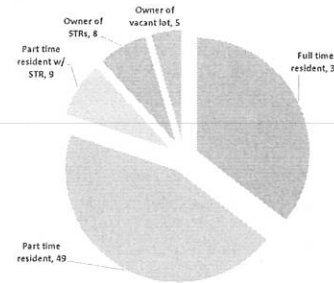
Most full-time residents agree there are serious or some problems with current levels of short-term rentals. Perhaps unsurprisingly, only those who have a direct, financial interest in short term rentals have no problems with short term rentals.

Neahkahnie Community Survey



January/February 2022

Summarizing the 110 survey responses
(this is a 64% response rate)



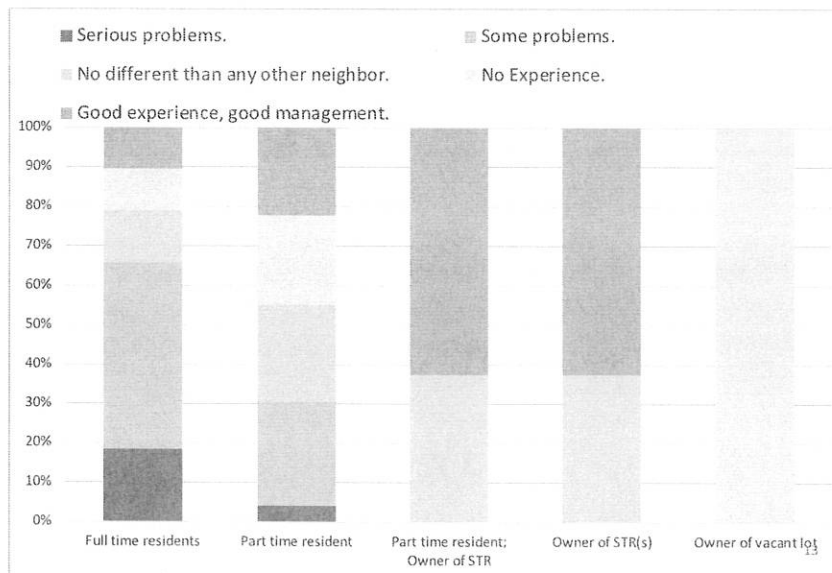
For perspective, the Neahkahnie Water District estimates* that:

- Permitted Short-term Rentals (STRs) = 68 water connections (18% of connections)
- Estimated Full-time residents = 102 water connections (27% of connections)
- Estimated Part-time residents = 208 water connections (55% of connections)

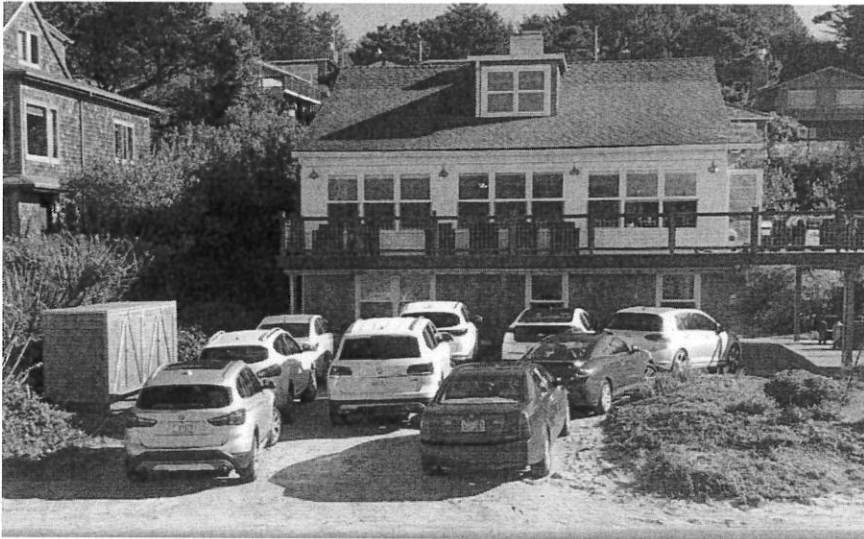
1

*. These estimates assumed that local billing addresses were full-time residents, out of area billing addresses were part-time, and the STRs were permitted by Tillamook County.

However, most Full-Time residents have problems with STRs.
Part-Time residents have mixed experience with STRs.
Whereas STR Owners have good experiences with STRs.



Scale and impact of short-term rentals is important. One Neahkahnie house has been transformed into one of the largest short-term rental in the community – up to 18 guests. This number of ‘it’s a party’ oriented guests don’t ‘share’ the environment, they dominate it. (One measure, below, suggests STRs have the capacity to sleep four-times the number of people as compared to full-time residents.)



Residence or Boutique Hotel?

This AirBnB facility rents for \$600 to \$1,900 per night; sleeps 20, includes 7 bedrooms, and 5 bathrooms ... and is rated by clients with 5 stars!

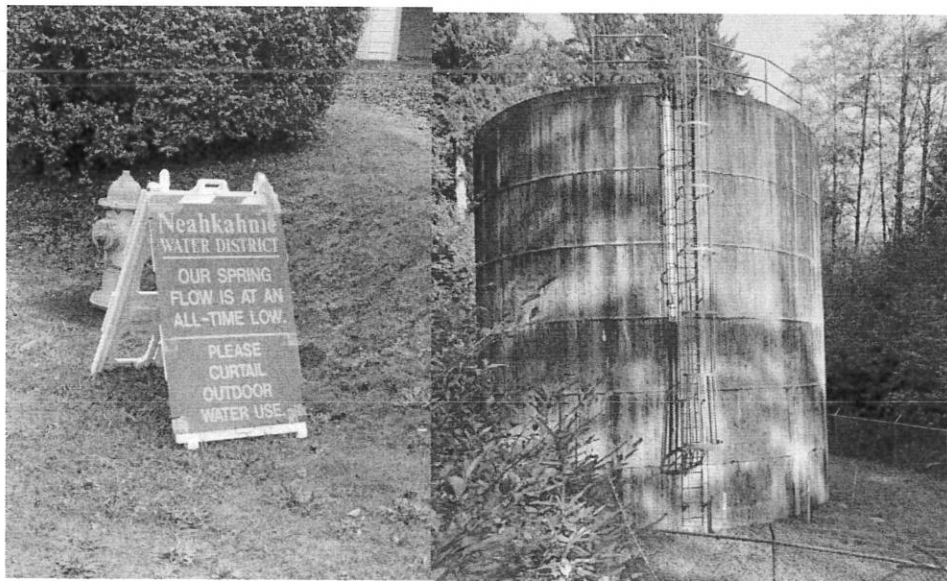
It is nearly fully booked thru December

Yes, it is zoned residential NK-7.5

Safety is becoming a more recognized issue:

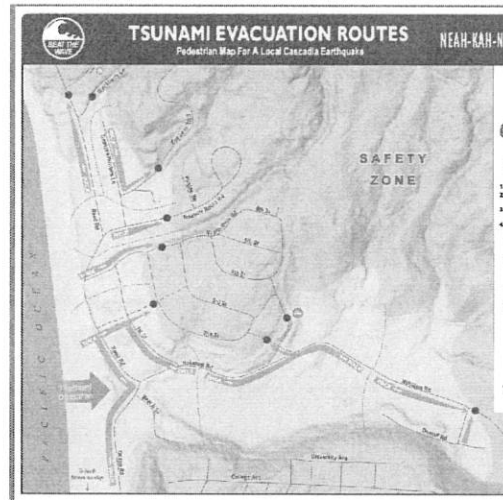
-the Neahkahnie Water District is studying whether their ‘fire flow’ oriented storage tank is refilling during the peak tourist/summer months. Their initial data suggests that the tank is NOT refilling such that fire-fighting capacity is diminished, now.

Adding more consumption (short-term rentals sleeping four to twenty guests use WAY more water than the planned for two to four full-time or part-time residents.) is complicated and expensive. Who pays is always a vital and lively question.



-who provides for tourists and short-term renters in event of the anticipated Cascadia earthquake and tsunami?

We know short term rentals favor beach front, tsunami-exposed locations:



Full-time residents make informed choices whether to prepare 'go bags' and stock three to six weeks of food for survival after the 'event'. I've got mine. I haven't planned for STR guests.

The Department of Geology and Mineral Industries (DOGAMI) has prepared the Earthquake and Tsunami Community Disaster Cache Planning Guide. If we can promote and encourage tourists to visit the coast, the least we can do is help them survive an event we know will someday occur. Let's plan and finance this now. Think of it like fire insurance – you always pay for the insurance ... and are still glad that you didn't need it.



EARTHQUAKE AND TSUNAMI COMMUNITY DISASTER CACHE Planning Guide May 2021



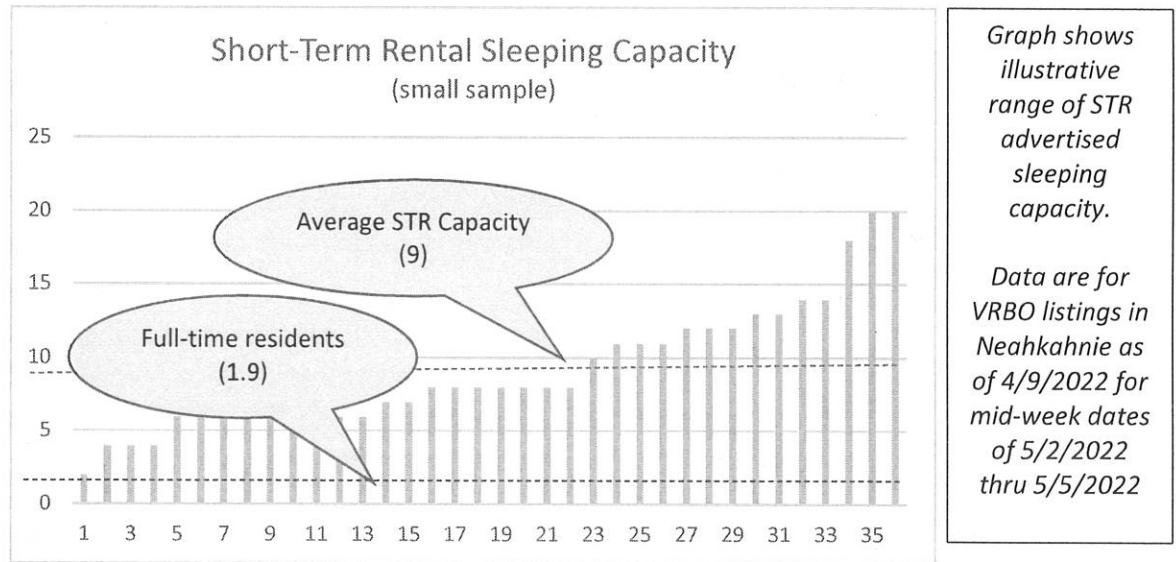
Abstract
A Community Disaster Cache is a stock of supplies designed to support a local population in its response to a disaster. Developing a successful and sustainable Community Disaster Cache involves a four-step planning process: 1) Design, 2) Implementation, 3) Maintenance, and 4) Deployment. Each step serves an important function in the community disaster cache development process.



-I'm skeptical that State and County transportation planners have adequately prepared for the number of tourists and visitors during peak periods in the summer/fall periods. Professionally, I used to forecast energy consumption for the Pacific Northwest ... and we forecasters analyzed certain factors like size of households or electricity use per customer. I

expect that transportation planners, like water districts or waste-water management forecasters, make similar planning analyses and forecasts.

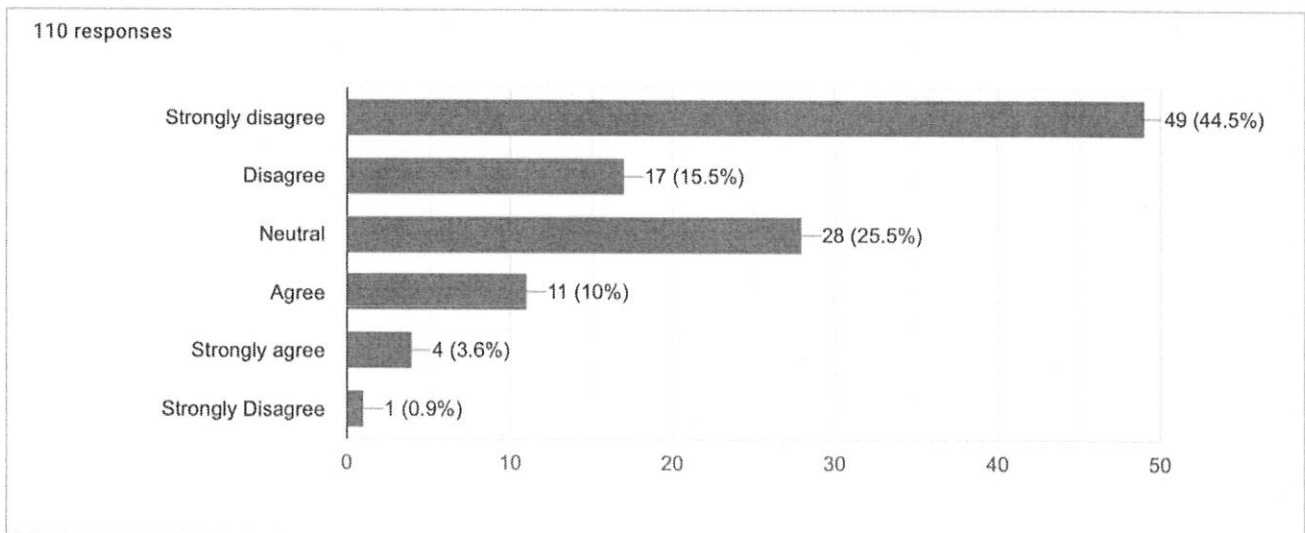
Today's short-term rentals throw all historically based, nearly constant data out the window – it's a new day when a house built for a traditional family of two or four family members now houses 9 to 18 transient guests.



Short-term rentals sleeping 18 to 20, with as many as nine cars all coming and going in close temporal proximity to each other, compound an already fraught situation on highway 101. (Parking along the beach road during the summer season is already hazardous. There are NO sidewalks in Neahkahnie. I doubt road widths meet Tillamook County road standards.)

In summary, a change to limit short-term rentals is favored – even strongly favored – by the vast majority of residents in Neahkahnie.

The recent Community Survey of Neahkahnie property owners asked:
“What is your opinion of the current Tillamook County policy of NO LIMIT on the number of Neahkahnie properties that can be permitted for use as short-term rentals?”



In summary, we in Neahkahnie are at or even beyond capacity now.

With a pause in issuing new permits in place, we may study STRs and their impacts thoughtfully, learn from our peers, and better establish the balance and other livability and safety measures that rise to the top in this review.

I urge the Board of Commissioners to pause in issuing new permits ... and promote the careful analysis and recommendations which address current issues of livability and safety in the unincorporated communities, including Neahkahnie, of Tillamook County

Mark Roberts

Lynn Tone

From: Barbarry <bbusybees@yahoo.com>
Sent: Sunday, May 22, 2022 11:48 AM
To: Public Comments
Subject: EXTERNAL: short term rentals

[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 would like to add a couple more perspectives on this issue:

1-The lack of water in July, August and September forced our water district to ask residents to curtail all outdoor water use. This is a hardship for those of us who actually grow gardens and supply much of our food from these gardens. We have invested many years of work and money hauling and amending the soil, developing our food crops, and installing drip irrigation systems as requested by the water district 5 or 6 years ago. I don't understand how this is less important than having more tourists toilets and giving their money to absentee landlords. Growing one's own food is a basic human activity that is threatened by the wave of vacation rentals in our neighborhoods.

2-It appears that many or most of our local short term rentals are being bought and built by investors from elsewhere. This is a big shift from longtime owners who decided to rent out their second homes when they aren't using them. These are now primarily investments. The benefits are flowing to people outside our community and the costs are building up for all of us who live here.

Thank you for your efforts to somehow alleviate this destructive force on our fragile communities.
Barry Marshall

On Saturday, May 21, 2022, 08:53:35 PM PDT, Barbarry <bbusybees@yahoo.com> wrote:

Our community here in Neahkahnne has hugely changed in our plus years here.

There are many more full time residents here, and LOTS of short term rentals. Our social and institutional structures are small and vulnerable....certainly not designed for so many short term hotels in our midst. Our streets are frail, our sewers are designed for single family use, our water district doesn't have enough supply for the growth, the county sheriff lacks coverage for the new problems, the State Park fails to patrol for dangerous beach fires by visitors, and we lack walkways out of the paved lanes for walkers. The short term rentals are ruining our public and private domains here. Visitors behave differently from residents.

There should be a long pause on issuance of any new str permits for now, as we see to the north and south.

There also needs to be a cap on the percentage of housing permitted to this commercial use in our neighborhoods, as in Manzanita and Cannon Beach.

Short Term Rental permits should have expiration dates, and not pass to new owners.

Houses should have a limit on the number of renters...these are neighborhood houses and not hotels or multifamily units. The impacts on residents should be softened.

This has gotten out of control for a long time and is accelerating to even worse levels.

Please wake up to this issue and stop the acceleration for now until reasonable rules can be implemented.

I sincerely this can be altered for the good of all of us who live here and love this place.

Regards,

Barry Marshall

Lynn Tone

From: craig nern [cfnern@gmail.com]
Sent: Sunday, May 22, 2022 9:35 AM
To: Public Comments
Subject: EXTERNAL: Short Term Rental Pause

[**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 County Commissioners
From: Craig Nern
Re: Support for Pause in STR Permits

I have been a full-time resident of Tillamook County for 15 years, and since 2019 a resident of the Neahkahnie neighborhood.

It is my observation that events of the last several years, including greater tourism interest in the North Coast as well as pandemic fueled changes in travel and work patterns, have **outrun the County's regulatory framework** for managing short term rentals (STR).

What once was a modest aspect of life in our coastal areas has now become a people intensive central feature. Further, the costs and benefits of extensive short-term rentals, especially those run as multiple property businesses, are **not proportionally allocated**.

There are highly significant problems to be addressed: the **lack of limitations on the number** of allowed rentals; **lack of limitations on the size/capacity** of a single unit; the **overly liberal perpetuity** of permits (including transfer upon sale); impacts on **local infrastructure** (e.g. water) and services; impacts on **affordable housing**, and the effects on **quality of life** for year round residents.

Only a pause in permit issuance can give the County, in concert with citizens, time to address these issues and determine reasonable standards. **I strongly urge the Commissioners to institute an indefinite pause on STR permitting.**

Thank you for considering my comments.

Craig Nern

[Redacted Address]

Nehalem, OR 91731

Lynn Tone

From: Sarah Absher
Sent: Monday, May 23, 2022 8:33 AM
To: Lynn Tone
Subject: STR Comments: Short-Term Rentals in Unincorporated Tillamook County

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

From: Terri Maragos <[REDACTED]>
Sent: Sunday, May 22, 2022 6:09 PM
To: Public Comments <publiccomments@co.tillamook.or.us>; Sarah Absher <sabsher@co.tillamook.or.us>
Subject: EXTERNAL: Short-Term Rentals in Unincorporated 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.]

To: The Tillamook County Commissioners and STR Advisory Committee
Re: County STR Rules and Regulations
From: Anne "Terri" Maragos

I have lived at [REDACTED] in Neahkahnie since 2004. My husband and I found a lot and built our retirement home there. The peaceful neighborhood has changed so much with all the short-term rental houses now.

There are two STRs across the street from me on 2nd St and another right across the junction of Indian Gap and 2nd St. All these houses - I can't say homes - have ever-changing occupants with their noise and apparent lack of concern for permanent residents. The ones near me often leave very bright outside lights on all night which shine into my bedroom and make sleep difficult. The extra folks who stay in these short-term rentals mean more traffic on our already poor roads. They park on the street since the places where they stay weren't meant to accommodate extra vehicles. Water usage hasn't been a serious problem for us permanent residents. Now we worry about having enough water in our system to accommodate the overflow population we are seeing.

The character of my neighborhood has changed. Something needs to be done NOW to prevent Neahkahnie from becoming a Vegas Strip instead of the beloved coastal community so treasured by permanent residents.

I respectfully request that you put a pause on STR licenses here. There should be a cap on the ratio of STRs to homes of single-family permanent residents. It is up to you, our representatives, to take charge of this situation. I hope you can remedy impending problems and impose a moratorium now on STRs until a permanent solution can be reached.

Sincerely yours - Anne "Terri" Maragos

Lynn Tone

From: Sarah Absher
Sent: Sunday, May 22, 2022 1:14 PM
To: Lynn Tone
Subject: STR Comments: Tillamook County Ordinance 84 / STRs

From: Teresa Taylor <taylor.te.123@gmail.com>
Sent: Sunday, May 22, 2022 1:11 PM
To: Sarah Absher <sabsher@co.tillamook.or.us>
Subject: EXTERNAL: Tillamook County Ordinance 84 / 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.]

Attention Tillamook County Commissioners:

Juie Resnick and myself are long-term residents of Neahkahnie and we are very perturbed about the increasing number of requests for Short Term Rentals in this area with no cap or adequate policies to regulate such development. We have a strong community in this area and such unregulated development is a very real threat to our quality of life.

Of course change and growth happen - but to maintain the safety, stability and liveability of our community, such growth needs to be regulated. Due to caps on STRs in neighboring areas, commercial interests are focusing on this area and threaten to undermine quality of life for full time residents unless paused immediately and future caps considered.

We ask for an immediate pause to the issuance of permits for STRs in this area until full consideration of the impact of such development can result in a reasonable cap.

The percentage of transient population to permanent residents is a core issue when noise factors, traffic and security have all become increasing concerns. (Apart from the local consideration of water supply in the Neahkahnie community.) We have minimal law enforcement and official oversight. Some of the nearby rentals have occupancies of 12 to 20 persons, bringing them to the size of Boutique Hotels with no equivalent licensing, tax or oversight.

We urge you to take the reasonable and responsible path of instigating an immediate pause to the issuance of STR permits and begin a full and considerate review of the situation. Thank you.

Sincerely

Teresa Taylor
Neahkahnie resident

Lynn Tone

From: Sarah Absher
Sent: Sunday, May 22, 2022 12:08 PM
To: Lynn Tone
Subject: STR Comments: 2022 STR Permits, unincorporated Tillamook County

From: Elaine <elhanby@nehalemtele.net>
Sent: Sunday, May 22, 2022 11:54 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Cc: Sarah Absher <sabsher@co.tillamook.or.us>
Subject: EXTERNAL: 2022 STR Permits, unincorporated 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.]

Attention: Mary Faith Bell
David Yamamoto
Erin Skaar

As full-time residents of North Tillamook County for over 15 years (part-time 5 years prior), we have watched steady changes that are negatively affecting the character of our local communities. It feels like the pattern of rampant growth that Cannon Beach experienced that shifted the charm of that coastal community vibe to continual crowds of tourists/vacationers, along with investors keen on profiting from tourist income. These are visitors and investors who, often, hold no little or no particular interest in the long-term health of a given community. Once lost, our relaxing, spacious quality-of-life aspect cannot be restored.

For much too long a time, this pattern has been happening in Tillamook's coastal communities, and now as well, in the less populated spaces of Tillamook County. Surely, when requests for permits double in a one-year time span, it is a crucial time for Tillamook County officials to put a damper on the growth of STR permits. It is time to restore emphasis on one of the most valuable resources Tillamook County has - empowering the talent and energy of it's full-time residents.

I urge the Commissioners' full support of the STR Committee to take an encompassing look at the management of such permits and act on change for the following reasons;

- Any voter can see that recent STR permit restrictions in adjacent counties, as well as incorporated areas of Tillamook County, results in an overload of demand from investors for opportunities in the unincorporated areas of the county. It is vital to head off that flood of applications to protect what we still have left of single occupancy homes. It is clear that Tillamook County public safety agencies are already overwhelmed; STR rentals incrementally increase the pressure on all public services.
- Current administration of STR permits is outdated, still geared to a time when applications were less numerous. Permits issued need be capped at this time, given the unprecedented demand.

Permits need to carry an expiration date or at least a requirement to reapply in alignment with timely regulations. I realize that in years past, perhaps there was not a need for a limit on the number of occupants, but it is obvious to neighbors, and the agencies tasked for public safety, that appropriate limitations should accompany each permit.

- We voters apply our common sense to self-serving “studies” claiming that the STR rental market does not impact the availability of affordable housing in our County. Stories abound of large investors outbidding hopeful buyers who want to have a permanent residence close to their work. We all know what it’s like to be out-manuevered on an opportunity. Cap the STR’s and lets put our priority on affordable housing for those who would be permanent residents.

I urge you as elected representatives to listen carefully to the voters who trust you - take this opportunity to cap STR permits. Use this opportunity to do the hard, basic work to revamp the STR program so it addresses long-term, controlled growth in Tillamook County and protects the investments of its' residents. This is not the time to protect the out-of-region investors. The environment of Tillamook County will always naturally attract lots of vacationers. With thoughtful guidance, the interests of residents/voters can be a priority, and investors/vacationers will find a fine-tuned system to accommodate their needs.

Wouldn't it be wonderful, 5-10 years from now, to be applauding the 2022 slate of Tillamook County Commissioners for applying long-range vision to address property use for the good of all?

Thank you,
Elaine Hanby

7785 Twana Trace

Nehalem, OR

Lynn Tone

From: Sarah Absher
Sent: Sunday, May 22, 2022 11:45 AM
To: Lynn Tone
Subject: STR Comments Upcoming 5/25/22 BOCC meeting

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

From: Public Comments <publiccomments@co.tillamook.or.us>
Sent: Wednesday, May 18, 2022 5:02 PM
To: Erin Skaar <eskaar@co.tillamook.or.us>; David Yamamoto <dyamamoto@co.tillamook.or.us>; Mary Faith Bell <mfbell@co.tillamook.or.us>
Cc: Rachel Hagerty <rhagerty@co.tillamook.or.us>; William K Sargent <bill@williamksargent.com>; Joel Stevens <jstevens@co.tillamook.or.us>; Sarah Absher <sabsher@co.tillamook.or.us>
Subject: FW: EXTERNAL: Upcoming 5/25/22 BOCC meeting

Good Afternoon Commissioners,
We have received another public comment concerning STRs in Tillamook County, please see below.
Thank you,
Isabel

Isabel Gilda | Executive Assistant
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS
201 Laurel Avenue
Tillamook, OR 97141
Phone (503) 842-3431
igilda@co.tillamook.or.us

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

From: Michael Booker <doc-holladay@earthlink.net>
Sent: Wednesday, May 18, 2022 4:53 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: Upcoming 5/25/22 BOCC meeting

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

My name is Michael Booker and my address is 8185 Blackberry Lane, Nehalem, OR 97131. I am a registered voter in Tillamook County. I would like to petition the Board to vote "yes" on taking a pause regarding new Short Term Rental applications. Other coastal counties have taken action on this issue and I believe it would be in Tillamook County's best interest to take time to study the issues and to learn from the Clatsop and Lincoln County experience that a pause would allow. The STR Advisory Committee needs time and the issues with STRs have been magnified by the action taken by

Clatsop and Lincoln Counties. Tillamook deserves a thoughtful approach and residents of Tillamook County should not be subject to unintended consequences of other coastal counties regarding this issue.

Thank you for your time and consideration.

Michael Booker

Lynn Tone

From: Sarah Absher
Sent: Sunday, May 22, 2022 11:44 AM
To: Lynn Tone
Subject: STR Advisory Committee comments

From: Michael Booker <[redacted]>
Sent: Wednesday, May 18, 2022 6:20 PM
To: Sarah Absher <sabsher@co.tillamook.or.us>
Subject: EXTERNAL: STR Advisory Committee 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.]

Dear Ms Absher and STR Advisory Committee,

My name is Michael Booker and my address is [redacted] Nehalem, OR 97131. I am a registered voter in Tillamook County. My residence is in the Neahkahnie Beach neighborhood. I have written the Tillamook County Board supporting the "pause" in regards to new STR applications.

I have read Ordinance 84. If there are possible changes to Ordinance 84, I have a few suggestions.

1) I sincerely doubt a fee of \$250 covers the administration of the program. Even if it does, I believe the "costs" of the program should be expanded to include the neighbors who's property lines are contiguous with an STR. Since investors and all the folks who say they deserve a return on their investment, I can agree if the return is shared by all those who actually "pay" and that would be the neighbors who now live next to an STR. Each neighbor should be compensated \$5,000 ANNUALLY now that they live next to a motel. The cost can surely be passed on to renters. It's just business they say but neighbors should be able to live next to neighbors in a neighborhood which is zoned residential and if now living next to a business and not a neighbor their livability has been diminished and they should be compensated.

I would also add to "costs" the cost to infrastructure and limited resources like water.

2) The ordinance makes clear complaints should not be directed to law enforcement. And that enforcement of penalties is shared with law enforcement and not their sole responsibility. Section 13 (b)(B) should be updated to make the threat of penalties really matter. \$3000? That's 2-3 nights rent in several Neahkahnie Beach STRs. How about \$30,000 for violation of not having a permit. How about a penalty of up to \$10,000 if repeated complaints received?

Basically, STRs are motels and should be discouraged as business enterprises in residential neighborhoods with increased up front costs (fees and neighbor compensation) and high penalties for violations. The County benefits if every home becomes an STR for the TLT but that money does not come back to those who have to live with an STR or motel next door. The proposal by Save-Our-Neighborhoods.org has many good points. I would support that effort.

Thank you,

Michael Booker

Lynn Tone

From: Sarah Absher
Sent: Sunday, May 22, 2022 11:43 AM
To: Lynn Tone
Subject: STR Comments: Short Term Rental Pause

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

From: Public Comments <publiccomments@co.tillamook.or.us>
Sent: Thursday, May 19, 2022 11:02 AM
To: David Yamamoto <dyamamoto@co.tillamook.or.us>; Erin Skaar <eskaar@co.tillamook.or.us>; Mary Faith Bell <mfbell@co.tillamook.or.us>
Cc: Rachel Hagerty <rhagerty@co.tillamook.or.us>; County Counsel <countycounsel@co.tillamook.or.us>; Sarah Absher <sabsher@co.tillamook.or.us>
Subject: FW: EXTERNAL: Short Term Rental Pause

Good Morning Commissioners,
Please see a public comment received today concerning STRs in Tillamook County.
Thank you,
Isabel

Isabel Gilda | Executive Assistant
TILLAMOOK COUNTY|BOARD OF COMMISSIONERS
201 Laurel Avenue
Tillamook, OR 97141
Phone (503) 842-3431
igilda@co.tillamook.or.us

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

From: suendave_163 <suendave_163@comcast.net>
Sent: Thursday, May 19, 2022 10:19 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: Short Term Rental Pause

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

My husband and I are part time residence of Neahkahnie. My family has owned a home in Neahkahnie since the 1950's, so I have seen many changes in this community over the years. The rapid increase of short term rentals is an unwelcome change. Many houses are no longer homes, but merely sources of income for remotely located owners.

Some of those who rent are good (short term) neighbors, while many are not. One major concern of the great influx of population due to rentals housing up to 10-20 people is our water supply. Since my childhood in the 50's ,can remember summer water shortages in Neahkahnie. Water sources have fortunately improved since then, but water is still a limited commodity. Supplying a household of 4 with water is quite different than showers, cooking, etc., for 20.

I strongly urge the Commissioners to consider a pause on permits for short term rentals, before the character of our community is irreversibly changed and our water resources are compromised.

Thank you,

Susan Ritz Williams

7450 3rd Street

Neahkahnie

Lynn Tone

From: Sarah Absher
Sent: Sunday, May 22, 2022 11:42 AM
To: Lynn Tone
Subject: STR Comments: Pausing Short-Term Rental Permits

From: Bruce Bishop <bbishopdx@me.com>
Sent: Thursday, May 19, 2022 11:29 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Cc: nkckc@gmail.com; Sarah Absher <sabsher@co.tillamook.or.us>
Subject: EXTERNAL: Pausing Short-Term Rental Permits

[**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 the Tillamook County Board of Commissioners—

As an owner of a Neahkahnie home not rented on a short-term basis, I'm writing to urge your support of an immediate suspension in the issuance of new permits for short-term rentals. This action is warranted because of the apparent surge in applications for such permits as our neighboring counties and municipalities are restricting such rentals. And it will enable your STR advisory committee to develop its recommendations deliberately.

I intend to submit more specific recommendations about Ordinance 84 to the advisory committee before its June meeting.

Thank you for helping to keep our neighborhoods safe and livable.

Bruce Bishop

[REDACTED]

Neahkahnie, Oregon 97131

Lynn Tone

From: gail young <gailmyoung@me.com>
Sent: Thursday, May 19, 2022 11:03 AM
To: Public Comments; Sarah Absher
Subject: EXTERNAL: A 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 Commissioners Bell, Skaar and Yamamoto -

For the past twenty years, we have been full-time residents on 3rd Street in Neahkahnie. Over the years, we've seen gradual changes in our community and in Manzanita - inevitable and progressive - as our communities have grown. However, an increase in the number of new homes and of homes used as Short Term Rentals has escalated dramatically in just the past few years. While other communities have had regulations to provide structure for such growth, Neahkahnie has not, and now we're seeing a situation that threatens the livability and character of this community. Because our resources (e.g. water and safety) are limited, we're calling on our Commissioners to work toward developing a strategy for managing growth in Neahkahnie.

Our request is that you immediately put a pause on the issuance of permits for Short Term Rentals in NKN while developing such a strategy.

Thank you for considering our request and for serving Tillamook County.

Gail and Richard Young

Lynn Tone

From: Jeff Welty <raleighworld@earthlink.net>
Sent: Thursday, May 19, 2022 7:29 PM
To: Public Comments
Subject: EXTERNAL: Comments for 25May22 BOCC Meeting

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

Greetings,

My name is Jeff Welty and my spouse and I own a property in Neahkahnie Beach (3185 Blackberry Ln, Nehalem, OR 97131). I believe that it would be prudent for the Board to vote "yes" to pause the acceptance of new Short Term Rental Applications while it considers the ramifications of further growth in this sector.

Our neighboring counties have decided to take action on short term rentals after reviewing the effects that these properties have had on their respective citizens. The actions of Clatsop and Lincoln counties will no doubt have an impact on us in Tillamook county and we need to understand and manage that dynamic for the long term livability for all of our citizens. Without a thorough review of the STR situation it will be very difficult to undue the inevitable unintended consequences of not having a thoughtful management of this business that impacts so many residents.

Thank you for the opportunity to weigh in on this matter.

Jeff Welty

raleighworld@earthlink.net

Lynn Tone

From: Bruce Bishop <bbishopdx@me.com>
Sent: Thursday, May 19, 2022 11:29 AM
To: Public Comments
Cc: [knckc@gmail.com] Sarah Absher
Subject: EXTERNAL: Pausing Short-Term Rental Permits

[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 the Tillamook County Board of Commissioners—

As an owner of a Neahkahnie home not rented on a short-term basis, I'm writing to urge your support of an immediate suspension in the issuance of new permits for short-term rentals. This action is warranted because of the apparent surge in applications for such permits as our neighboring counties and municipalities are restricting such rentals. And it will enable your STR advisory committee to develop its recommendations deliberately.

I intend to submit more specific recommendations about Ordinance 84 to the advisory committee before its June meeting.

Thank you for helping to keep our neighborhoods safe and livable.

Bruce Bishop
[Redacted Address]
Neahkahnie, Oregon 97131

Lynn Tone

From: Ross and Nancy Duran <[redacted]@comcast.net>
Sent: Thursday, May 19, 2022 8:37 PM
To: Public Comments
Subject: EXTERNAL: 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.]

Honorable Board of Commissioners of Tillamook County:

As homeowners in unincorporated Tillamook County we are writing to encourage you to pause the STR rental permits to complete further study and evaluation. Too many rentals lose the community and neighborly feel of the area; would be a shame if the area became just a large resort hotel campus. Thank you.

Nancy Duran

[redacted]
37305 First Avenue

[redacted]
503-201-2362

Lynn Tone

From: Frantz Coe <coastercoe@gmail.com>
Sent: Thursday, May 19, 2022 5:04 PM
To: Public Comments
Subject: EXTERNAL: STR permits

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

David Yamam, Erin Skaar, Mary Faith Bell

Dear Commissioners,

I am writing to ask you to cap the issuance of Short-Term Rental permits for Tillamook County. As a 25 year home owner in Neahkahnie I am seeing the impact higher occupancy rates are having on our water system. For the first time ever we were asked to not water our garden last summer. Our system is not able to accommodate the increasing level of occupancy.

You are the ruling authority that can cap and limit short term rental permits in Neahkahnie.

There is a reason the counties to the north and south of us have instituted limitations on short term

rentals and I urge you to study and understand those reasons before issuing additional permits in the Neahkahnie area.

Permits are hard to get back once they are issued.

Frantz and Laurie Coe

37295 1st street

Lynn Tone

From: susan goelz <segoelz@gmail.com>
Sent: Thursday, May 19, 2022 10:28 PM
To: Public Comments
Subject: EXTERNAL: Neahkahne Short term rentals

[**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 own a house in Neahkahnie and am asking to pause the issuance of STR permits until a more careful assessment of impact to our community can be made and the process of revising the regulations can be completed. There is no need to let the rental companies push through their permits while the process of revising the STR regulations continues. I hope you listen to the residents of NKH rather than the companies who desire to make as much money as possible but are not living with the often negative impact of too many renters.

Sincerely
Susan Goelz

36380 2nd St. Nehalem/Neahkahnie

Lynn Tone

From: Sarah Absher
Sent: Sunday, May 22, 2022 11:29 AM
To: Lynn Tone
Subject: FW: Comments on STR issues_ "pause" on new short term rentals

Importance: High

From: [REDACTED] <kj3pdx@gmail.com>
Sent: Friday, May 20, 2022 9:26 AM
To: [REDACTED]
Cc: Sarah Absher <sabsher@co.tillamook.or.us>
Subject: EXTERNAL: comments on STR issues_ "pause" on new short term rentals
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.]

To the STR Advisory Committee and Tillamook BOCC:

I have had a house in Neahkahnie (NKN) for over 40 years. I support the proposal to adopt a temporary "pause" on new short term rental permit applications at this time. Since it appears likely that the BOCC will enact new conditions/restrictions on STRs, I think that it is prudent to hold off on allowing new rentals until the future requirements are established. I also feel that if a pause is enacted, it should be for a specified period of time in order to encourage timely resolution of the STR issues.

Also, given the new STR "Operators' Fee", I believe that the BOCC could gain understanding and support from home owners who will be required to pay the new tax if the Commission would clearly define for each community that is subject to the new fee; 1) how much revenue is expected to be raised, 2) what increased service levels will be provided by the County in that community, and 3) how the impact of the increased service levels will be measured in the areas of law enforcement, community safety, and livability.
Thank you.

Ken Jones

[REDACTED]
503-970-5256

May 18, 2022

Tillamook County Commissioners,

My name is Bob Joseph and as a home owner and full time resident of Neahkahnie, I would like to weigh in on the Short Term Rental (STR) discussion. I apologize for not attending the previous discussion meetings that were held by Sarah Absher for the Neahkahnie area.

I am a member of the Board of Commissioners of the Neahkahnie Water District and have been for over 10 years. Up until this past year we never had to concern ourselves with the water supply but recently, (this past summer) we had a short time when the spring water inflow was not enough to counteract the water usage during the high point of the day. This brings me to my concern of STRs and even to the fact that more and more people are spending more time at their homes. There is definitely additional water being used by the STRs as compared to other homes as seen in our meter readings. As this usage continues and more rentals are allowed, we expect to have to monitor and maybe put restrictions on outdoor water usage in the future. It is also essential for fire protection that we are able to keep our tanks full.

Other observations:

The STR issue is not going away and I am not opposed to STRs but I believe they must be controlled and that Ordinance 84 is enforced. Manzanita has a 17.5% limit presently and they are also concerned and are rethinking their STR Ordinance.

Along Beulah Reed Road there are more and more cars parked along the beach side as well as the east side. This causes safety concerns as families with small children must walk in the street and traffic can be too close for comfort.

Some of the homes are owned and operated as a business, not just as a way of paying expenses. One of these homes advertises that it sleeps up to 22 people and I have seen as many as 9 cars in the driveway and additional cars across the street on the beach side.

Manzanita has a restriction that one owner can only have one rental home. The county has no such limitation. We have one owner that has at least four homes.

Enforcement is virtually not happening either by the Tillamook County Sheriff's Office nor the Nehalem Bay State Park Rangers which have control of the beach side. Unless some enforcement and penalties exist, I fear that all the ordinances in the world won't have much value.

Every city along the coast is facing this same dilemma and having to rethink their STR agreements. I believe Tillamook County should review and listen to the arguments, talk to other beach towns along the coast, talk to property management representatives and improve on Ordinance 84.

I understand that the Board of Commissioners is contemplating a 'pause' in issuing additional STR permits. I encourage the Board to do just that and study the long term effects of STRs before issuing more permits.

Thank you for the opportunity to join in on the discussion,

Bob Joseph

Lynn Tone

From: Sarah Absher
Sent: Sunday, May 22, 2022 11:22 AM
To: Lynn Tone
Subject: STR comments and questions for the County Commissioners and STR Advisory Committee

From: Dave Holt <daveholt52@gmail.com>
Sent: Friday, May 20, 2022 1:57 PM
To: Public Comments <publiccomments@co.tillamook.or.us>; Sarah Absher <sabsher@co.tillamook.or.us>
Subject: EXTERNAL: STR comments and questions for the County Commissioners and STR Advisory Committee

[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 Commissioners Yamamoto, Bell and Skaar

Thank you for considering my feedback and suggestions regarding our current Short Term Rental situation.

How did we get from the idea of someone owning a beach house and sharing it with friends and family to the current situation where people/businesses are acquiring beach town properties solely for investment purposes as STRs?

How it happened...

The problem of rapid STR proliferation can be directly tied to two things. The residential real estate market pushing the idea of potential rental income to vacation/second home shoppers and the emergence of the online platforms that make it easy to globally promote STRs – Vrbo (as we know it) in 2006 and Airbnb in 2008.

In 2006, when I was in the process of purchasing my first house in Manzanita, my realtor pointed out that if I purchased a home, I could rent it out when I wasn't using it to create additional income to help pay for the mortgage, taxes and upkeep – even if this was not my intent. There was nothing unique about my experience then. By the early 2000's, the idea that your property could generate income when you weren't using it was becoming the norm. More recently, in the last 5 years, the STR investment concept has become mainstream and created a ghost industry that has invaded our neighborhoods and sense of community. The COVID pandemic has only fanned the flames, as the county's current research demonstrates.

The residential real estate industry is alarmed at the possibility of a possible STR pause or cap and the negative impact it may have on their property sales. But they are complicit in how we arrived at where we are today. The allure of the STR investment opportunities has created an unsustainable situation. Limiting the number of STRs will not be ruinous for the residential real estate. Instead of selling what has been traditionally thought of as residences, they are now peddling income opportunities – or businesses. Commissioner Commissioner Yamamoto stated

in the May 11th meeting that we now have businesses operating in our residential neighborhoods.

It is also important to note that there is a hidden cost to these STR/investment properties that is not being borne by the STR owners. These costs are instead burdening our communities and permanent residents. Some of these include:

- E-prep resources for STR visitors.
- Overuse of local resources, including water.
- Congestion and nuisance.
- Law enforcement, including STR enforcement.
- Lack of investment in the local economy (STR profits often do not stay in the local economy).

In addition, the strong STR market is also amplifying the residential real estate prices and demand. This can make it difficult for first and second home buyers to buy homes in our area. We currently have a severe shortage of long-term rental properties. The lack of long term rentals and affordable housing is contributing to staffing shortages for many of our local businesses and services. Recent developments regarding the limiting of STRs in neighboring Lincoln and Clatsop County, along with the city of Manzanita are likely to create more intense interest in Tillamook County.

What can and cannot be done to address the STR proliferation and their impact on our communities?

- Can we differentiate between having investment properties and second homes in our neighborhoods? Are these two things actually the same or are there significant differences?
- Can we limit the # of people per house to 6, for example? The traditional second home/beach home wasn't designed to accommodate a large (8 – 12) people. It was designed to accommodate the typical family (4-6 people).
- Can we limit the amount of time per year a home can be rented? Traditionally the second/vacation home would be used periodically by family and extended family members. People who can not live with these limitations should be encouraged to develop their business in areas that are defined as business zones – not residential neighborhoods.

Lastly, limiting STRs does not translate to limiting visitors. Limited STRs will make it more attractive for hotel developers who can accommodate the visitor demand and also concentrate that activity in our business zones, which will help support our local retail and also our local labor force.

I believe it makes sense to "pause" the issuance of additional STR permits while the County looks for more input and solutions to this problem. I am personally in favor of eventual STR caps for the identified communities in coastal, unincorporated Tillamook County (Neahkahnie, Cape Meares, Oceanside, Pacific City, Netarts, Tierra del Mar and Neskowin).

Questions and suggestions for the STR Committee in their review of County Ordinance

84

- How are the physical boundaries of the communities that are being considered for additional STR regulation being determined?
- I believe it would be prudent to have a separate E-Prep fee for each STR (based on stated occupancy of each STR) that funds the infrastructure, supplies and administrative needs to accommodate our STR guest community in the event of a major disaster.
- There should be an enforcement fee that covers the cost of adequate enforcement resources. Currently, according to the Tillamook Sheriff's department, there are not enough resources to operate at the expected level and to respond to STR complaints.
- The STR fee should also cover the cost of a standardized STR sign which would be produced and distributed by the County. A standard sign with the correct size, information and location installation instructions. If it's decided that these permits have an expiration date, then these signs could have the requisite month/year stickers like our car license plates.
- Should there be a limit on how many STR's a person can own in one community, or the county as a whole? Also, can a business own a STR?

Sincerely,
Dave Holt
Neahkahnie resident

Lynn Tone

From: Sarah Absher
Sent: Sunday, May 22, 2022 11:17 AM
To: Lynn Tone
Subject: STRs

--Original Message-----

From: Michael Maginnis <mmaginnis007@gmail.com>
Sent: Saturday, May 21, 2022 6:44 AM
To: Public Comments <publiccomments@co.tillamook.or.us>; Sarah Absher <sabsher@co.tillamook.or.us>
Subject: EXTERNAL: 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.]

I am writing to express our concerns around the short term rental situation in Neahkahnie. The current situation is leading to a loss of our neighborhood livability.

Please give full time residents the same consideration as STR management companies, STR owners and realtors.

Please pause the issuance of permits while regulations are reviewed.

We need a hard cap on the number of permitted STRs.

We need a limit on the maximum number of occupants.

We need an expiration time on permits and a termination of permits when property ownership changes.

Thank you, Michael Maginnis and Tela Skinner

Lynn Tone

From: Sarah Absher
Sent: Sunday, May 22, 2022 11:17 AM
To: Lynn Tone
Subject: Pause in issuing new STR permits

From: Elizabeth ARCH <elizabeth.arch@gmail.com>
Sent: Saturday, May 21, 2022 10:56 AM
To: Sarah Absher <sabsher@co.tillamook.or.us>
Subject: EXTERNAL: Fwd: Pause in issuing new STR permits

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

Begin forwarded message:

From: Elizabeth ARCH <elizabeth.arch@gmail.com>
Date: May 21, 2022 at 10:47:37 AM PDT
To: publiccomments@co.tillamook.or.us
Subject: Pause in issuing new STR permits

As a part time resident of Neahkahnie I urge the county to pause the issuance of new STR permits. As an unincorporated area we are seeing the result of caps set in the incorporated area which restrict the number of STRs. The increase in numbers in our area has affected the livability and character of Neahkahnie. We need to establish a reasonable cap, limit the number of occupants, and provide for permits to expire or be terminated when appropriate. The committee working on revising Ordinance 84 needs time to accomplish these goals before we are further inundated with STRs. Please pause the issuing of new STRs until the revision process can be completed.

Thank you,
Elizabeth Arch

37737 Treasure Hunter Lane Neahkahnie

Lynn Tone

From: Sarah Absher
Sent: Sunday, May 22, 2022 11:16 AM
To: Lynn Tone
Subject: STR Comments: Please pause the issuance of new STR permits in Tillamook County!

Not sure if I sent this to you yet...

From: Michelle Vinciguerra <mavbeach@yahoo.com>
Sent: Saturday, May 21, 2022 12:08 PM
To: Sarah Absher <sabsher@co.tillamook.or.us>; Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: Please pause the issuance of new STR permits 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 Sarah,

Dear Commissioners,

We have lived in Neahkahnie for over 20 years and are very concerned that Neahkahnie is running out of water and becoming a short term rental village. We have many more rental houses on our street now than we did 10 years ago. We very strongly support limiting short term rentals in Neahkahnie. Please convey our wishes to the Tillamook County Commissioners that we wish them to support a pause on the issuance of STR permits by the adoption of a reasonable limit on the number of permits issued each year. As you know:Manzanita capped the total # of STRs at the current level for up to 3 years to allow time to determine how to responsibly regulate its STRs. Plus Clatsop and Lincoln counties currently have moratoriums on STR permitting which leaves **Tillamook as the only county in the upper half of the Oregon Coast with an open door to STR businesses.** This is very very concerning to us!!

Sincerely,

Dr. and Mrs Anthony Vinciguerra

Lynn Tone

From: Sarah Absher
Sent: Sunday, May 22, 2022 11:16 AM
To: Lynn Tone
Subject: Short term rentals

From: Judith Jones <[REDACTED]>
Sent: Saturday, May 21, 2022 11:02 AM
To: Sarah Absher <sabsher@co.tillamook.or.us>
Cc: Neah Kahnle <nkncac@gmail.com>; Jacki Hinton <hintonjacki56@gmail.com>
Subject: EXTERNAL: Fwd: Short term rentals

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

Begin forwarded message:

From: Judith Jones <[REDACTED]>
Date: May 21, 2022 at 10:53:57 AM PDT
To: publiccomments@co.tillamook.or.us
Subject: Short term rentals

I am a full time owner in Neahkanie oregon. [REDACTED] rd 97131. I would like to address the following issues.

1. There should be a pause in issuing STR permits until the issues are addressed and resolved to everyone's satisfaction.
2. There should be a cap on the number of STR allowed in our area because the visitors have no invested interest in the politics. You will not see signs or voters supporting candidates or issues like the library, TBCC, tides of change etc.
3. There should be a cap on the number of people in a unit. This is a residential area which would like to keep it quiet in order to enjoy the wildlife, scenery and ambiance .
4. Should be expirations on permits and when a house is sold so the permits can be up to date .

Thank you for your consideration and I hope you will pause this process so the above issues can be addressed wisely .

John M. Bloom
37430 3 St
Nehalem, OR 97131

Tillamook County Commissioners
Short Term Rental Committee
Tillamook, OR

I strongly urge the County Commissioners and Short Term Rental Committee put in place a moratorium on Short Term Rentals (STR) for all of Tillamook County as soon as possible so as to ensure a viable future for current home owners and tax payers.

Rapacious West Coast developers are focusing on Tillamook County for the simple reason that it has been reticent about putting in place any sort of updated moratorium. This is understandable in that no one wants to suppress free enterprise. But the documented consequences of unbridled STR's up and down West Coast communities cannot be ignored: increase crime, increased water usage, accelerated wear & tear on infrastructure, over crowding, inflated prices and so on.

Many of these problems can be avoided or mitigated by a well thought out STR plan which Tillamook County does not have yet, therefore I urge a moratorium until we do.

Respectfully,

Jack Bloom

Lynn Tone

From: Sarah Absher
Sent: Sunday, May 22, 2022 11:14 AM
To: Lynn Tone
Subject: STR Comments: Pending Short Term Rental Decision

From: Dianne Bloom <diannerbloom@gmail.com>
Sent: Sunday, May 22, 2022 7:51 AM
To: Sarah Absher <sabsher@co.tillamook.or.us>
Subject: EXTERNAL: Pending Short Term Rental Decision

[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 Sara Absher and Short Term Rental Committee,

I am begging you, **Please put a pause on short term rentals for Tillamook County.** I live in Neahkahnie, I am one of approximately 100 full time residents. We have at least 70 permitted STR's in our community and the number of houses, advertising vacation rentals on my short street alone, has gone from 0 to 3 in the past 5 years with 2 more neighbors seriously considering turning their homes into vacation rentals. We don't have an adequate water supply to support this type influx. Our community life is deteriorating. It used to be vacation rentals were a June-Oct event, now, since the pandemic, our community is packed with vacation rentals every week of the year! Full time rentals for folks (health care providers, firefighters, wait staff etc.) that support our community services are no longer available, because everything is short term rentals. With moratoriums on short term rentals in all of our neighboring counties and communities, we are the last place left standing with free and easy short term rental policies. **Please think this thru!**

Please put a moratorium and pause on short term rentals until Tillamook County can develop a fair and equitable STR plan.

Respectfully,

Dianne R Bloom
37430 3RD ST
Nehalem OR 97131

March 23, 2022

To: Honorable Commissioners Yamamoto, Skaar and Bell
From: Michael Woodin and Amy Bell of Neahkahnie Beach

Re: ***Comments supporting an immediate new short-term rental permit pause or moratorium***

1. Thank you for your decision to revise current short-term rental regulations and establish a short-term rental advisory committee to assist you.
2. We also urge you to immediately enact a pause or moratorium on new short-term rental permits so that your revision work can be more meaningful and effective.

We are owners of 37635 Beulah Reed Rd. in Neahkahnie and frequent part-time residents for over 25 years. Although we have never rented ours, others nearby over that period have infrequently rented homes mostly through vacation rental companies, which caused little concern in the neighborhood and community.

For many of those years little changed, but now the pace and frequency of short-term renting has quickened and is accelerating rapidly. It began with the internet and is being magnified by many factors, including the pandemic drawing more people here year round. The community is quickly becoming more commercial and less residential, raising many concerns.

Neahkahnie already has a high concentration of short-term rentals. Some homes have been converted to be solely short term rental businesses and some owners have acquired and are operating multiple properties for that single business purpose. Individuals and even out of state corporations and investment groups are seeking to acquire and develop income properties here and have solicited us to purchase our property on several occasions. These entities will target Neahkahnie even more now that short-term rental limits are in place in the adjacent county and municipality.

Up and down the coast and in the county, many see these accelerating pressures as an emergency. One very threateningly concern to our community was the serious water shortage we experienced last summer.

We appreciate you undertaking a serious effort to examine and revise the county's short-term rental regulations. Short-term rentals and our community will benefit from workable and balanced regulation. Please enact immediately a pause or moratorium on new short-term rental permits so you can act before it's too late.

Thank you,

Mike Woodin and Amy Bell

~~woodinm@comcast.net, amybell@comcast.net~~

Date Deadline Noon May 24, 2022 1 of 2

From: Sarah Arbiser
Tillamook County
Planning.

Dave Benz <dave.r.benz@gmail.com>



Form submission from: Public Comment Registration

2 messages

Tillamook County OR <tillamookcounty-or@municodeweb.com>
Reply-To: Tillamook County OR <webmaster@co.tillamook.or.us>
To: [Redacted]

Wed, May 18, 2022 at 1:43 PM

Thank you for registering. Someone will reach out to you with additional information before the meeting.

Dave Benz <dave.r.benz@gmail.com>
To: Neah Kahnie <NKNOAC@gmail.com>
Cc: Amy VanDyke <amy@ssvr.com>

Wed, May 18, 2022 at 1:58 PM

May 18, 2022

Karen,

I tried to submit my public comments re. STR proposed changes fir Neahkanie, using website you provided. I am not able to submit my comments I received this notice. above.

- I am most interested in stating a few key bits of information.
- A. I as an owner want to be represented by my comments and or cite on changes. However as a non resident, one of many in Neahkanie, how does my vote count. On my street in Neahkanie not o e person is a resident of Tillamook County, but three of the four owners have owned a home on my street for minimum 20 years.
- B. Complaints about liter are partly a result of only two (2) ^{WASTE} ~~Easter~~ containers along Manzanita and Neahkanie beaches. One smal 1 foot diameter x 3 foot high waste container, is at end of Laneda and the other at Neahkanie. These are for pet waste only. More are needed.
- C. Manzanita State Park has booked by May 1, solid every day June, July August this year. EVERY person camping at Manzanita State Park is a Short Term Renter, who brings cans, liter waster to the area. These hundreds of people daily use Manzanita and Neahkanie Beaches. If STR's are going to be capped, limited etc., then the hundreds using this park and motels must be limited also!

I am asking you to please copy Sarah Arbiser, Tillamook Legsl Deot. and the committee my comments, and they are allowed by me for public publication and entering into committee minutes.

Sincerely,

David R and Jean N Benz

[Redacted]
[Quoted text hidden]

David R Benz



Dave Benz [redacted]

NEAHKANIE STR PROPOSAL IDEA'S

1 message

Dave Benz <[redacted]>
To: Neah Kahnio [redacted]
Cc: Amy VanDyke [redacted]

Tue, May 17, 2022 at 5:56 PM

May 17, 2022

For: Karen Babbitt and Sarah Absher,

Karen your note regarding STR comments being received by May 24, noon, was received today, May 17, 2022.

I commented in an earlier note to you this afternoon, and I would like to make another comment for the record, your legal dept. and committee.

You stated investors are flocking to purchase homes to rent near the ocean.

I would like to point out per Sotheby's Real Estate Records Manzanita office, published May 2022.

Homes sold:
02/27/2019 to 02/27/2020 total of 16 homes
02/27/2020 to 02/27/2022 total of 9 homes

This shows again per Sotheby's Real Estate Manzanita, that the number of homes old in 2020-2021 was down 43%.

What I would like to know prior to any finmal vote or proposal acceptance or recommendation is in Neahkanie only what is:

Population of permanent vs non permanent owners
A discrepancy exists between almost any records including US Census Block Group.
Also of the non permanent resident how many are registered voters in Oregon.

If an STR "proposal" is approved how will that be voted into law? If registered voters in the county vote that seems very unfair as the number of voters in Neahkanie is extremely small in number, perhaps as low as 200. And how does an owner residing outside Oregon be provided a vote?

Thanks very much for your time! This note and the earlier one from me also dated today is allowed to be reviewed by tillamook County Legal Dept., and for public notice.

Sincere Personal regards,]
Jean & David Benz
[redacted]
Nehalem/Neahkanie, OR 97131
[redacted]

Date Deadline - Now May 24 2022

P 1 of 2

Gmail - Form submission from: Public Comment Registration

5/20/22, 9:43 AM

For: Karen Babbitt



Dave Benz <[redacted]>

Form submission from: Public Comment Registration

2 messages

Tillamook County OR <tillamookcounty-or@unicodeweb.com>
Reply-To: Tillamook County OR <webmaster@co.tillamook.or.us>
To: dave.r.benz@gmail.com

Wed, May 18, 2022 at 1:43 PM

Thank you for registering. Someone will reach out to you with additional information before the meeting.

Dave Benz <dave.r.benz@gmail.com>
To: Neah Kahnier <NKNCAC@gmail.com>
Cc: Amy VanDyke <amy@ssvr.com>

Wed, May 18, 2022 at 1:58 PM

May 18, 2022

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I am most interested in stating a few key bits of information.

A. I as an owner want to be represented by my comments and or cite on changes. However as a non resident, one of many in Neahkanie, how does my vote count.

On my street in Neahkanie not o e person is a resident of Tillamook County, but three of the four owners have owned a home on my street for minimum 20 years.

B. Complaints about liter are partly a result of only two (2) ^{WASTE} ~~Easter~~ containers along Manzanita and Neahkanie beaches. One smal 1 foot diameter x 3 foot high waste container, is at end of Laneda and the other at Neahkanie. These are for pet waste only. More are needed.

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I am asking you to please copy Sarah Arbiser, Tillamook Legsl Deot. and the committee my comments, and they are allowed by me for public publication and entering into committee minutes.

Sincerely,

David R and Jean N Benz

Owners- 8194 Nehalem Rd

[Quoted text hidden]

[redacted]

David R Benz

PR-02



Dave Benz <[redacted]>

NEAHKANIE STR PROPOSAL IDEA'S

1 message

Dave Benz <[redacted]>
To: Noah Kahnio <[redacted]>
Cc: Amy VanDyke <[redacted]>

Tue, May 17, 2022 at 5:56 PM

May 17, 2022

For: Karen Babbitt and Sarah Absher,

Karen your note regarding STR comments being received by May 24, noon, was received today, May 17, 2022.

I commented in an earlier note to you this afternoon, and I would like to make another comment for the record, your legal dept. and committee.

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Population of permanent vs non permanent owners
A discrepancy exists between almost any records including US Census Block Group.
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Thanks very much for your time! This note and the earlier one from me also dated today is allowed to be reviewed by Tillamook County Legal Dept., and for public notice.

Sincere Personal regards,
Jean & David Benz
[redacted]
Nehalem/Neahkanie, OR 97131
[redacted]
[redacted]

Lynn Tone

From: Sarah Absher
Sent: Tuesday, May 24, 2022 11:04 AM
To: Lynn Tone
Subject: STRs Short Term Rental Issues in Neahkahnie, Tillamook County

From: Laurie McCray [mccrayla7@yahoo.com]
Sent: Tuesday, May 24, 2022 9:59 AM
To: Sarah Absher <sabsher@co.tillamook.or.us>
Subject: EXTERNAL: Short Term Rental Issues in Neahkahnie, 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.]

Regarding STRs in Neahkahnie/ unincorporated Tillamook County:

I am a full time resident in Neahkahnie, I do not own another home in another jurisdiction. I moved back to Tillamook County in 2015 and chose my home as I loved the quiet neighborhood and sense of community. It is quickly becoming a place I do not recognize and am concerned for the future of unincorporated Tillamook County as it continues to receive the pressure to build very large houses (often investment development, these are not ever intended as single family homes) as currently allowed by the lack of adequate development ordinances that address the adverse impacts of STRs on small rural neighborhoods.

My home has STRs on two sides of my property, this was not the case when I moved here. This will soon change as the remaining lots around me are currently undeveloped or under developed. My enjoyment of my home and property has already diminished and is stressful. Some of the issues regarding the lack of STRs in my neighborhood as as follows:

- 1) **Water Supply** from the Neahkahnie Water District is not adequate to meet the needs of both residents and STR occupants during peak season. In the summer of 2021, the Water District was unable to supply sufficient water to all of the current water hookups resulting in outdoor watering to be disallowed. I have a a vegetable garden that supplies me with a large part of of my food needs. It did not sit well that I was not allowed to water my plants while the houses around me were packed with visitors using water indiscriminately . It may have been a drought year but I anticipate this restriction becoming more frequent in the future as development increases. More STRs will exacerbate this situation.
- 2) **Neighborhood character** has changed and not for the better. Vacationers are in general not good neighbors. Noise, traffic, driving too fast on narrow streets, off-site parking spilling onto narrow roads, trash, parties, increased risk of fires and uncontrolled dogs make living here in the summer unpleasant. Some of what were formerly owner occupied residences on my street are now STRs, others have been built explicitly as investment income properties and have never been occupied by someone who knows and cares about the neighborhood.
- 3) **Enjoyment of my property and neighborhood have diminished** with the increase in STRs. There are different groups of people in the two houses adjacent to my property on any given weekend and throughout the summer. The house built explicitly as a STR rental behind me was designed with a balcony that nearly hangs over the back of my property. I no longer have privacy in my outdoor space. Renters often stand on this balcony and talk loudly which encourages my dog to bark. The house next door to me rents to people with dogs. My dog has been trained not to bark under normal circumstances. Having a constant flow of unfamiliar people and dogs next door (plus walking past my home) is not a

normal circumstance and often requires me to keep my dog indoors when the houses are rented. The thought of additional STRs on my street will make living here more unpleasant.

4) **Loss of a sense of community** occurs when you no longer have the opportunity to know your neighbors. When an annoyance occurs with neighbors, it can be addressed directly with a person you know. This is not the case when a "residence" is occupied by a short term visitor without an investment in maintaining a quiet neighborhood.

5) **Emergency services are inadequate** to handle large fluctuations in population in a rural neighborhood brought in by unregulated STRs. This relates to fire, police, ambulance as well as planning for a significant emergency such as an earthquake. I am involved in emergency preparedness for my neighborhood but we are not equipped to care for more than our residents in such an event.

In closing, STRs in my Neahkahnie neighborhood function as commercial properties and must be managed and regulated as such. Many were constructed and operate explicitly for this purpose. As Tillamook county's popularity increases, the pressure to provide vacation lodging for visitors increases, particularly as adjacent jurisdictions have instituted moratoria on STRs while they attempt to get a handle on the issues. There are places more compatible to accommodate tourism than rural neighborhoods.

Please develop reasonable regulations on STRs in unincorporated Tillamook County in time to retain some of the character that makes it an attractive place to live.

Thank you,

Laurie McCray

37365 3rd St

Nehalem, Oregon 97131

Lynn Tone

From: Sarah Absher
Sent: Wednesday, May 18, 2022 9:12 AM
To: Lynn Tone
Subject: STR Commentary: Neskowin STRs

Good Morning Lynn,

Please include the commentary below for the upcoming May 25, 2022, public meeting.

Thank You,
Sarah Absher, CFM, Director
TILLAMOOK COUNTY | Community Development 1510-B Third Street Tillamook, OR 97141 Phone (503) 842-3408
x3317 sabsher@co.tillamook.or.us

Sarah

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

From: Guy Sievert <gsievert@icloud.com>

Sent: Thursday, May 12, 2022 11:12 AM

To: David Yamamoto <dyamamoto@co.tillamook.or.us>; Mary Faith Bell <mfbell@co.tillamook.or.us>; Erin Skaar <eskaar@co.tillamook.or.us>

Cc: Sarah Absher <sabsher@co.tillamook.or.us>

Subject: EXTERNAL: Neskowin STRs

Commissioners,

First I want to say I appreciate your consideration of the impact of STRs on our community. An issue that goes right to the core of what our coastal towns will become.

I want to offer a suggestion for your consideration as you explore options for STRs. My primary concern about the growth of STRs is the impact it has on affordable/workforce housing in south county. Every story you hear, from the Adventist clinic, the fire and rescue district, the cafe's and stores, even our watershed council, has a common theme. Workers can't find housing and are not accepting our jobs. Or are commuting such long distances that working locally becomes impractical. Or services are being cut. You've heard this before. And it's happening at a time when our communities are seeing an increase in visitors, primarily because of the availability of STRs.

So here's my suggestion. Give STR owners an incentive to rent long term. One year at a time, maybe even less. That incentive can be property tax forgiveness or other financial incentives. If we fix the number of STRs in our communities we need to give those who want to rent an option. We could use the income formula we are using for the King Fisher apartments. Something that will encourage the use of these rentals for those who want to work in our communities. Clearly I am not an expert in how incentives could work. But if we pause we need to consider this issue as well. STR owners need options and that should be part of our review process.

There are many difficult decisions you make as elected officials. But few that will have such an impact for years to come. And not taking action, or delaying action, is a decision that will lead to major changes in our coastal communities. That is why I wrote to you to support the pause. It's time to balance the competing housing needs in ways only the county government can.

Guy Sievert
Neskowin

Lynn Tone

From: Public Comments
Sent: Tuesday, May 24, 2022 2:13 PM
To: Lynn Tone
Subject: FW: EXTERNAL: Please consider an immediate moratorium on the further issuance of short term rental permits

The below comment came in right at noon. Can you please add to your packet and I will make sure it is included in the packets that you dropped off for the Commissioners?

Thanks,
Isabel



Isabel Gilda | Executive Assistant
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS
201 Laurel Avenue
Tillamook, OR 97141
Phone (503) 842-3431
igilda@co.tillamook.or.us

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From: Pam Greene <pam.s.greene@gmail.com>
Sent: Tuesday, May 24, 2022 11:59 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: Please consider an immediate moratorium on the further issuance of short term rental permits

[**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 and Tillamook County Director of Community Development,

Please kindly consider this request from a fellow Tillamook county resident who values the fabric of our community and believes in supporting a reasonable balance of BOTH commerce AND livability.

1. It is imperative that we as a county place an immediate moratorium on the further issuance of short term rental permits while reasonable guidelines and rules can be established for the true benefit of all. There is a need for a **'pause'** on issuance of permits while the process of reviewing and revising STR regulations continues.

Why? Because certain Tillamook County communities are already well beyond a reasonable percentage of homes used for STR business purposes. Neahkahn (NKN) is one of them.

2. There is a need for a **reasonable cap** on the number of STRs permitted — NOT unlimited #'s as allowed under the current regulations.

We understand there are many who are lobbying in favor of no limits, to continue to expand STR business operations in neighborhoods previously zoned as residential. This effectively turns neighborhood residential districts into commercial business districts, this just doesn't seem fair.

What if everyone was able to turn their residential home into a day spa, a laundromat, a rental kitchen or gym? What if everyone was able to turn their yards into wedding or party event venues, or parking lots- packed full of customers and their cars - every day and night of the week? These would be classified as business pursuits and subject to heavy restrictions in residential neighborhoods, or relegated exclusively to commercial business districts because they impact the livability of the surrounding neighborhood. Yet this is what neighbors are living with, the only difference is a bed is offered with the business activity.

STRs are miniature motel businesses.

Short term renters, **(customers) pay for the time they use the facilities:** they rent the structure, appliances, furnishings and outdoor areas.

3. There is a need for a **reasonable limit on the maximum number of occupants** permitted in an STR...these are single family homes in a R1 zoned community — NOT boutique hotels.

Why? Because STR business operators understandably like to maximize their profitability and fill their facilities with as many beds as possible, and turn front yards into parking lots.

This places an unbalanced burden on the neighbors, and an unplanned burden on neighborhood infrastructure, and the community as a whole. We need an STR issuance moratorium to put reasonable STR business facility capacity limits in place.

4.A There is a need for a **reasonable expiration time for STR permits** — NOT in perpetuity as under the current regulations.

4.B There is a need for **termination of STR permits when property ownership changes** — NOT the automatic transfer of STR permit along with the property forever as provided under the current regulations.

Why? Because we need to draw up new guidelines for a fair and equitable way to rotate the benefits of running an STR to all property owners, not just a select few who capitalized early. Circumstances for property owners change, and **every one of us should have a fair shot at applying for an STR permit**, perhaps through a 3-4 year permit rotation with a lottery draw. This will stimulate the building trades and economy for all homes, while reducing the incentive for property speculators to play monopoly with the fabric of our communities.

5. We also understand Tillamook county benefits from the financial gain from the issuance of short term rental permits and STR fees. This is a good thing!

A pause would enable a rewriting of the code, and a fresh look at the amounts Tillamook can charge for STR business licenses, to enable Tillamook to take a larger percentage and greater revenue- even while having the same number of current rentals. The current yearly STR fee is a pittance compared to a nightly rental fee of \$1,500!

I believe Tillamook county needs to prosper, but turning our neighborhoods into business commercial zones is not the answer.

Please place an immediate moratorium on the further issuance of short term rental permits.

Respectfully submitted,

Pam Greene

Neahkahnie homeowner and resident.

My name is Shelia Clark and I appreciate the opportunity to share suggestions as Tillamook County evaluates the STR ordinance. I also want to thank everyone that has volunteered their time on these committees to make our communities a better place to work, live and play.

My Husband and I live in Florence, OR where I am a licensed Realtor serving the Oregon Coast and Willamette Valley. We also own a beach cottage in Neskowin Village where we spend half our time each month.

We began our personal experience with STRs several years ago where we owned and managed several STRs in Seaside for ourselves and family. During this time we were fortunate enough to work alongside a exceptional mngt co who had strict rules and quick to respond to issues. We learned a lot!

In my profession I have also helped several clients with their STR search/purchase and sale which led to navigating and learning various city and county STR ordinances throughout Oregon.

In Neskowin with 2 STRs across the street we too have had all the experiences as most. However trying to deal with a local mngt co was the exact opposite experience we had with the quality company in Seaside. When we called about their out of control renters we were sternly told to just call the Sheriff .

This was a stark contrast to previous mngt cos I had worked with and quickly learned this local company didn't really care, they were not held accountable, took no responsibility and it was my problem not theirs. I believe its this mindset that has gotten us to where we are today.

STRs have become a hot topic for many communities, leading to further restrictions and regulations on property owners which is not going to resolve this problem. With the consistent and escalating complaints of STRS such as noise, garbage, parking, and sometimes a complete disregard for other property owners and our neighborhoods, my question is why are the management companies not held accountable for their guests in this ordinance?

I just recently learned about these groups and committees and havent had enough time to read all the documents or watch videos, but as far as I can see in the ordinance and many others, management companies are left out of this conversation. I think this is a critical component to resolving this issue, not further

restrictions on property owners .

From my recent experience, the companies book the guests, charge their credit card and look the other way. I know there are good companies and not all companies act in this manner, but this is what happens with this mindset.

They should be held accountable for the actions of their guests which can only happen with an addition to the ordinance resulting in penalties that actually affect these companies. This is a critical part of their job or should be— to assure the neighborhood is not terrorized, rules and regulations are followed and swift/appropriate action is taken if needed.

Equally, the owner of the STR should be as responsible and I feel that the county needs stricter regulations and fines for STR owners and mngt companies alike. I would think this would be a huge motivator! - Let them police their guests as opposed to neighborhoods.

These issues should not be left at the feet of local law enforcement. The county, at this point does not need to hire “STR enforcement” and take on additional costs before tighter regulations that penalize both the property owner and brings management companies into the fold to be equally held responsible are enacted.

Rental Limit: Rental days should not be limited to 100 days. This is penalizing everyone for the lack over over site of guests from a few mngt cos and STR owners. Many people invest in STRs for addtl income, retirement or just the ability to own a home at the beach. The rules simply need to be enforced, and a strong ordinance requiring mngt cos involvement would

Parking: There should be no “on street” parking offered to STRs to qualify for their permit. It should be restricted to the actual parking space available on the property of the STR which is common for most communities. I can only speak for Neskowin but parking and street space is already a huge issue. We can barely drive down the streets as is and to add to STR parking would be hazardous for all.

Noise Complaints: Section 6 AA - “Renters may be issued a citation and fine” Since this is such a huge issue it should not be treated so lightly. After 1 notice there should be fines for everyone, renters, STR owners and Mngt cos alike. Again there needs to be stronger accountability and penalties for violations so people will take this seriously and take action.

I agree with a previous email dated May 3 noting section 6 AC – There is too much latitude using the statement “attempt to contact” it should state “they **will** contact the renter within 20 mins” this needs absolute wording so it is clear what is expected and action is taken. As it stands its too open ended, allows the mindset instead of “maybe I will, maybe I wont” approach and does not stress the importance of the ordinance. This wording is too casual.

Sleeping Spaces: should be noted as actual bedrooms available

We are not at all against STRs and believe everyone should have the opportunity to enjoy the beach like we do. Property owners should be able to use their property as they choose without government interference as long as it does not harm others.

I truly believe if management companies had something to loose along with STR owners in the way of fines or penalties or possibly loosing a license, we would see a huge improvement in this issue.

STR Ordinances need to be enforced:

Mngt cos are in best position to enforce the rules and need to be encouraged to be more proactive. They are in the best position to control the actions of guests. Guest who blatantly violate rules should be blacklisted from renting.

Thank you for your consideration of our suggestions. We hope are suggestions and insight has made a small contribution to a resolution.

Sincerely,

Shelia & Dennis Clark
541- 914-4472
sdclark1224@yahoo.com

Florence, OR
Neskowin, OR

Lynn Tone

From: Michael Cook <mikerusts@gmail.com>
Sent: Monday, September 12, 2022 12:09 PM
To: Lynn Tone
Cc: Neah Kahnle
Subject: EXTERNAL: Fwd: Important Short-Term Rental Advisory Committee Meeting 9/13/22 at 9:30 am

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Director Absher and Commissioner Erin Skaar

I appreciate necessary pause in STR licensing and all the attention that the county is now giving to the STR/TLT along with the support of our CAC. I'm sorry to be missing this meeting, but wanted to add to my earlier testimony below to comment on the welcome introduction of ORLA's participation. In addition to emphasizing the most challenging threat of "illegal hotels" their entry into the discussion provides an opportunity facilitate discussion on the impact of their own STR properties.

In your deliberations please consider the following:

- the need for disclosure of permitted properties to assist in local planning and enforcement
- the impacts of all STR's on emergency preparedness and related costs in order to better inform visitors, prepare properties, and provide emergency supplies via licensing requirements, fees, TLT reapportionment.
- the relationship between workforce housing planning and STR impacts by requiring periods of affordable long term rentals in the equation.

Respectfully,
Mike

Mike Cook
37335 First St.
Nehalem (Neahkahnie) 97131
503-368-3048

Subject: May 24 Board of Commissioners meeting

Date: Fri, 20 May 2022 19:39:18 -0700

From: Michael Cook <mikerusts@gmail.com>

To: publiccomments@co.tillamook.or.us

Commissioners, I'm writing to urge an immediate pause in further STR licensing to allow time for the STR advisory committee and our communities time to develop an updated process that can better address the increasing impacts of STRs. My wife and I are residents of Neahkahnie of some 20 years and been working on community emergency preparations on our street and with our adjoining neighborhoods for half that time. And, I've participated in previous Neahkahnie calls for STR restrictions urging a managed approach. I appreciate the county's original attempts at managing the impacts of rentals. But, the wave of new STR's is now a serious concern - stressing public services and our ability to meet emergency needs in a disaster. Over 1/2 of our cluster of neighborhoods here are in the inundation zone - mostly STRs and part-timers. It's important your committee have time to develop a plan with rules and charges based on cost benefit analysis that better addresses not just ongoing and emerging impacts and benefits, but the county's share of responsibility for lives in this very certain and devastating disaster.

Respectfully,
Mike

Mike Cook
37335 First St.
Nehalem (Neahkahnie) 97131
503-368-3048

Subject: May 24 Board of Commissioners meeting

Date: Fri, 20 May 2022 19:39:18 -0700

From: Michael Cook <mikerusts@gmail.com>

To: publiccomments@co.tillamook.or.us

Lynn Tone

From: Jill Carter <jcarter1217@gmail.com>
Sent: Sunday, September 11, 2022 6:41 PM
To: Sarah Absher; Lynn Tone
Subject: EXTERNAL: Short term rental ordinance / 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.]

September 11, 2022

To: Ms. Sarah Absher

From: Darryl Carter / Neahkahnie

As you are aware, I have been on occasion heavily involved with the short term rental issue in Tillamook County. The situation is as I see it has gotten continually worse for the families living in the unincorporated areas of the county. The obvious reason is that the county has allowed the single-family zoning to no longer be meaningful. The current situation allows any home in the unincorporated communities to become a defacto motel. Homes in this program are no longer managed by the owner. It is now done by professional managers employed by corporations. Thanks to the Internet, reservations are taken and there's little or no vetting of the users. Families have no clue who is residing 12 feet from their home. This is unnerving and shouldn't be allowed in a single family zoned community. Tillamook County has commercial zoning and that is where this activity belongs.

This commercial activity also puts undue stress on community water and sewer systems designed to accommodate single families as they use significantly more of these resources. One remodeled home in Neahkahnie will now sleep 20. An architect friend advised me that a new client of his bought a home in Neahkahnie and wanted it redesigned to get the maximum number of beds. This couple is from California and want to receive maximum revenue to pay for this commercial investment. Our local realtors use this as a big selling point when trying to move a very expensive beach property.

I think the following changes should be made to the ordinance:

1. Severely limit the percentage of homes in a community that can be in the program. I think no more than 10% of a community's homes would lessen the impact of this activity. Manzanita has a cap of 17%. I think this is too high but it's better than no cap at all as we currently have.
2. Make the approval process for obtaining a rental license exactly the same as a conditional use application for a bed and breakfast. As you know, the bed-and-breakfast application also involves community input. The bed-and-breakfast also requires an on-site manager and no more than two bedrooms dedicated to the rental program. Why should short-term rentals be allowed virtually without public input or on-site management? Why should the neighbors not have a say in what goes on in their neighborhood?
3. No longer allow applications for multiple ownership. Let those currently licensed expire at the end of the new ordinance and not be renewable. This has turned into a purely commercial enterprise as opposed to families trying to recoup a mortgage payment which was the original intent.

4. These rental homes have become public accommodations. Make them subject to the disabled American disabilities act. They will be required to bring structures up to higher standards making it safer for the public to use them.

5. Raise the licensing fee very significantly so that a full-time manager and staff can be Added to your staff to manage this activity. This is a very significant business and it takes In hundreds of thousands of dollars annually. The owners should be required to pay for the staff necessary to regulate their activities.

I would further ask you to review the activities of Lincoln County in dealing with short term rentals. They have become more restrictive and in fact tried to Sunset rentals per se. I understand The court has sent this case to Luba.

I am hopeful that the commission We'll take actions that Will benefit the residents of Tillamook County as opposed to the commercial interests.

Best regards,

Darryl Carter

Lynn Tone

From: Sarah Absher
Sent: Monday, September 5, 2022 10:15 AM
To: Lynn Tone
Subject: STR PARKING COMPLAINTS

Please make copies for the STR meeting next week.

Thank You,



Sarah Absher, CBO, CFM, Director
TILLAMOOK COUNTY | Community Development
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3408 x3317
sabsher@co.tillamook.or.us

From: Gus Meyer <gusmeyer9@gmail.com>
Sent: Saturday, September 3, 2022 9:15 PM
To: Erin Skaar <eskaar@co.tillamook.or.us>; Sarah Absher <sabsher@co.tillamook.or.us>
Cc: Nan TLT <nan@tillamookcoast.com>; Chris Laity <claity@co.tillamook.or.us>
Subject: EXTERNAL: STR PARKING 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.]

Tillamook County STR Commissioner Liaison; Erin Skarr
Tillamook County CD Director; Sarah Absher

Regards: STR Related Parking Problems

My son, whom works on STR hot tubs, reaffirms my community reviews of Tillamook Unincorporated parking problems on his usual STR rounds of Central and North Tillamook County.

A number of these parking problems are caused by diminished beach accesses, wherever the ocean is within easy walking distance with limited beach access parking space .

I've noticed dogs in attendance going to the beaches from some poorly parked vehicles, most likely misidentified as STR complaints.

Thereby "*Beach Access*" is once again on the Tillamook County complaint docket.

Recall Kiwanda parking problems, as well as Cape Meares, Oceanside, Netarts, and other ocean access problems in most of Tillamook County Beach areas, including Short Sands Beach.

Life is compounded and complicated at our beaches.

Gus Meyer,
STR Committee Member

WHAT'S THE DIFFERENCE BETWEEN A HOTEL AND A COMMERCIAL SHORT TERM RENTAL (STR)?

ONE BIG THING...

CHARACTERISTICS	HOTELS	COMMERCIAL STR
Provide lodging on a nightly basis	Yes	Yes
Objective is net profit, not cost reimbursement	Yes	Yes
Accept reservations and credit card payments online	Yes	Yes
Provide housekeeping.	Yes	Yes
Advertise their businesses as "resorts"	Yes	Yes
Pay state and county transient lodging taxes	Yes	Yes
Operate in single family neighborhoods	No	Yes

Thank you for the opportunity to testify this morning. I will be succinct.

I am Bruce Bishop, a homeowner in the lower Neahkahnie area. We are one block above the beach, within the tsunami zone, and not in the Short-Term Rental pool. In my view, the most pressing issue facing the North Coast is the lack of affordable housing, particularly for families and workers. The existence and proliferation of short term rentals, particularly of large, non-owner-occupied commercial operations, only makes this problem worse.

I support the Neahkahnie Urban Residential Zone as expressed in the current Comprehensive Plan: “The permitted uses are those that appear most suitable for a coastal community that wished [sic] to maintain a primarily single-family residential character.” (3.300 (1)).

The only commercial activities Tillamook County allows in Neahkahnie are home occupations operated compatibly with county law, and STRs don't meet the requirements for this exception. Neither do hotels or any other congregate living arrangements other than single-family residences. Neahkahnie is, in my understanding, unique among unincorporated communities in Tillamook County in this regard.

For this reason, I urge the committee to recommend a Neahkahnie-specific ordinance that conforms to our community land-use plan and zoning and only allows short-term rentals consistent with single-family residential uses. Such rentals should not be permitted more frequently than 13 weeks (or 91 days) per year at any property. Existing permit holders should be given not longer than three years to comply with this requirement, either by changing their business practices or by selling their property.

In addition, the committee should recommend such health and safety standards as are necessary to maintain Neahkahnie's single-family residential character. These should include occupancy, parking, noise, sanitation, traffic, and other limits, many of which are specified in the current STR ordinance, as well as effective complaint resolution processes.

Finally, the committee should recommend that the enforcement of STR regulations be a civil responsibility outside the sheriff's law enforcement responsibilities, funded by the county from either transient lodging taxes or other county funds, including STR permit fees.

Oregonians are justifiably proud of our state's land use planning laws. I don't believe they can or should be circumvented by a local ordinance permitting commercial developments in single-family residential communities.

Thank you for the opportunity to testify.

publiccomments@co.tillamook.or.us

info@neskowincac.org

Dear Members of the Tillamook County STR Advisory Committee:

My name is Harvey Rubinstein. My wife and I own Sea Here, a beach cabin in Neskowin, The cabin has been in our family for five decades. I love Neskowin and the diverse population it hosts throughout the year. In addition to serving as our family's vacation home, we also operate as short-term rental under the rules and regulations of the county. I understand that the county is considering changes to those regulations and is seeking input through the offices of the Tillamook County STR Advisory Committee. I offer below my comments and suggestions.

I reach out to provide feedback on various changes to STR rules and regulations that are being considered at the county level that may impact our STR in Neskowin.

I support responsible renting and being a good neighbor. I do not support new rules which only apply to STR use when the activity of non STR guest use or residents is indistinguishable and presents the same policy issues. I support an owner's right to rent their property, whether it be short term or long term, as they are essentially equivalent.

I support allocating TLT funds towards enhanced enforcement via public safety grant.

I support tightening up occupancy maximums by changing the ordinance to apply to "bedrooms" instead of "sleeping areas" and maintaining the 2 per bedroom + 2 overall limit for overnight occupancy

I support requiring an STR offer a minimum number of off-street parking spots equal to number of bedrooms and limiting on-street parking to 1 car and that these regulations be applied to full time residents' properties.

I support transferability of STR permits upon sale or change of ownership as the permits represent a tangible value of the property.

I do not support an arbitrary limit on the number of nights a home may be rented annually This proposal infringes on property rights, may result in significantly lower TLT revenues, It may lead to owners limiting guest occupancy to peak summer season, resulting in reduced commerce at our neighborhood businesses.

I do not support any type of limit based on distance from another STR. Some parts of Neskowin in the village have homes close together, and one central STR may limit several others from lawfully operating with an STR permit.

I support a percentage cap on STR permits in Neskowin at a level of 50%. The definition of balance is 50/50, and in consideration of Neskowin's long history as a seasonal vacation resort town for over 100 years.

Any potential percentage cap for Neskowin should exclude condominiums in the calculations and not have any type of percentage limit. These include Proposal Rock Inn, The Chelan, Pacific Sands & Breakers Beach Houses.

Neskowin presently offers only a single market, a restaurant, and a golf course, which is a hub of social activity for neighbors and guests alike. These businesses rely on guests visiting our area and STRs are vital to both our community and our local economy.

STRs in Neskowin employ many individuals and businesses that are local to the coast, and income from rentals helps owners offset the high cost that can be associated with a coastal home. Our support teams include house cleaners, handypersons, window washers, pest control, painters, general contractors.

There is room for improvement with the current ordinance, but I do not support major changes or significant limits. As the county seeks to strike a fair and equitable balance between welcoming visitors, both short- and long-term rental activity, property rights, and livability in our communities, please keep in mind the long history of Neskowin being primarily a seasonal vacation getaway.

Thank you for considering my comments and recommendations. I would be happy to answer any questions you may have to discuss them at public forum.

Sincerely,

Harvey Rubinstein

Neskowin Property Owner

Lynn Tone

From: Public Comments
Sent: Tuesday, October 4, 2022 8:43 AM
To: Lynn Tone
Subject: FW: EXTERNAL: Neskowin STR rules & regulations



Debi Garland | Board Assistant
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS
201 Laurel Avenue
Tillamook, OR 97141
Phone (503) 842-3403 x3303
dgarland@co.tillamook.or.us

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From: McArthur, Stuart <Stuart.McArthur@nike.com>
Sent: Sunday, October 2, 2022 9:17 PM
To: Public Comments <publiccomments@co.tillamook.or.us>; info@neskowincac.org
Subject: EXTERNAL: Neskowin STR rules & 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.]

Dear Tillamook County, STR Advisory Committee,

Having discussed the various changes to STR rules & regulations that are being considered at the county level that may impact our STR in Neskowin I feel the need to reach out with comment.

We are a family of 4, who moved to Oregon 8 years ago and fell in love with the place. It is our home but growing up in Scotland by the sea we desperately miss it and have been renting in Neskowin for the past few years, it has been our remedy. We were lucky enough to be able to gather the funds to buy our own second home, that we love dearly and will use for our holidays. But we had to pay a lot of money for the place, and it seems crazy to sit empty while we are not there. We have been respectful renters previously and would like to manage the expense of the mortgage by renting till one day it is paid off by which time who knows it may time for our kids to go to college and us to retire. It seems unfair to limit people who are genuinely careful with their own properties and limit their potential to revive old properties that need our help, to last for next generation to come with funds raised through renting, not to mention all the family fun we are going to have there.

We have discussed the below points and they are all consistent with our beliefs;

PROPOSAL	YES	NO	MAYBE
TLT funds dedicated to enhanced enforcement	X		
Property rights	X		
Reducing max occupancy by limiting to bedrooms instead of sleeping areas	X		
Transferability of STR permits	X		
Annual limit on number of nights rented		X	
Percentage cap on number of STR permits			X
Distance or proximity based limits		X	

- I love Neskowin and the people who live and stay there. My family has been made welcome and we want the best for all. We wish to be responsible renting & being a good neighbor
- I do not support new rules which only apply to STR use when the activity of non STR guest use is indistinguishable and presents the exact same issues.
- I support allocating TLT towards enhanced enforcement via public safety grant.
- I support an owner's right to rent their property, whether it be short term or long term, as they are commercially equivalent.
- I support tightening up occupancy maximums by changing the ordinance to apply to "bedrooms" instead of "sleeping areas" and maintaining the 2 per bedroom + 2 overall limit for overnight occupancy.
- I support requiring a minimum number of off-street parking spots equal to number of bedrooms & limiting on-street parking to 1 car.
- I support transferability of STR permits upon sale or change of ownership.
- I do NOT support any type of limit on the number of nights a home may be rented per year. This proposal infringes on property rights, may be difficult to enforce & track, may result in significantly lower TLT, and may lead to owners limiting guests to peak summer season, thereby unintentionally resulting in less commerce at our neighborhood businesses for the remaining 9 months of the year.

- I do NOT support any type of limit based on distance from another STR. Some parts of Neskowin in the village have homes very close together, and one central STR may limit several others from lawfully operating with an STR permit.
- I support a percentage cap on STR permits in Neskowin at a level of 35%-50%. The definition of balance is 50/50, and in consideration of Neskowin's long history as a seasonal vacation resort town for over 100 years, this range is appropriate. On the low end, 35% represents approximately half of the seasonally owned homes. There is already a natural ebb and flow of STR permits opening and closing through the years as families make varied choices about how they'd like to use their home. A percentage cap that is too low may lead to owners holding onto inactive permits for fear of losing their right to rent, thereby squeezing out owners who would like to actively rent their home.
- Any potential percentage cap for Neskowin should exclude condos in the calculations and not have any type of percentage limit: Proposal Rock Inn, The Chelan, Pacific Sands & Breakers Beach Houses.
- Of the total living units only approximately 18% have STR permits. This does not break out condos which are not part of the perceived problem. This does not correlate to "use" because not all STRs are active. Neskowin seasonal home ownership ranks very high at 67% (2019). If you do straight numbers 18% STR = approximately 26% of the seasonal homes are listed as STRs. So, is the county even focused on the correct issue? Nonpaying guests are most likely make a larger impact (74% of potential use) on the community and would present the exact same issues being targeted with STR rules. Because Neskowin has so many seasonal homes (which have similar use as STR homes) the proposed STR rules seem very arbitrary. Effectively rules are being applied to 26% of the potential problem. Most of the home use in our community is transitory with second homeowners, family, non-paying guests, as well as STR rental guests and just part of the accepted fabric of our vacation community.
- Long ago, commercial development in Neskowin was purposefully very limited by timed deed restrictions for 50 years, and that's part of the heritage that makes Neskowin such a special place today with so many homes and very limited local businesses that are more common in larger towns.
- Neskowin has only a market, a restaurant, and a golf course, which is a hub of social activity for neighbors and guests alike. All of these businesses rely on guests visiting our area and STRs are vital to both our community and our local economy.
- Unlike many coastal communities, Neskowin is in a unique predicament by not having any hotels for visitors (Neskowin Beach Resort & Proposal Rock Inn are both comprised of privately owned condos). Our visitors are fully reliant on our network of amazing owners who open up their homes to welcome visitors to our special area. A wide variety of options from condos with a studio bedroom, to quaint cottages in the village, to large homes in South Beach able to accommodate large families gathering for a vacation, are an integral part of helping visitors access Neskowin. Renting a vacation home in Neskowin is actually how many owners first discovered this special getaway!
- STRs in Neskowin employ many individuals and businesses that are local to the coast, and income from rentals helps owners offset the high costs that can be associated with a coastal home. Our teams include house cleaners, handymen, window washers, pest control, painters, general contractors, and landscapers just to name a few.
- STRs in Neskowin have had no ordinance violations in 2022 as of Sept 8, 2022.
- Only 15% of recent home sales (2020-2022) have new STR permits, which is right in line with the approximate overall level of STRs in our area (118 home sales with 18 new permits issued, 6 transferred to new owners, and 14 permits closed post-sale, which is a net gain of 4 permits from recent home sales 2020-2022).
- The Oregon Coast has seen a jump in the number of visitors we welcome. In our neighborhood, sometimes bad behavior happens, but it can be a challenge to say with accuracy that it was a guest at an STR, especially when we have so many day trip visitors and owners with families who may be responsible as well.
- Tillamook County housing studies define Neskowin as a "resort" town and in 2019 our seasonal home ownership ranked very high at 67%, while vacancy rates for long term rentals were zero. According to the 2017 housing report, Neskowin is entirely within their defined "Coastal Market" and this recognizes our history as a resort

community. Neskowin does not have the hallmarks of a traditional residential area, as we have no public school, no large grocery store, no gas station, and no post office - this is truly a community for visitors and some people are lucky enough to live here full time.

- ORLA's Position Statement on "Illegal Hotels" may be an issue elsewhere in Tillamook county, but in Neskowin we are not aware of any STRs that can be classified as unregulated commercial activity or a "de facto hotel" operating unregulated and flouting zoning laws. If rules are being "skirted" then it's up to the county to enforce as needed. Please do not lump together rule-following and legally permitted STRs with ORLA's "illegal hotels" statement. Permitted STRs go through safety inspections, are required to provide proof of liability insurance, required to post contact info on the exterior, and are required to collect and remit TLT quarterly. I do support the county working with 3rd party software to identify and isolate these cases, but I believe they are nominal in Neskowin.
- My home in Neskowin is our family's personal beach getaway. We enjoy it as much as we can, and we also enjoy welcoming guests when we are not able to enjoy our home ourselves. If we were not able to rent our home, it would simply sit empty between our visits. It would not be available as a long term rental.
- There is room for improvement with the current ordinance, but I do not support major changes and significant limits in light of the overall low number of documented complaints and low number of enforcement violations in Neskowin. As the county looks to strike an important balance between welcoming visitors, property rights, and livability in our communities, please factor in the long history that Neskowin has in being primarily a seasonal getaway.

Sincerely,

Stuart McArthur

4430 Amity Avenue
Neskowin
Oregon
97149

Proposal to Revise the Definition of a Short-Term Rental in Tillamook County

One of the challenges we face in regulating STRs is that they are currently difficult to define in a manner that clearly contrasts them from “Travelers Accommodations” in the State statutes and “Motels” in the County LUO. If not addressed, this lack of a clear distinction creates confusion and some inequities, particularly with regard to full-time commercial STRs.

Below in the right-most column, is a draft of a proposed revision to Ordinance #84 that would create a clear distinction:

Sarah’s Current Draft	Relevant State & County Law	Proposed New Language
<p>"Short Term Rental". A lawfully established dwelling unit (including any accessory guest house on the same property) that is rented to any person on day-to-day basis for a consecutive period of 30 days or less during the year. No recreational vehicle, travel trailer, or tent or other temporary shelter shall be used as or in conjunction with a short-term rental. No occupancy of a parked vehicle, including recreational vehicles as defined in the Tillamook County Land Use Ordinance, in conjunction with the short-term rental is permitted.</p>	<p>Oregon Revised Statute 446.310 defines “Travelers Accommodation” as ... <i>any establishment, which is not a hostel, having rooms, apartments or sleeping facilities rented or kept for rent on a daily or weekly basis to travelers or transients for a charge or fee paid or to be paid for rental or use of facilities.</i></p>	<p>"Short Term Rental". A lawfully established dwelling unit (including any accessory guest house on the same property) that is: 1) rented to any person on day-to-day basis for a consecutive period of 30 days or less during the year, 2) not a motel and 3) rented less than 120 nights each year. No recreational vehicle, travel trailer, or tent or other temporary shelter shall be used as or in conjunction with a short-term rental. No occupancy of a parked vehicle, including recreational vehicles as defined in the Tillamook County Land Use Ordinance, in conjunction with the short-term rental is permitted.</p>
<p>(QB) "Dwelling Unit". A lawfully established dwelling unit comprised of one (1) or more rooms occupied, designed or intended for occupancy as separate living quarters that contains cooking facilities and contain. Three (:3) two (2) or more of the following:</p> <ul style="list-style-type: none"> • Refrigeration • Cooking facility (including cooking stove, hot plate, range, hood, microwave, oven or similar facility) • Dishwashing machine • Sink intended for meal preparation (not including a wet bar) • Garbage disposal • Toilet 	<p>Tillamook County’s Land Use Ordinance defines a motel as: <i>“A building or group of buildings used for transient residential purposes that contains guest rooms or dwelling units, and which is designed, intended or used primarily for the accommodation of transient automobile travelers.”</i></p>	<p>(QB) "Dwelling Unit". A lawfully established dwelling unit comprised of one (1) or more rooms occupied, designed or intended for occupancy as separate living quarters that contains cooking facilities and contain. Three (:3) two (2) or more of the following:</p> <ul style="list-style-type: none"> • Refrigeration • Cooking facility (including cooking stove, hot plate, range, hood, microwave, oven or similar facility) • Dishwashing machine • Sink intended for meal preparation (not including a wet bar) • Garbage disposal • Toilet

Dear Tillamook County STR Advisory Committee,

I am reaching out to provide feedback on various changes to STR rules & regulations that are being considered at the county level that may impact our STR in Neskowin.

PROPOSAL	YES	NO	MAYBE
TLT funds dedicated to enhanced enforcement	X		
Property rights	X		
Reducing max occupancy by limiting to bedrooms instead of sleeping areas	X		
Transferability of STR permits	X		
Annual limit on number of nights rented		X	
Percentage cap on number of STR permits		X	
Distance or proximity based limits		X	

I support responsible renting & being a good neighbor.

I do not support new rules which only apply to STR use when the activity of non STR guest use is indistinguishable and presents the exact same issues.

I support allocating TLT towards enhanced enforcement via public safety grant.

I support an owner's right to rent their property, whether it be short term or long term, as they are commercially equivalent.

I support tightening up occupancy maximums by changing the ordinance to apply to "bedrooms" instead of "sleeping areas" and maintaining the 2 per bedroom + 2 overall limit for

overnight occupancy.

I support requiring a minimum number of off-street parking spots equal to number of bedrooms + one more spot – no on-street parking.

I support transfer ability of STR permits upon sale or change of ownership.

I believe the STR management cos need to be brought into the fold of these issues – meaning they need to be held accountable for their guests and fined as well as the property owner for violations. They are the first line of defense and obviously have a large part in why we are at this point today.

I do NOT support any type of limit on the number of nights a home may be rented per year. This proposal infringes on property rights, may be difficult to enforce & track, may result in significantly lower TLT, and may lead to owners limiting guests to peak summer season, thereby unintentionally resulting in less commerce at our neighborhood businesses for the remaining 9 months of the year.

I do NOT support any type of limit based on distance from another STR. Some parts of Neskowin in the village have homes very close together, and one central STR may limit several others from lawfully operating with an STR permit.

I support a percentage cap on STR permits in Neskowin at a level of 35%-50%. The definition of balance is 50/50, and in consideration of Neskowin's long history as a seasonal vacation resort town for over 100 years, this range is appropriate. On the low end, 35% represents approximately half of the seasonally owned homes. There is already a natural ebb and flow of STR permits opening and closing through the years as families make varied choices about how they'd like to use their home. A percentage cap that is too low may lead to owners holding onto inactive permits for fear of losing their right to rent, thereby squeezing out owners who would like to actively rent their home.

Any potential percentage cap for Neskowin should exclude condos in the calculations and not have any type of percentage limit: Proposal Rock Inn, The Chelan, Pacific Sands & Breakers Beach Houses.

Of the total living units only approximately 18% have STR permits. This does not break out condos which are not part of the perceived problem. This does not correlate to “use” because not all STRs are active. Neskowin seasonal home ownership ranks very high at 67% (2019). If

you do straight numbers 18% STR = approximately 26% of the seasonal homes are listed as STRs. So, is the county even focused on the correct issue? Nonpaying guests are most likely make a larger impact (74% of potential use) on the community and would present the exact same issues being targeted with STR rules. Because Neskowin has so many seasonal homes (which have similar use as STR homes) the proposed STR rules seem very arbitrary. Effectively rules are being applied to 26% of the potential problem. Most of the home use in our community is transitory with second homeowners, family, non-paying guests, as well as STR rental guests and just part of the accepted fabric of our vacation community.

Long ago, commercial development in Neskowin was purposefully very limited by timed deed restrictions for 50 years, and that's part of the heritage that makes Neskowin such a special place today with so many homes and very limited local businesses that are more common in larger towns.

Neskowin has only a market, a restaurant, and a golf course, which is a hub of social activity for neighbors and guests alike. All of these businesses rely on guests visiting our area and STRs are vital to both our community and our local economy.

Unlike many coastal communities, Neskowin is in a unique predicament by not having any hotels for visitors (Neskowin Beach Resort & Proposal Rock Inn are both comprised of privately owned condos). Our visitors are fully reliant on our network of amazing owners who open up their homes to welcome visitors to our special area. A wide variety of options from condos with a studio bedroom, to quaint cottages in the village, to large homes in South Beach able to accommodate large families gathering for a vacation, are an integral part of helping visitors access Neskowin. Renting a vacation home in Neskowin is actually how many owners first discovered this special getaway!

STRs in Neskowin employ many individuals and businesses that are local to the coast, and income from rentals helps owners offset the high costs that can be associated with a coastal home. Our teams include house cleaners, handymen, window washers, pest control, painters, general contractors, and landscapers just to name a few.

STRs in Neskowin have had no ordinance violations in 2022 as of Sept 8, 2022.

Only 15% of recent home sales (2020-2022) have new STR permits, which is right in line with the approximate overall level of STRs in our area (118 home sales with 18 new permits issued, 6 transferred to new owners, and 14 permits closed post-sale, which is a net gain of 4 permits from recent home sales 2020-2022).

The Oregon Coast has seen a jump in the number of visitors we welcome. In our neighborhood, sometimes bad behavior happens, but it can be a challenge to say with accuracy that it was a guest at an STR, especially when we have so many day trip visitors and owners with families who may be responsible as well.

Tillamook County housing studies define Neskowin as a "resort" town and in 2019 our seasonal home ownership ranked very high at 67%, while vacancy rates for long term rentals were zero. According to the 2017 housing report, Neskowin is entirely within their defined "Coastal Market" and this recognizes our history as a resort community. Neskowin does not have the hallmarks of a traditional residential area, as we have no public school, no large grocery store, no gas station, and no post office - this is truly a community for visitors and some people are lucky enough to live here full time.

ORLA's Position Statement on "Illegal Hotels" may be an issue elsewhere in Tillamook county, but in Neskowin we are not aware of any STRs that can be classified as unregulated commercial activity or a "de facto hotel" operating unregulated and flouting zoning laws. If rules are being "skirted" then it's up to the county to enforce as needed. Please do not lump together rule-following and legally permitted STRs with ORLA's "illegal hotels" statement. Permitted STRs go through safety inspections, are required to provide proof of liability insurance, required to post contact info on the exterior, and are required to collect and remit TLT quarterly. I do support the county working with 3rd party software to identify and isolate these cases, but I believe they are nominal in Neskowin.

My home in Neskowin is our family's personal beach getaway. We enjoy it as much as we can, and we also enjoy welcoming guests when we are not able to enjoy our home ourselves. If we were not able to rent our home, it would simply sit empty between our visits. It would not be available as a long term rental.

· There is room for improvement with the current ordinance, but I do not support major changes and significant limits in light of the overall low number of documented complaints and low number of enforcement violations in Neskowin. As the county looks to strike an important balance between welcoming visitors, property rights, and livability in our communities, please factor in the long history that Neskowin has in being primarily a seasonal getaway.

Sincerely,
Dennis and Shelia Clark
4405 Independence Ave

Lynn Tone

From: Public Comments
Sent: Tuesday, October 4, 2022 8:43 AM
To: Lynn Tone
Subject: FW: EXTERNAL: Homeowner feedback on proposed changes to STR rules and regulations



Debi Garland | Board Assistant
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS
201 Laurel Avenue
Tillamook, OR 97141
Phone (503) 842-3403 x3303
dgarland@co.tillamook.or.us

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From: Heather Gobet <heather@westerndisplay.com>
Sent: Sunday, September 25, 2022 12:23 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Cc: Tom Bates <Tom@westerndisplay.com>
Subject: EXTERNAL: Homeowner feedback on proposed changes to STR rules and 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.]

Dear Tillamook County STR Advisory Committee,

We purchased our home in the South Beach area of Neskowin in February of 2020. It is truly our dream home, and we take great pride in maintaining the home and yard. We are lifelong Oregon residents, and it has always been a goal to retire on the Oregon Coast, and specifically in the special community of Neskowin. It is our hope to someday live in our Neskowin home full time, but we are not yet at a point in our lives where that is financially feasible. So currently we are only able to enjoy it on weekends and for short vacations. Rather than have it sit vacant, we have used it as a vacation rental property when we are unable to visit. This activity is also allowing us to pay the mortgage off more quickly and expedite our goal to live in the home full time. Our home is professionally managed through Meredith Lodging, and we also personally monitor it closely to make sure it is always impeccably maintained.

We understand that various changes to STR rules and regulations are being considered at the county level that may impact the use of our home in Neskowin. There are elements of these proposed changes we support:

- We support responsible renting and being a good neighbor.
- We support allocating TLT towards enhanced enforcement via public safety grant.

- We support an owner's right to rent their property, whether it be short term or long term, as they are commercially equivalent.
- We support tightening up occupancy maximums by changing the ordinance to apply to "bedrooms" instead of "sleeping areas" and maintaining the 2 per bedroom + 2 overall limit for overnight occupancy.
- We support requiring a minimum number of off-street parking spots equal to number of bedrooms and limiting on-street parking to 1 car.
- We support transferability of STR permits upon sale or change of ownership.
- We support a percentage cap on STR permits in Neskowin at a level of 35%-50%. The definition of balance is 50/50, and in consideration of Neskowin's long history as a seasonal vacation resort town for over 100 years, this range is appropriate. On the low end, 35% represents approximately half of the seasonally owned homes. There is already a natural ebb and flow of STR permits opening and closing through the years as families make varied choices about how they'd like to use their home. A percentage cap that is too low may lead to owners holding onto inactive permits for fear of losing their right to rent, thereby squeezing out owners who would like to actively rent their home. Any potential percentage cap for Neskowin should exclude condos in the calculations and not have any type of percentage limit: Proposal Rock Inn, The Chelan, Pacific Sands and Breakers Beach Houses.

However, there are several proposed changes that we do not support for the reasons listed below:

- We do not support new rules which only apply to STR use when the activity of non STR guest use is indistinguishable and presents the exact same issues.
- We do NOT support any type of limit on the number of nights a home may be rented per year. This proposal infringes on property rights, may be difficult to enforce and track, may result in significantly lower TLT, and may lead to owners limiting guests to peak summer season, thereby unintentionally resulting in less commerce at our neighborhood businesses for the remaining 9 months of the year.
- We do NOT support any type of limit based on distance from another STR. Some parts of Neskowin in the village have homes very close together, and one central STR may limit several others from lawfully operating with an STR permit.
- Of the total living units only approximately 18% have STR permits. This does not break out condos which are not part of the perceived problem. This does not correlate to "use" because not all STRs are active. Neskowin seasonal home ownership ranks very high at 67% (2019). If you do straight numbers 18% STR = approximately 26% of the seasonal homes are listed as STRs. So, is the county even focused on the correct issue? Nonpaying guests are most likely make a larger impact (74% of potential use) on the community and would present the exact same issues being targeted with STR rules. Because Neskowin has so many seasonal homes (which have similar use as STR homes) the proposed STR rules seem very arbitrary. Effectively rules are being applied to 26% of the potential problem. Most of the home use in our community is transitory with second homeowners, family, non-paying guests, as well as STR rental guests and just part of the accepted fabric of our vacation community.
- Neskowin has only a market, a restaurant, and a golf course, which is a hub of social activity for neighbors and guests alike. All of these businesses rely on guests visiting our area and STRs are vital to both our community and our local economy.
- Unlike many coastal communities, Neskowin is in a unique predicament by not having any hotels for visitors (Neskowin Beach Resort and Proposal Rock Inn are both comprised of privately owned condos). Our visitors are fully reliant on owners who open up their homes to welcome visitors to our special area. A wide variety of options from condos with a studio bedroom, to quaint cottages in the village, to large homes in South Beach are able to accommodate large families gathering for a vacation, are an integral part of helping visitors access Neskowin. Renting a vacation home in Neskowin is actually how many owners first discovered this special getaway!

- STRs in Neskowin employ many individuals and businesses that are local to the coast, and income from rentals helps owners offset the high costs that can be associated with a coastal home. Our teams include house cleaners, handymen, window washers, pest control, painters, general contractors, and landscapers just to name a few.
- STRs in Neskowin have had no ordinance violations in 2022 as of Sept 8, 2022.
- Only 15% of recent home sales (2020-2022) have new STR permits, which is right in line with the approximate overall level of STRs in our area (118 home sales with 18 new permits issued, 6 transferred to new owners, and 14 permits closed post-sale, which is a net gain of 4 permits from recent home sales 2020-2022).
- The Oregon Coast has seen a jump in the number of visitors we welcome. In our neighborhood, sometimes bad behavior happens, but it can be a challenge to say with accuracy that it was a guest at an STR, especially when we have so many day trip visitors and owners with families who may be responsible as well.
- Tillamook County housing studies define Neskowin as a "resort" town and in 2019 our seasonal home ownership ranked very high at 67%, while vacancy rates for long term rentals were zero. According to the 2017 housing report, Neskowin is entirely within their defined "Coastal Market" and this recognizes our history as a resort community. Neskowin does not have the hallmarks of a traditional residential area, as we have no public school, no large grocery store, no gas station, and no post office - this is truly a community for visitors and some people are lucky enough to live here full time.
- ORLA's Position Statement on "Illegal Hotels" may be an issue elsewhere in Tillamook county, but in Neskowin we are not aware of any STRs that can be classified as unregulated commercial activity or a "de facto hotel" operating unregulated and flouting zoning laws. If rules are being "skirted" then it's up to the county to enforce as needed. Please do not lump together rule-following and legally permitted STRs with ORLA's "illegal hotels" statement. Permitted STRs go through safety inspections, are required to provide proof of liability insurance, required to post contact info on the exterior, and are required to collect and remit TLT quarterly. We do support the county working with 3rd party software to identify and isolate these cases, but I believe they are nominal in Neskowin.
- Our home in Neskowin is our family's personal beach getaway. We enjoy it as much as we can, and we also enjoy welcoming guests when we are not able to enjoy our home ourselves. If we were not able to rent our home, it would simply sit empty between our visits or we would be forced to sell it and abandon our dream of living there full time in the future. It would not be available as a long-term rental and even if it were the rent that would be required would not in any way be classified as affordable housing.

There is room for improvement with the current ordinance, but we do not support major changes, significant limits and unnecessary restrictions in light of the overall low number of documented complaints and low number of enforcement violations in Neskowin. As the county looks to strike an important balance between welcoming visitors, property rights, and livability in our communities, please factor in the long history that Neskowin has in being primarily a seasonal getaway.

As prices soar for gas, lodging, and meals the ability for a family to rent a STR and gather in a home setting offers an affordable alternative to enjoy an overnight stay in our beautiful community. **In addition to all the reasons listed above I think the exclusionary and elitist mindset that our coastal communities are for a chosen very wealthy few is very unfortunate. Gov. Tom McCall had the vision to open Oregon's beaches for all to enjoy. The trend of disallowing the rental of homes in communities throughout the Oregon Coast is in direct opposition to this vision.**

We hope that a balance can be found as STR regulations are reviewed and that the loud voices of a select few do not drive an unreasonable "solution" to a problem that does not exist.

Sincerely,

Thomas Bates and Heather Gobet
Property Owners at
49995 S Beach Road, Neskowin

Lynn Tone

From: Public Comments
Sent: Tuesday, October 4, 2022 8:44 AM
To: Lynn Tone
Subject: FW: EXTERNAL: STR's

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

From: Sandy Manning <SandyManning@comcast.net>
Sent: Monday, October 3, 2022 6:19 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STR's

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

It feels like STR's are being discriminated against. If any laws change it should also include owner occupied. Neskowin has always been a tourist designation that helps the economy with supporting the local store and restaurants that also helps the STR owners pay their taxes, mortgages and monthly expenses so the owners can also have a place to stay and enjoy.

Since last year a new STR tax went into affect to help the community.

There has been little complaints made on STR homes and yet there is a lot of talk in making very strict rules from minimal night stays of 100 nights, garbage twice a week, 20 ft parking spaces, distance from one STR from another and the list goes on and on.

With all the money that is paid by the STR owners and only a few complaints, why not use some of the money to hire someone to handle the incoming complaints and not try to discriminate against all STR owners.

If any regulations are passed it should also be a requirement of both homeowners and STR's to abide.

Let's all get along, use the STR funds to deal with any problem resident, STR or homeowner and enjoy beautiful Neskowin.

Warmly,
Sandy Manning

Lynn Tone

From: Public Comments
Sent: Tuesday, October 4, 2022 8:44 AM
To: Lynn Tone
Subject: FW: EXTERNAL: Neskowin STR Input



Debi Garland | Board Assistant
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS
201 Laurel Avenue
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From: Peter <peter@sym-agro.com>
Sent: Monday, October 3, 2022 3:21 PM
To: Public Comments <Publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: Neskowin STR Input

[**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, STR Advisory Committee:

We are reaching out to provide feedback on various changes to STR rules & regulations that are being considered at the county level that may impact our Beach Home / STR in Neskowin.

We purchased our home in Neskowin over 18 years ago and it is our family's personal beach getaway. We enjoy it as much as we can, but with family schedules we are not able to use it as much as we like. Renting our home allows others access to the beauty of Neskowin and helps us to offset maintenance cost and keep our home good condition. If we were not able to rent our home, it would simply sit empty between our visits. It would not be available as a long-term rental.

We do NOT support any type of limit on the number of nights a home may be rented per year. This proposal infringes on property rights, may be difficult to enforce & track, may result in significantly lower TL, and may lead to owners limiting guests to peak summer season, thereby unintentionally resulting in less commerce at our neighborhood businesses for the remaining 9 months of the year.

The proposed changes only apply to STR rentals and not vacation home use by nonpaying family and guests. This creates a very unfair application of rules because so many homes in Neskowin are vacation homes and many owners allow

nonpaying guest use. These nonpaying guests present the exact same issues that are being saddled onto STR properties. We do not think you can or should target rules for property use that only applies to STR rental use when the activity and issues are exactly the same with nonpaying guest use.

The proposed STR changes don't really fit our community. Neskowin has been a "Second home" town since inception with a majority of the homes being nonresidential. Tillamook County housing studies define Neskowin as a "resort" town and in 2019 our seasonal home ownership ranked very high at 67%, while vacancy rates for long term rentals were zero. According to the 2017 housing report, Neskowin is entirely within their defined "Coastal Market" and this recognizes our history as a resort community.

Unlike many coastal communities, Neskowin is in a unique predicament by not having any hotels for visitors (Neskowin Beach Resort & Proposal Rock Inn are both comprised of privately owned condos). Our visitors are fully reliant on our network of amazing owners who open up their homes to welcome visitors to our special area. A wide variety of options from condos with a studio bedroom, to quaint cottages in the village, to large homes in South Beach able to accommodate large families gathering for a vacation, are an integral part of helping visitors access Neskowin. Renting a vacation home in Neskowin is actually how many owners first discovered this special getaway!

STRs in Neskowin employ many individuals and businesses that are local to the coast, and income from rentals helps owners offset the high costs that can be associated with a coastal home. Our teams include house cleaners, handymen, window washers, pest control, painters, general contractors, and landscapers just to name a few.

- We support responsible renting & being a good neighbor.
- We support allocating TLT towards enhanced enforcement via public safety grant.
- We support an owner's right to rent their property, whether it be short term or long term, as they are commercially equivalent.
- We support tightening up occupancy maximums by changing the ordinance to apply to "bedrooms" instead of "sleeping areas" and maintaining the 2 per bedroom + 2 overall limit for overnight occupancy.
- We support requiring a minimum number of off-street parking spots equal to number of bedrooms & limiting on-street parking to 1 car.
- We support transferability of STR permits upon sale or change of ownership.

- We do not support new rules which only apply to STR use when the activity of non STR guest use is indistinguishable and presents the exact same issues.
- We do not support any limitations on the number of nights per year.

There is room for improvement with the current ordinance, but we do not support major changes and significant limits considering the overall low number of documented complaints and low number of enforcement violations in Neskowin. As the county looks to strike an important balance between welcoming visitors, property rights, and livability in our communities, please factor in the long history that Neskowin has in being primarily a seasonal getaway.

Sincerely,

Peter & Lori Bierma
Neskowin Property Owner

To: Honorable Commisioner Skaar, Director Absher, STR Advisory Committee

From: Michael Woodin & Amy Bell, 37635 Beulah Reed Rd, Neahkahnie Beach

Re: Comments Oct 4 STR Advisory Committee Meeting

Most residential homes are designed for 2-8 occupants. Do you know any small residential community that has two homes with 20 occupants, another with 18, and a bunch more with 11-16 occupants, as well as over 75 homes permitted for short term rental? That's Neahkahnie!

Neahkahnie, which we have frequented for over 40 years has become less residential, more commercial and less livable. Roads and utilities that have remained largely unchanged are stressed.

What's happening now is current county STR occupancy regulations are being gamed to turn residential structures into "mini hotels", event spaces and speculative real estate opportunities that threaten the community.

We believe your committee work can halt this trend. We also believe STR's consistent with a residential community can be beneficial to Neahkahnie and the county if properly scaled. If we are to maintain a livable community, we need new STR occupancy regulations that can no longer be gamed. These new occupancy regulations need to be specific and concrete, not open to subjective interpretation, so they can be effective and enforced.

New specific, concrete STR regulations include:

- . STR occupancy limit of no more than 8
- . Parking limited to onsite
- . Cap on % of overall STR's allowed in the community
- . Ownership limit of 1 STR per community
- . No transfer of STR permits

There is a lot of work ahead. We appreciate the difficult challenge before the committee and thank you for considering our comments. Your work is very important to our entire community and we urge you to take adequate time to have careful and thorough deliberations on this critical issue.

Thank you,

Mike Woodin & Amy Bell
37635 Beulah Reed Rd, Neahkahnie Beach

Lynn Tone

From: Elizabeth ARCH <elizabeth.arch@gmail.com>
Sent: Monday, October 3, 2022 6:39 PM
To: Lynn Tone
Subject: EXTERNAL: Request to revise 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: Commissioner Skaar, Director Absher and the STR Advisory Committee.

From: Elizabeth Arch
37737 Treasure Hunter Lane
NeahKahNie, Oregon

As a property owner in NeahKahNie, I am concerned about the proliferation of unregulated Short Term Rentals in our community and look to the county to protect this wonderful area from becoming overused by people who just want a short stay in what is essentially a motel.

What Manzanita has done seems a good model for the county in general. The community carefully put in place a cap on the percentage of STRs permitted (plus now considering a density limit as well), prohibited the transfer of permits with the sale or transfer of a property with some exceptions, and limited the number of STR permits an individual can hold. Beyond such regulations as these, it would be helpful for the county to put a limit on the number of persons who can stay in a house, since right now there are places that allow 20 which makes them basically hotels.

Please revise Ordinance 84 along these lines to help preserve our community.

Thank you.

Lynn Tone

From: chiphall75@gmail.com
Sent: Tuesday, October 4, 2022 7:53 AM
To: Lynn Tone
Subject: EXTERNAL: NKN Short Term Rentals

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

Commissioner Skaar, Director Absher and the STR Advisory Committee,

We would like to sincerely thank you for willingness to apply the one year moratorium on STR applications. We ask that you are deliberate in your use of this time period and are willing to study the creative ways other counties in rural Oregon and Northern California have dealt with this critical issue We also ask that you be willing to recognize the enormity of STR growth and subsequent issues in the NKN area and be willing to extend the moratorium another year or two so as to make the most effective and informed decisions.

Places and neighborhoods in rural Oregon like ours are intrinsically too valuable in every conceivable way to be treated like just another commodity for the wealthy to simply become wealthier simply because they can and our local government simply allows them to do so!!!

Our neighborhood's in the NKN area of unincorporated Tillamook County are already at the crisis stage: livability, drinking water, noise, construction, safety, fire danger, road use and maintenance, the inability of the county to effectively monitor and enforce STR ordinances, to list several issues that will only be exacerbated by more STRs.

Greed is greed. Enough is enough.

Charles Hall, Native Oregonian, North Coast Tillamook County resident since 1981

Sent from my iPhone

2022 Short Term Rental (STR) Code Amendments

How did we get here?

- **December 2021** | City Council was approached by concerned citizens about the impact of STRs on Bend’s housing inventory. Council asked staff to gather qualitative data from STR property owners & provide a general STR program update as it related to housing inventory.
- **March 2022** | Staff presented STR property owner survey results & a general STR program update to Councilors. Council directed staff to come back with information about the following:
 - o Increased Density Buffer Scenarios
 - o Long-term Rental Option & Proof of Use Waiver
 - o Proactive Enforcement Model (currently complaint-driven enforcement model)
 - o Increased Fees for Increased Services (possible addition of a Code Enforcement Officer)
- **May 2022** | Staff presented increased concentration limit/density buffer scenarios as well as information about long-term rental possibilities, more-proactive enforcement and costs for increased enforcement efforts.
 - o City Council directed staff to bring back code amendments to the development and municipal codes for the 500 ft. concentration limit/density buffer and a long-term rental option for STR licensees.

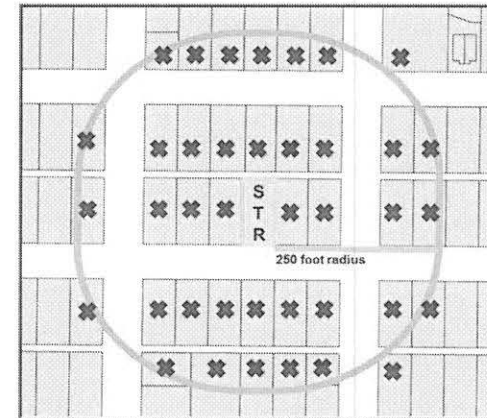
*For more comprehensive information watch **March 2, 2022** and **May 18, 2022** City Council work sessions. Links to meetings, presentations & survey results are available from City Council webpage: www.bendoregon.gov/council.

What comes next?

- **Bend Planning Commission** – www.bendoregon.gov/committees
 - o **August 22, 2022** | Staff presented development code amendments at the work session.
 - o **September 12, 2022** | Public hearing for development code amendments.
- **Bend City Council** – www.bendoregon.gov/council
 - o **October 5, 2022** | Staff will present the first reading of development and municipal code amendments at this public hearing
 - o **October 19, 2022** | Second reading of amendments and adoption (if Council so chooses)
 - o **November 18, 2022** | Code amendments, if adopted, go into effect this date. Applications received on this day and going forward will be subject to the updated code requirements.

What are the code amendments?

- **Bend Development Code 3.6.500** | Regulates land use permitting of properties for STR use:
 1. **Section E:** Increases the concentration limit from its current distance of 250 feet to 500 feet. This means that for Type II whole-house permit applications for properties located in RL, RS, RM, RH, & MR outside of the Old Mill District boundary, there shall be at least 500 feet of separation between properties permitted as whole-house STRs. The 500 feet of separation is measured radially from the property boundary (see diagram below). This separation includes all properties that are wholly or partially within that radius. If one property within 500 feet of the property is an approved whole-house STR, then the property could not be approved as a new Type-II whole-house rental.



2. **Section K:** Adds a long-term rental exemption to the “Abandonment of Use” portion of the code and points to the municipal code updates in Bend Code Chapter 7.16 that regulates STR licensing.
- **Bend Code Chapter 7.16.070** | Regulates the licensing for properties for STR use:
 1. **Section B:** Adds a long-term exemption option to the proof of use requirement. This means that if the licensee provides proof of a long-term residential lease of 12 months or greater, drafted in compliance with the Oregon Residential Landlord and Tenant Act, they will not have to prove use of the property as a STR for their license to be renewed. This exemption may be utilized by licensees for up to three license renewal applications. Licensees must then revert to the proof of use requirement for annual renewal of the operating license.

*To view the current codes, visit www.bendoregon.gov/citycodes

Who will be impacted?

- **500 ft. Concentration Limit:**
 - o This will be applied to all Type-II whole-house STR permit applications that are received on or after November 18, 2022.
 - o All properties currently holding a Type-II whole-house STR permit that was applied for after rule changes on April 15, 2015 may be impacted by the new concentration limit upon sale of the property. This means that if a property that has a Type-II permit sells on or after November 18, 2022 and there is at least one other whole-house rental within the new 500 ft. concentration limit, then the new owners of the property would not be eligible to apply for their own Type-II whole-house STR permit. *See attached table of existing types of permits/licenses*
- **Long-term Rental Exemption:**
 - o This will be applied to all STR Operating Licensees and they may begin to take advantage of it when they renew their license on or after November 18, 2022.

Anything else to be aware of?

- **2021 Development Code Changes 3.6.500 A.2. | One STR Dwelling per Property**
 - o A permit is required for each dwelling unit that is allowed to be a short-term rental even if located on the same legal lot. Applications submitted after November 4, 2021, located in the RL, RS, RM, RH, and MR outside of the Old Mill District boundary that include more than one dwelling unit on a property (e.g., ADUs, duplexes, triplexes, quadplexes, multi-unit, cottages, etc.) can only have one unit permitted as a short-term rental.
- **Who was/is impacted by the code amendments from 2021?**
 - o Properties with multiple STR dwellings on one property that are currently holding a STR permit that was applied for after rule changes on April 15, 2015 may be impacted upon sale of the property. If there is more than one STR on a property and the property sells, the new owner will only be able to apply for one STR permit for one dwelling (per 2021 code amendments) and must also meet the new 500 ft. concentration limit/density buffer, if the home sale occurs on or after November 18, 2022.
- **What is the Old Mill District (OMD) Boundary? See next page**
 - o Red shading indicates properties outside of the OMD boundary that are subject to the aforementioned development code changes.
 - o Yellow shading indicates properties within the OMD boundary that are not subject to the aforementioned development code changes.

Figure 3.6.500.C. Mixed Riverfront Zone and Old Mill District

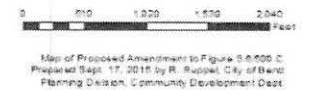
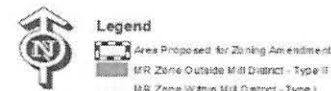
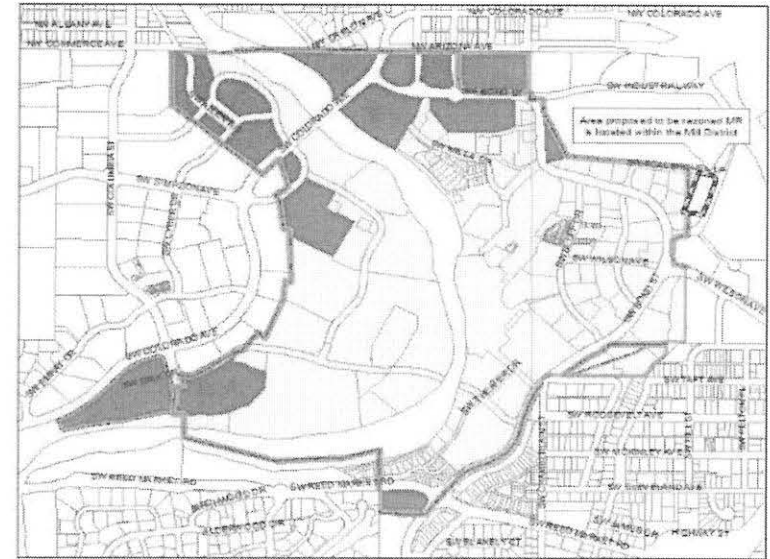


Table of existing STR permit types that are currently in use as of August 30, 2022

Permit Type	Vacation Home Rental Type I	Vacation Room Rental Type I	Whole House STR Type II	Infrequent STR Type I	Infrequent + Owner Occupied STR Type I	Owner Occupied Room STR Type I	Permit Exempt Properties
Definitions	Whole house permits applied for prior to 4/15/15 rule changes	Room rental permits applied for prior to 4/15/15 rule changes	Whole house permits applied for post 4/15/15 rule changes	Whole house permits for use of no more than 30 days/yr in no more than 4 rental periods annually. Applied for post 4/15/15 rule changes	Combination of the two uses in one permit. Applied for post 4/15/15 rule changes	Up to two rooms used for rental activity while owner is occupying the residence. Applied for post 4/15/15 rule changes	Mt. Bachelor Village, Courtyards at Broken Top & Deschutes Landing
Points of Interest	Not subject to 250 ft. density buffer Runs with the land – Stays active upon sale of the property to new owners, so long as new owners apply for their own license within 60 days of home sale date. Remits Room Tax	Not subject to 250 ft. density buffer Runs with the land – Stays active upon sale of the property to new owners, so long as new owners apply for their own license within 60 days of home sale date. Remits Room Tax	Subject to 250 ft. buffer Terminates upon property sale. Sellers/buyers typically use the void/authorize in escrow process. Remits Room Tax	Not subject to 250 ft. density buffer Terminates upon property sale Room Tax Exempt	Not subject to 250 ft. density buffer Terminates upon property sale Remits Room Tax on room rental use only	Not subject to 250 ft. density buffer Terminates upon property sale Remits Room Tax	Not subject to 250 ft. density buffer All licenses terminate upon property sale Remits Room Tax

Lynn Tone

From: Public Comments
Sent: Monday, October 3, 2022 12:33 PM
To: David Yamamoto; Erin Skaar; Mary Faith Bell; Rachel Hagerty; County Counsel; Sarah Absher
Subject: FW: EXTERNAL: Neskowin STR's



Debi Garland | Board Assistant
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201 Laurel Avenue
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From: sally p <sweetpea34sp@gmail.com>
Sent: Friday, September 30, 2022 4:30 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: Neskowin STR's

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

Hi,

This is for the Tillamook Co STR meeting, specifically regarding Neskowin STRs.

I am a co-owner of an STR in Neskowin and we have owned our condo unit since they 70's when the building was built. Original owner with 3 generations of family using the unit. But we also rent it out in between our visits to help pay the upkeep and assessments, property taxes, etc associated with it.

That being said, I feel it is optimal and necessary, even, to allow STRs in a situation like our's, as otherwise, we would have to sell as the maintenance costs would be excessive for us. I really do not think the complaints and problem in Neskowin are from the privately owned vacation rentals. The amount of people using those units is DWARFED by the Proposal Rock Inn. HOW DID THAT EVER PASS APPROVAL to be located where it is in a little town like Neskowin. I have been against it from Day 1, but do not remember any public opinion input such as this at that time. But it has hundreds of people there with a lot of turn-over, whereas the private

home rentals are often long time repeat customers (our unit has returning clients with over 20 years of coming just to our unit), and they seem to be very loyal and treat it as a home, with respect and fondness. If there is a problem in Neskowin, look to the Proposal Rock Inn for the answer. Overcrowding, overrunning the store, restaurant and beach. Way too many people there for our little town. I firmly believe that is where the so call problem rests.

Thank you, Sally Peake

Co Owner at Pacific Sands, Neskowin

Lynn Tone

From: Public Comments
Sent: Monday, October 3, 2022 12:33 PM
To: David Yamamoto; Erin Skaar; Mary Faith Bell; Rachel Hagerty; County Counsel; Sarah Absher
Subject: FW: EXTERNAL: RE: Short Term Rentals - STR's - - Condos - Tillamook County



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From: Shifflett, Mark L :LMP Food and Nutrition <MLSHIFFL@LHS.ORG>
Sent: Friday, September 30, 2022 2:22 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Cc: Mark <mjshifflett@comcast.net>
Subject: EXTERNAL: RE: Short Term Rentals - STR's - - Condos - 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.]

- I am a Condo owner at the Neskowin Resort in Tillamook County . We use Grey Fox Vacation Rentals (Locally owned) as our Booking agent . My family uses the Condo to visit the beach , on occasion , as well . We love the Oregon Coast , and have rented homes , Hotels , and Condos up and down the Oregon Coast for over 30 years now . When we do stay at our Studio Condo in Neskowin, (which does not have a full kitchen), we utilize all the local Restaurants in the area , buy our groceries locally , visit all the wonderful shops from Pacific City to Tillamook . We recommend to our all our Guests to do the same . I believe STR's are very important to general public for opportunities to visit and enjoy the Oregon Coast . I was raised on the East Coast , and one of the true beauties of Oregon is the Public Access to all beaches here . That is a true treasure .

I feel STR rules should be easy to enforce , and equitable to all . .We have followed all the rules that Tillamook County, pay the taxes , and ensure a safe environment for all our guests . Neskowin has a high rate of seasonal ownership , and from what I understand , has always been a resort community .

- Thank you , Mark Shifflett

10/2/22

Nicole Twigg - Public Comment for STR ordinance review in response to current ordinance markups.

I work managing vacation rentals for owners and am a committee member. We manage about 65 homes in Pacific City, Cloverdale, and Neskowin. At the beginning of this committee, I vowed to bring information regarding the practical application of these rules. We want it to make sense. Some proposed rules are arbitrary and difficult to enforce—but are actually standard practice for most rentals already.

Because we work diligently within the framework of the currently ordinance, we have intimate knowledge of how it works, and which portions of it just don't make logical sense. Working daily to be proactively compliant gives us unique perspective. We know who the guests are, how they use the properties, and owner priorities and practices.

Here our current suggested edits and/or revisions.

5-A "Contact Person" shall be person identified on contact signage posted at the front entrance of the property.

"Contact Person"- or organization? Employees change in larger companies.

Should contact signage be required to have parking ?

5-O "Sleeping Area". A room or other space within a dwelling unit designed, intended or used for sleeping.

Does "Sleeping Unit" allow for hideabeds in living rooms, dens, lofts, etc. They should be allowed if there is emergency egress.

6-D The active phone number shall be a working number and shall not be the general reservation line for a rental company.

Why can't this number be the company's general reservation line? Maybe require a local number instead of an 800? It's not practical language. Especially for larger companies—employees cell phones change.

We forward after hours from a general line to rotating employee phones. It should just say "a working number for the representative". If you are unable to require this to be a local (i.e. a remote owner who self manages) then dictating which phone line is on the sign seems a reach.

6-F Garbage shall be removed a minimum of one (1) time per week for properties renting once weekly and shall be twice (2) weekly for properties renting at least two times within a 7- day period.

This garbage language is too difficult to monitor for compliance. We are very seasonal so usage changes frequently. No owner wants garbage piling up. Requiring active service and forbidding trash accumulation should cover all evils here.

6-F Exterior lighting shall be shielded in a manner to direct light in a downward direction on the property.

Lighting requirements are arbitrary and difficult to monitor. Unless there is a county-wide mandate for all residents this should not be required. Language somewhere in the ordinance that says something like "if 2 or more neighbor complaints regarding trash, noise, lighting, parking, etc, fall outside the boundaries or limitations of this ordinance, County Code-Enforcement staff will arbitrate with owners and neighbors to guide reasonable solutions".

6-H All areas not used for vehicle parking and circulation shall be completely and permanently landscaped or maintain existing natural vegetation.

This is too vague. Not enforceable. What else would it be?

6-V – PARKING There shall be one (1) off-street parking space available for each approved sleeping area in a short term short-term rental, plus one (1) additional off-street parking space.-

Parking restrictions should be a separate inspection value. Right now, a 3 bedroom home might only want to accommodate 6 guests, but would be required to have 4 parking spaces. This is not logical.

A 4 bedroom home would require 5 parking spaces but only accommodate 8 guests. 8 people do not require 5 cars, as STRs are generally used for families. I have a family of 5. We travel in one car. If another family of 3 joined us, they would be in one car. This is the logical use of most vacation rentals. Requiring 5 parking spaces is too much parking.

If children are counted in the general occupancy, then cars and occupancy should not correlate.

Parking requirements can be a separate requirement and should be posted and shared with guests. Parking available can be determined at inspection Requiring superfluous parking only encourages owners to remove natural landscaping to provide parking spots that are likely not needed.

Some 3-bedroom homes can require 4 spaces. And some only 2. This is logical. A townhome in Shorepine village has 3 small bedrooms. This is a home for a small family, or maybe a small family and some grandparents. 2 cars make sense. This use would logically not require 4 cars. Other homes can be approved with 3 sleeping areas and 5 cars. Various groups might require additional parking and then they will reserve a home based on what is available.

Encouraging additional parking will only encourage less attractive landscaping. It is in owner's best interest to provide adequate parking for the groups they are marketing to.

Licenses should be issued for maximum occupancy, and maximum parking based on the home and the property.

Lynn Tone

From: Public Comments
Sent: Friday, September 30, 2022 8:50 AM
To: David Yamamoto; Erin Skaar; Mary Faith Bell; Rachel Hagerty; Sarah Absher
Subject: FW: EXTERNAL: Disagree = Proposed Neskowin Short Term Rental Rules

1 or 4 RE: STRs this week



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From: kaz R <kaz_r@yahoo.com>
Sent: Tuesday, September 27, 2022 7:53 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: Disagree = Proposed Neskowin Short Term 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.]

Dear Tillamook County STR Advisory Committee,

Neskowin is our family's home-away-from home personal getaway. We just spent 3 months of the summer months - June, July and August, 2022 - living-full-time at our home in Neskowin Village.

We enjoy Neskowin as much as we can, If we were not able to rent our home, it would simply sit empty between our visits. We love the fact that we can offer our beautiful home to others. I personally only stay at Airbnb when I visit Oregon Coast. The Oregon Coast would not be the same if you stop Airbnb's.

I do believe there is room for improvement and as a lover of Neskowin, good neighbor and general good citizen, however I do not support major changes and significant limits in light of the overall low number of documented complaints and low number of enforcement violations in Neskowin. As the county looks to strike an important balance between welcoming visitors, property rights, and livability in our communities, please factor in the long history that Neskowin has in being primarily a seasonal getaway.

I am reaching out to provide feedback on various changes to STR rules & regulations that are being considered at the county level that may impact our STR in Neskowin.

PROPOSAL	YES	NO	
TLT funds dedicated to enhanced enforcement	X		
Property rights	X		
Reducing max occupancy by limiting to bedrooms instead of sleeping areas	X		
Transferability of STR permits	X		
Annual limit on number of nights rented		X	
Percentage cap on number of STR permits		X	
Distance or proximity based limits		X	

I support responsible renting & being a good neighbor.

I do not support new rules which only apply to STR use when the activity of non STR guest use is indistinguishable and presents the exact same issues.

I support allocating TLT towards enhanced enforcement via public safety grant.

I support an owner's right to rent their property, whether it be short term or long term, as they are commercially equivalent.

I support tightening up occupancy maximums by changing the ordinance to apply to "bedrooms" instead of "sleeping areas" and maintaining the 2 per bedroom + 2 overall limit for overnight occupancy.

I support requiring a minimum number of off-street parking spots equal to number of bedrooms & limiting on-street parking to 1 car.

I support transferability of STR permits upon sale or change of ownership.

I **DO NOT** support any type of limit on the number of nights a home may be rented per year. This proposal infringes on property rights, may be difficult to enforce & track, may result in significantly lower TLT, and may lead to owners limiting guests to peak summer season, thereby unintentionally resulting in less commerce at our neighborhood businesses for the remaining 9 months of the year.

I **DO NOT** support any type of limit based on distance from another STR. Some parts of Neskowin in the village have homes very close together, and one central STR may limit several others from lawfully operating with an STR permit.

I **DO NOT** support a percentage cap on STR permits in Neskowin.

Any potential percentage cap for Neskowin should exclude condos in the calculations and not have any type of percentage limit: Proposal Rock Inn, The Chelan, Pacific Sands & Breakers Beach Houses.

Of the total living units only approximately 18% have STR permits. This does not break out condos which are not part of the perceived problem. This does not correlate to "use" because not all STRs are active. Neskowin seasonal home ownership ranks very high at 67% (2019). If you do straight numbers 18% STR = approximately 26% of the seasonal homes are listed as STRs. So, is the county even focused on the correct issue? Nonpaying guests are most likely make a larger impact (74% of potential use) on the community and would present the exact same issues being targeted with STR rules. Because Neskowin has so many seasonal homes (which have similar use as STR homes) the proposed STR rules seem very arbitrary. Effectively rules are being applied to 26% of the potential problem. Most of the home use in our community is transitory with second homeowners, family, non-paying guests, as well as STR rental guests and just part of the accepted fabric of our vacation community.

Long ago, commercial development in Neskowin was purposefully very limited by timed deed restrictions for 50 years, and that's part of the heritage that makes Neskowin such a special place today with so many homes and very limited local businesses that are more common in larger towns.

Neskowin has only a market, a restaurant, and a golf course, which is a hub of social activity for neighbors and guests alike. All of these businesses rely on guests visiting our area and STRs are vital to both our community and our local economy.

Unlike many coastal communities, Neskowin is in a unique predicament by not having any hotels for visitors (Neskowin Beach Resort & Proposal Rock Inn are both comprised of privately owned condos). Our visitors are fully reliant on our network of amazing owners who open up their homes to welcome visitors to our special area. A wide variety of options from condos with a studio bedroom, to quaint cottages in the village, to large homes in South Beach able to accommodate large families gathering for a vacation, are an integral part of helping visitors access Neskowin. Renting a vacation home in Neskowin is actually how many owners first discovered this special getaway!

STRs in Neskowin employ many individuals and businesses that are local to the coast, and income from rentals helps owners offset the high costs that can be associated with a coastal home. Our teams include house cleaners, handymen, window washers, pest control, painters, general contractors, and landscapers just to name a few.

STRs in Neskowin have had no ordinance violations in 2022 as of Sept 8, 2022.

Only 15% of recent home sales (2020-2022) have new STR permits, which is right in line with the approximate overall level of STRs in our area (118 home sales with 18 new permits issued, 6 transferred to new owners, and 14 permits closed post-sale, which is a net gain of 4 permits from recent home sales 2020-2022).

The Oregon Coast has seen a jump in the number of visitors we welcome. In our neighborhood, sometimes bad behavior happens, but it can be a challenge to say with accuracy that it was a guest at an STR, especially when we have so many day trip visitors and owners with families who may be responsible as well.

Tillamook County housing studies define Neskowin as a "resort" town and in 2019 our seasonal home ownership ranked very high at 67%, while vacancy rates for long term rentals were zero. According to the 2017 housing report, Neskowin is entirely within their defined "Coastal Market" and this recognizes our history

as a resort community. Neskowin does not have the hallmarks of a traditional residential area, as we have no public school, no large grocery store, no gas station, and no post office - this is truly a community for visitors and some people are lucky enough to live here full time.

ORLA's Position Statement on "Illegal Hotels" may be an issue elsewhere in Tillamook county, but in Neskowin we are not aware of any STRs that can be classified as unregulated commercial activity or a "de facto hotel" operating unregulated and flouting zoning laws. If rules are being "skirted" then it's up to the county to enforce as needed. Please do not lump together rule-following and legally permitted STRs with ORLA's "illegal hotels" statement. Permitted STRs go through safety inspections, are required to provide proof of liability insurance, required to post contact info on the exterior, and are required to collect and remit TLT quarterly. I do support the county working with 3rd party software to identify and isolate these cases, but I believe they are nominal in Neskowin.

Thank you for your time,
Karen Riley

Owner: 4430 Amity Ave, Neskowin, OR 97149

Lynn Tone

From: Public Comments
Sent: Friday, September 30, 2022 1:09 PM
To: David Yamamoto; Erin Skaar; Mary Faith Bell; Rachel Hagerty; Sarah Absher
Subject: FW: EXTERNAL: Comments regarding Short Term Rentals in Neskowin

Here's 3 of the second batch of 4



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From: Karen Campbell <mabelhank@gmail.com>
Sent: Friday, September 30, 2022 10:22 AM
To: Public Comments <publiccomments@co.tillamook.or.us>; info@neskowincac.org
Subject: EXTERNAL: Comments regarding Short Term Rentals in Neskowin

[**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 morning,

My family has owned a vacation home in the South Beach area of Neskowin for over 10 years. Our ultimate goal is to live there permanently when we retire in a few more years. Until then, in order to make the mortgage payments, we need to rent it out to vacationers. We do not make a profit; everything we get from rents goes right back into the house. We have never gotten a single complaint about any of our guests in the 10 years we've been renting it. It feels like we "mom and pop" STR owners are being punished for the issues a few of the big houses are creating.

I have been vacationing in Neskowin since I was a little girl in the 70s. My parents vacationed there long before that. Neskowin has always been a resort community - STRs are nothing new here. We've been so proud to be a part of that tradition. Without vacationers there would be no marketplace, no restaurants, no jobs.

What "Save Our Neighborhoods" is proposing takes away our rights as property owners. I can understand wanting to limit the total percentage of rentals. But telling STR owners who have followed the rules and have

never had any complaints that they can only rent a certain number of days per year, or that we can't transfer our licenses to our descendants is crossing the line. If we were not allowed to rent our place for as many days as we choose, we'd lose our house. It's that simple. And I'm sure that's the case for all the "mom & pop" STRs in Neskowin, which are the majority. Additionally, Tillamook County would lose a large amount of revenue that they simply cannot afford to lose.

The small number of homes with large occupancy numbers are the ones causing the most issues. We need to find a better way to enforce the rules and regulations that are already in place. Not create more.

Thank you,

Gene and Karen Campbell

Lynn Tone

From: Public Comments
Sent: Friday, September 30, 2022 1:09 PM
To: David Yamamoto; Erin Skaar; Mary Faith Bell; Rachel Hagerty; Sarah Absher
Subject: FW: EXTERNAL: Everyone loves Neskowin

Here's 2 of the second batch of 4



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From: Jud <ericksenpida@aol.com>
Sent: Friday, September 30, 2022 9:51 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: Everyone loves Neskowin

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Oregon beaches are gorgeous! Everyone should be able to enjoy them. In order for visitors to enjoy Neskowin, they need to stay in STR's, we have no hotels, and want to keep it that way. We have been renting our home for over a decade, without complaint. This has allowed us to create great family memories for many people. And yet, I am being targeted for higher taxes and more restrictions, that make it difficult for me to continue renting. I believe:

- **STR rules should be easy to enforce & equitable**
- **STRs are important to provide the public with opportunities to visit the Oregon Coast**
- **Neskowin STRs have very few violations over the last several years**
- **Neskowin has a high rate of seasonal ownership and is a resort community**

As long as we are following the outline of our permits, we should be allowed to continue this service to the people wanting to visit our beautiful beaches.

The Ericksens

Sent from my iPhone

Lynn Tone

From: Public Comments
Sent: Friday, September 30, 2022 1:08 PM
To: David Yamamoto; Erin Skaar; Mary Faith Bell; Rachel Hagerty; Sarah Absher
Subject: FW: EXTERNAL: STRs in Neskowin

Hi, Everyone,

I'm sending another batch of 4 emails, here's 1 of those 4.

Thanks,

Debi Garland | Board Assistant
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-----Original Message-----

From: Lisa Barber <lbarber17@gmail.com>
Sent: Friday, September 30, 2022 9:48 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs in Neskowin

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I've been coming to Neskowin my entire life. First we owned a house which my parents eventually sold. My husband I and purchased a home a few years ago. Happy to once again own a home in Neskowin.

In the years between, my family continued to travel to Neskowin every year because we love our town. Through these years we heavily relied on STR availability to enjoy the town. I can't imagine what would happen if that was limited.

At this time, the cafe and store are struggling with staffing, which is a different issue but also struggling with getting enough customers in the door. If STRs are limited they will go out of business completely. They rely on the visitors to remain open.

This is a beautiful little town, near and dear to my heart. I would hate to see it destroyed

Smile!! It makes people wonder what you've been up to

Lynn Tone

From: Public Comments
Sent: Friday, September 30, 2022 8:57 AM
To: Rachel Hagerty; Sarah Absher
Subject: FW: EXTERNAL: Short Term Rental "pause" Impact on a personal level

4 of 4 Re: STRs



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From: Bob Taylor <bob@materialcg.com>
Sent: Wednesday, September 28, 2022 2:38 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: Short Term Rental "pause" Impact on a personal level

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I am writing to express my hope that persons such as myself whom have been in an drawn out, multi-year process of building my vacation home were penalized by not being able to obtain an STR permit, due to not being able to complete construction and get an inspection. I have spent a great deal of money on land and construction, based on planning to pay that off through offering it for rent when I'm not using it. I would not have started the land acquisition and construction loan process, had I known this would happen.

I ask for the County's compassion for owners like myself, whom have had the misfortune of being denied the ability to get a permit, simply because a specific date was declared a deadline, without consideration of those whom were deep into the process. As you surely know, the building industry in the area and contractors are seriously backlogged, as is the permitting process (major factors out of my control).

I understand the other side of this issue and that some changes may be implemented. That said, I hope the County can see it as fair and reasonable to make exceptions for denial for cases like my own, in which the owners were well into the process of building when the pause was implemented. Barring such allowance, I will likely be forced to sell my vacation home at a very bad time in the market & risk losing my personal savings & investment.

Thanks for your consideration,

Arthur R. Taylor
6075 Coates Ave, Tierra Del Mar Beach

Lynn Tone

From: Dave <dave@monvisoinvestments.com>
Sent: Wednesday, September 28, 2022 12:44 PM
To: Public Comments; info@neskowincac.org; Sarah Absher; Erin Skaar; Lynn Tone
Subject: EXTERNAL: STR Comments
Attachments: STR Draft Mark Up Comments DEA.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.]

Attached is a PDF summarizing some suggested changes to the STR ordinance. I appreciate your time in addressing these issues. I think we all share the goal of maintaining Neskowin as a vibrant, peaceful, and safe community for people of from all places, walks of life, and economic backgrounds to do what has been done in Neskowin for 100+ years, to come enjoy the ocean and beauty of Neskowin. Severally reducing or restricting STRs in Neskowin will over time simply make Neskowin a community of rich vacation home owners. We cannot control the market and value of homes in this area and it is already well past the ability of many to buy, so we let families come and celebrate life and Neskowin by renting.

Thank you.

David Allen
STR Owner Corvallis Ave

September 28, 2022

To Tillamook County Commissioners and STR Committee Members,

Below is a markup with some of my comments on the draft STR ordinance. Some are minor, some just suggestions, some are my opinion based on a lot of experience with planning, zoning, and enforcement issues.

You can see my specific comments below. But my general comment relates to the fact that for an ordinance like this to be effective, it needs to have reasonable standards that are easy to enforce. Those standards need to be based on solving the actual problems and responsibility for addressing these problems needs to be spread among all those contributing to the problems.

For example, light pollution. I am a big fan of the Dark Skies initiative. I helped create an ordinance adopted in the Park City area of Utah relating to this. If Tillamook County believes light pollution is an issue, then a comprehensive ordinance needs to be adopted to cover all areas of concerns. Having different lighting rules for STR owners versus other owners makes no sense, accomplishes nothing, and is generally "arbitrary and capricious" (a US Supreme Court standard).

Another example, requiring garbage pickup twice a week if there are 2 rentals in the week. This standard has nothing to do with garbage can capacity at a home. It accomplishes nothing because it does not recognize differences in number and size of garbage cans and potential occupancy numbers. I may rent my home out twice a week to 2 different couples, for a total of 4 people. Or I may rent it out for 7 days to a group of 14 people. Your proposed rule requires me in the first example to have two garbage pickups but only 1 in the second example.

Again, reasonable standards that are directed to addressing the actual problems. Thank you for your time.

David Allen, STR Owner in Neskowin

BEFORE THE BOARD OF COUNTY
COMMISSIONERS FOR TILLAMOOK
COUNTY, OREGON

In the Matter of Regulating Short Term
Rentals, Establishing Standards and
Fees, Providing for a Permit, and
Creating Penalties for Violations of
This Ordinance

ORDINANCE #84
Amendment #1

The Board of Commissioners for Tillamook County ORDAINS as follows:

Section 1. Title

This Ordinance shall be known as the "Tillamook County Short Term Rental Ordinance" and may be cited and pleaded as such and shall be cited herein as "this Ordinance", or by any reference to a section or subsection of this Ordinance.

Section 2. Authority

9/13/2022 Ordinance #84 - Short Term Rental Ordinance
Page 1 of 17

This Ordinance is enacted pursuant to ORS 203.035.

Section 3. Purpose

- (a) The purpose of this Ordinance is to regulate short term rentals in order to enhance public safety and livability within Tillamook County.

Section 4. Applicability

This Ordinance shall apply within the unincorporated areas of Tillamook County, including areas within urban growth boundaries, but shall not apply within the boundaries of any incorporated City. This Ordinance does not apply to Bed and Breakfasts or travelers accommodations for which a state license has been granted under Oregon Administrative Rule, Chapter 333, Division 29.

Section 5. Definitions

- (a) For the purpose of this Ordinance, words used in the present tense include the future, the singular number includes the plural, the word "shall" is mandatory and not directory and the term "this Ordinance" shall be deemed to include all amendments hereafter made to this Ordinance.

- (b) The following definitions apply to this Ordinance:

(A) "Contact Person". The owner or if designated on the application for a permit, the agent of the owner, authorized to act for the owner. ~~Contact Person shall be person identified on contact signage posted at the front entrance of the property.~~

(B) "Contact Signage". ~~Add definition here? Purpose, minimum size requirements, font size?~~

(C) "Cooking Facility". ~~Cooking stove, hot plate, range hood, microwave oven or similar facility.~~

(D) "Dwelling Unit". ~~A lawfully established dwelling unit comprised of one (1) or more rooms occupied, designed or intended for occupancy as separate living quarters that contains cooking facilities and contains:~~
(1) two (2) or more of the following:

- Refrigeration
- ~~Cooking facility (including cooking stove, hot plate, range hood, microwave oven or similar facility)~~
- Dishwashing machine
- Sink intended for meal preparation (not including a wet bar)
- Garbage disposal
- Toilet

(E) "Maximum Occupancy". ~~Create definition that establishes maximum number of persons permitted to occupy the dwelling- either for purposes of sleeping or in general for how many persons may be allowed to occupy the dwelling at any given time. Establish a maximum number of persons. Add exception for persons younger than 2 years of age or establish an age where exception applies.~~

(F) "Onsite Wastewater Treatment System". Means any existing treatment and dispersal system of residential wastewater.

(G) "Owner". The owner or owners of a ~~short term~~ short-term rental.

(H) "Permit". A ~~Short-term~~ Short-Term Rental Permit.

(I) "Person". Every natural person, firm, partnership, association, social or fraternal organization, corporation, estate, trust, receiver, syndicate, branch of government or any other group or combination acting as a unit.

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Commented [DA1]: This should be based on bedrooms, not some random maximum. A 6 bedroom can obviously accommodate more than a 3 bedroom.

Commented [DA2]: I don't think the goal is to be anti-kid here. 2 years old is unreasonable. I have a 4 year old and he doesn't create anymore impact, doesn't drive a car, doesn't set off late night fireworks, and he sleeps in our bedroom. A more reasonable age is 16 because that is when they have mobility on their own, or perhaps 12 at the lowest.

- (JC) "Rental". An agreement granting the use of a dwelling unit to a person. Use of a dwelling unit by a recorded owner or other person or persons without monetary consideration shall not be considered to be a rental under this Ordinance.
- (ISW) "Rented". The use of a dwelling unit granted to a person in exchange for monetary consideration.
- (I) "Renter". A person who rents a ~~short term~~ short-term rental.
- (M.J) "Serious Fire or Life Safety Risk." A building code or ordinance violation involving those construction, protection and occupancy features necessary to minimize danger to life from fire, including smoke, fumes or panic as well as other considerations that are essential to life safety.
- (FK) "Short Term Rental". A ~~lawfully established~~ dwelling unit ~~(including any accessory guest house on the same property)~~ that is rented to any person on a ~~day to day~~ day-to-day basis for a consecutive period of 30 days or less during the year. No recreational vehicle, ~~travel~~ trailer, or tent or other temporary shelter shall be used as or in conjunction with a short-term rental. No occupancy of a parked vehicle, including recreational vehicles as defined in the Tillamook County Land Use Ordinance, in conjunction with the short-term rental is permitted.
- (Qb) "Steeping Area". A room ~~or other space~~ within a dwelling unit ~~designed, intended or used~~ for sleeping. Tents and recreational vehicles shall not be considered a steeping area.

Section 6. Standards

- (a) All ~~short term~~ short-term rentals shall comply with the following standards. ~~Any owner, contact person, or renter who violates any standards or allows any standards to be violated is subject to citation and fines in addition to and not in lieu of any other enforcement and penalties contained in this Ordinance or other County Ordinance or State law.~~
- (A) The hours of 10:00 p.m. until 7:00 a.m. the next day are required quiet time and there shall be no unreasonable noise disruptive to neighbors during this time. ~~Renters who violate this standard may be issued a citation and be subject to a~~

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(B) The contact person shall notify every renter, in writing, of the quiet times. ~~The owner may be fined for violations under this Ordinance.~~

(C) The contact person shall attempt to contact a renter by phone or in person within twenty (20) minutes of delivery of any complaint concerning the conduct of a renter.

(D) The name and active phone number of the contact person shall be posted so that it is visible from outside the front entrance of the ~~short term short-term rental and visible from the property boundary adjacent to the front entrance.~~ The required signage must be a minimum of 1-foot by 1-foot in size, with letters and numbers in font size and style easily readable from the property boundary. ~~Contact signage shall be maintained in compliance with this Ordinance in perpetuity, or until the dwelling is no longer being utilized as a short term short-term rental. The active phone number shall be a working number and shall not be the general reservation line for a rental company.~~

(E) ~~No recreational vehicle, travel trailer, or tent or other temporary shelter shall be used as or in conjunction with a short-term rental. No occupancy of a parked vehicle, including recreational vehicles as defined in the Tillamook County Land Use Ordinance, in conjunction with the short-term rental is permitted.~~

(F) The owner shall provide covered garbage containers that ~~are secured in a manner acceptable to the local local franchised garbage hauler.~~ The contact person shall notify guests that all garbage must be kept in secured containers provided for that purpose. ~~There shall be no uncovered and unsecured accumulation of trash at any time on the exterior premises of the property or within road right-of-way. As required by Tillamook County Ordinance #4, garbage shall be removed by the local franchised garbage hauler. Garbage shall be removed a minimum of one (1) time per week for properties renting once weekly and shall be twice (2) weekly for properties renting at least two times within a 7-day period. A minimum of one (1) time per week unless arrangements are made with the local franchised garbage hauler to be serviced more frequently--see VIGe-coating #6--times when the short term rental is not rented. Proof of garbage service shall be provided to the Department at the time of permit application submittal, at the time of permit transfer and at the time of permit renewal.~~ The contact person shall provide guests with information about recycling opportunities.

Commented [SA1]: Should be moved to different area. Not part of standards.

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Commented [DA3]: This is the correct standard and addresses the issue-- have adequate trash cans.

Commented [DA4]: This is random and accomplishes nothing. A home rented once a week for 6 days versus a home rented twice a week for 2 days each creates more trash. I may rent my home to a nice couple for two days, and then a few days later, another nice couple. It would be ridiculous to require that example to have garbage emptied twice. In addition, I have 3 large cans so we accommodate our trash. That is the goal. I could get 1 can and empty twice a week but that would be less capacity than my 3 cans. Goal is not arbitrary rules, it is that everyone, STR or not, should take care of their trash.

- (G) ~~Exterior lighting shall be shielded in a manner to direct light in a downward direction on the property.~~
- (H) ~~All areas not used for vehicle parking and circulation shall be completely and permanently landscaped or maintain existing natural vegetation.~~
- (I) At least one (1) functioning fire extinguisher shall be accessibly located within the dwelling unit.
- (J) All plug-ins and light switches shall have face plates.
- (K) The electrical panel shall have all circuits labeled.
- (L) Ground Fault Circuit Interrupter (GFCI) protected receptacles shall be provided at outdoor locations and at kitchen and bathroom sinks.
- (M) Smoke detectors shall be placed and maintained in each sleeping area, outside each sleeping area in its immediate vicinity and in each additional story and basement without a sleeping area.
- (N) A combination carbon monoxide/smoke detector device shall be placed and maintained on each floor of a ~~short term rental~~ rental and within 15-feet of each sleeping area.
- (O) ~~All~~ fireplaces, fireplace inserts, and other fuel burning heat sources shall be properly installed and vented.
- (P) All interior and exterior stairways with four (4) or more steps and that are attached to the structure, must be equipped with a hand railing.
- (Q) All interior and exterior guardrails, such as deck railings, must be able to withstand a ~~two-hundred-pound~~ (200#) impact force.
- (R) Emergency Escape and Rescue Openings:
 - (1) For all dwelling units constructed after the effective date of this Ordinance every sleeping area shall have at least one (1) operable emergency escape and rescue opening. Sill height shall not be more than forty-four inches (44") above the floor. Openings shall open directly into a public way or to a yard or court that opens to a public way.

Commented [DA5]: If we are serious about this, we need to have this apply to all homes in Neskowin and have much, much more detail. Regulations like this deal with foot candles, light going off the property, etc.... Downward lights from a 2nd story accomplishes nothing. If lighting is a problem, lets adopt a county wide ordinance that impacts everyone. Dark sky is great, but everyone needs to be part of the solution.

Commented [DA6]: No landscaping is "permanent". In addition, this needs to exclude structures, patios, garbage areas, etc.... This just says everything not for parking has to be landscaped which ignores everything else on the property.

Minimum net clear opening at grade floor openings shall be five (5) square feet and five point seven (5.7) square feet at upper floors. Minimum net clear height is twenty-four inches (24") and net clear width is twenty inches (20").

- (2) For all dwelling units constructed prior to the effective date of this Ordinance, every sleeping area shall have at least one (1) operable emergency escape and rescue opening that complies with subsection 6(a)(O)(1) of this Section. If no such emergency escape or rescue opening exists, then an alternative may be accepted by the Tillamook County Building Official pursuant to the currently-adopted Oregon Residential Specialty Code.

Commented [DA7]: How does this differ from 1 above? 1 escape for each sleeping area? If we are just trying to say the County can approve other alternatives, lets just say that at the end of 1.

- (3) Every sleeping area in a short termshort-term rental that does not comply with either subsection 6(a)(O)(1) or 6(a)(O)(2) of this Section, shall not be used as a sleeping area and shall be equipped with a door that remains locked at all times when the dwelling unit is being used as a short termshort-term rental. Such a non-compliant sleeping area shall not be included in the maximum occupancy calculation for the short termshort-term rental. The contact person shall notify every renter, in writing, that the non-compliant sleeping area may not be used for sleeping.

- (4) At any time after a permit has been granted for a short termshort-term rental pursuant to this Ordinance, the owner may bring a non-compliant sleeping area into compliance and upon a re-inspection and certification of compliance for such sleeping area, a new permit shall be issued that includes the increase in maximum occupancy associated with bringing a non-compliant sleeping area into compliance.

- (5) Exterior hot tubs shall have adequate structural support and shall have a locking cover or other barrier to adequately protect against potential drowning when a hot tub is not available for permissive use.

Commented [DA8]: No rules for interior hot tubs?

- (T) Short Term Rental Served by Sewer: If the maximum occupancy for a short termshort-term rental unit shall be calculated on the basis of an average of two (2) persons per sleeping area plus an additional two (2) persons. For the

purpose of maximum occupancy, those under two (2) years of age shall not be counted. Tents and recreational vehicles shall not be used to increase the number of people approved to occupy a ~~short term~~ short-term rental.

Commented [SA2]: Not sure this is effective. Maximum occupancy may be determined differently through the process.

- (U) ~~Short Term Rental with Onsite Sanitation:~~ The maximum occupancy for a ~~short term~~ short-term rental unit shall not exceed ~~shall be the lower of the capacity of the Onsite Wastewater Treatment System or the approved number of people.~~ The capacity is based on the gallons per person per day. Tents and recreational vehicles shall not be used to

Commented [DA9]: Point is, capacity is in many cases not limited by the onsite sewer capacity, so it would defer to maximum approved occupancy.

increase the number of people approved to occupy a ~~Small term~~ short-term rental.

Commented [SA3]: Maximum occupancy may need to be adjusted based upon size of onsite sanitation system.

- (V) There shall be one (1) ~~off-street parking~~ off-street parking space available for each approved sleeping area in a ~~short term~~ short-term rental, plus one (1) additional ~~off-street parking space.~~ Each parking space shall be a minimum of 8-foot by 20-foot and shall be oriented within the property boundaries in a manner that allows for the maneuvering of vehicles. ~~Off-street parking shall be used if physically available. If a sufficient number of off-street parking spaces are not available for the authorized number of vehicles, then on-street shall be limited to two (2) vehicles. Parking of vehicles may include boats and trailers within designated off-street parking spaces. Parking of any vehicle, trailer for boats, and all-terrain vehicles shall not, under any circumstances, hinder the path of any emergency vehicle. Trailers for boats and all-terrain vehicles may be allowed but shall not exceed the allowable on-street parking for each short-term rental property. Renters may be cited and fined under existing State law or this Ordinance in the event they park illegally or park in a manner that hinders the path of an emergency vehicle.~~

Commented [DA10]: This ignores how people travel to STRs. We have never had as many cars parking at our home as we have sleeping areas. Maybe at hotels this is more accurate, but we have families that travel to our place, often 10 people with 2 cars. My friend group of 12 rented one giant van last month. This is an arbitrary number. Rule should just be that renters should be limited to the number of approved spaces. If I am approved for 4 parking spaces, I need to tell my renters that is the max.

~~Parking spaces shall have clearly defined boundaries marked by a fence, planting or other suitable means.~~

~~Off-street parking on adjacent properties, should this be prohibited? Should a lease agreement between the owner of the rental and the property owner whose property is being utilized to satisfy off-street parking requirements be required?~~

- (W) The contact person shall notify every renter in writing of the required off-street parking requirements and other parking spaces available to serve the ~~short term~~ short-term rental. Language shall be included in the notice that parking shall not, under any circumstances, hinder the path of any

emergency vehicle and that renters may be cited and fined if this requirement is not adhered to.

(Y) A house number, visible from the street, shall be maintained at all times.

(Y) For those properties located within a tsunami inundation zone, a copy of an Oregon Department of Geology and Mineral Industries (DOGAMI) Tsunami Evacuation Brochure shall be posted in a visible location as close as possible to the main entrance of the short term rental. The brochure shall be furnished by the Tillamook County Department of Community Development at the time of Short Term Rental Permit issuance and renewal.

(V) The Onsite Wastewater Treatment System must be functioning as required with no discharges to the surface of the ground, surface waters or backups inside or under the structure. The Onsite Wastewater Treatment System may not be subjected to its design flow capacity in gallons per day.

(AA) Fire pits or outside designated warming fire areas standards?

(b) The County will provide to short term rental owners, either by direction on the County's website or by email or mail (if requested), with the Inspection Checklist in written form prior to the inspection so that the owner can determine what improvements, if any, will be needed before an inspection is scheduled. The owner shall ensure that all items on the checklist have been completed prior to the contact person calling for an inspection. All reinspections due to incomplete items will be subject to the reinspection fee described in Section 8 of this Ordinance. The County reserves the right to modify inspection requirements at the discretion of the Tillamook County Building Official to ensure compliance with fire and life safety requirements.

Commented [DA11]: If regulating fire pits is a goal, it should apply to all homes in Neskowin. PLUS, I would love it if we are serious about fire concern, lets get the state to prohibit beach fires. They make a mess, smell, and eliminate a lot of drift wood that can help limit erosion. So, either standards for all or none.

Section Z. Short Term Rental Permit Required and Revocation

Commented [SA4]: Needs Work

(a) Any new short term rental owner shall obtain a permit prior to using the dwelling unit as a short-term rental. Failure to comply with this Section shall be considered a violation that may be enforced under Section 13 of this Ordinance and subject to a fine of not less than Two Hundred Fifty Dollars (\$250) and not more than Five Hundred Dollars (\$500) per day, which must be paid prior to the issuance of a Short-Term Rental Permit. After being made aware of

Lynn Tone

From: Steven Klein <steven.klein@kidder.com>
Sent: Wednesday, September 28, 2022 10:04 AM
To: Sarah Absher; Erin Skaar
Cc: 'Neah Kahnier'; JERRY PARSONS; Lynn Tone
Subject: RE: Tillamook County STR

Thank you for the quick response. There is no HOA in our neighborhood. So, what you are saying is that if you are within the coastline set back that has say a height restriction for structures to not exceed 21' in height (just making up a number), you can plant trees all around your home that can grow to 50' in height without any restrictions?

From: Sarah Absher <sabsher@co.tillamook.or.us>
Sent: Wednesday, September 28, 2022 9:39 AM
To: Steven Klein <steven.klein@kidder.com>; Erin Skaar <eskaar@co.tillamook.or.us>
Cc: 'Neah Kahnier' <nkncac@gmail.com>; JERRY PARSONS <jp49236@aol.com>; Lynn Tone <ltone@co.tillamook.or.us>
Subject: RE: Tillamook County STR

EXTERNAL

Good Morning Mr. Klein,

Thank you for the follow-up email. Commissioner Skaar are in meetings together most of the day and will be sure to let her know I am in receipt of your email. Lynn will also make sure copies are shared with the Short Term Rental Advisory Committee meeting next week.

Ordinance 84 currently does not have a prohibition on the number of rentals that an entity or individual can own. This topic has been raised through STR Advisory Committee conversations and I anticipate a deeper conversation taking place in November or December. With respect to vegetation management requirements for view protection, County Ordinances in general do not speak to vegetation management for view protection purposes. Vegetation management requirements regulated through local ordinances are focused on efforts to promote ground stabilization in geologic hazard areas and water quality.

There are Homeowner Associations that do address vegetation management for view protection purposes. Is your property and the properties of concern within an area that has an active HOA?

Sincerely,



Sarah Absher, CBO, CFM, Director
TILLAMOOK COUNTY | Community Development
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3408 x3317
sabsher@co.tillamook.or.us

From: Steven Klein <steven.klein@kidder.com>
Sent: Wednesday, September 28, 2022 9:27 AM
To: Erin Skaar <eskaar@co.tillamook.or.us>; Sarah Absher <sabsher@co.tillamook.or.us>
Cc: 'Neah Kahnle' <nkncac@gmail.com>; JERRY PARSONS <jp49236@aol.com>
Subject: RE: EXTERNAL: Tillamook County STR

Good morning, Erin, and Sarah

I wanted to follow up on my email below. I mentioned there was an investor who has bought 4 homes around us for the purpose of renting them out, turns out they own 5 or 6 homes, and most are within a couple hundred feet of our home. You may want to check out their website <https://www.vacationrentalsmanzanita.com/>.

One of the homes right in front of us is advertised as sleeping 20. The weekend before last I was at our home and relaxing on the deck when some live music started up on the deck. I counted about 16 adults and a musician playing an electric guitar with back up music, but I am sure there were more inside the home. The home was rented out for a large birthday celebration. It is very typical to have large groups at the house and you can image, if there are 20 adults there is likely 10 plus cars.

This is no longer a situation of renting out your second home, it has obviously become a big business.

On another note, when a home is being newly constructed or remodeled there are height restrictions that are in place for several reasons, including, but not limited to, proximity to the coastline and also to not block views by other homeowners. However, there seems to be no restriction on planting trees that are fast growing and in a very short period of time exceed the height limitations of a home structure. It seems to me that someone should not be able to plant trees or shrubs that would exceed the height of the home. This is the case for one of the homes shown on the website that sleeps 20. At the time they did a major remodel to the home, they planted trees on the south property line that don't appear to be indigenous to the area and are growing at a rapid rate. Does the county have a process for approving tree plantings that could block the view of a neighbor or exceed the height restrictions of a structure. The evergreen trees that were planted could easily reach 40' to 50' in height and likely even more.

I would appreciate your thoughts and answers to my questions. My concerns are also the concerns of many of our neighbors.

Thank you, Steven

Steven Klein
503.318.0916

From: Erin Skaar <eskaar@co.tillamook.or.us>
Sent: Friday, August 12, 2022 8:29 AM
To: Steven Klein <steven.klein@kidder.com>; Sarah Absher <sabsher@co.tillamook.or.us>
Subject: RE: EXTERNAL: Tillamook County STR

EXTERNAL

Thank you for your input Steven! We will share this with the committee.

erin



Erin D. Skaar (she/her) | Commissioner
TILLAMOOK COUNTY | Board of County Commissioners
201 Laurel Avenue
Tillamook, OR 97141
Phone (503) 842-3403
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eskaar@co.tillamook.or.us

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From: Steven Klein <steven.klein@kidder.com>
Sent: Friday, August 12, 2022 8:25 AM
To: Erin Skaar <eskaar@co.tillamook.or.us>; Sarah Absher <sabsher@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.]

Good morning, Commissioner Skaar and Director Absher

Our family owns a home at 37350 First Street, Nehalem (just north of Manzanita in the area known as Neahkahnie) and we have had concerns over STR's. I don't know if anyone has brought up investors who are buying up multiple homes and renting them out. We have a neighbor that now owns 4 homes all around us and another fifth home up the street. So, we are surrounded by renters coming and going all the time and all around us. I believe there should also be restrictions on the number of homes that anyone owner can permit for an STR. I am sure there are ways around this like creating a different single asset LLC for each property, but I's like to see something like a limitation on number of homes that any single owner can have permitted. The City of Manzanita effectively addresses the matter of limiting the number of STR permits an individual can hold in its STR Ordinance 10-03 (as amended). There are two specific relevant provisions:

Section 3b provides in relevant part "... The application shall identify and be signed by all Persons shown as Owners or having any beneficial ownership in any form of ownership of the Dwelling Unit on the most recent Tillamook County Assessor's tax records or recorded title. If the Dwelling Unit is owned by a corporation or other entity, legal documentation, acceptable to the City, detailing the names of all Persons with any ownership interest in the entity shall be submitted with the application. ..."

Section 3c provides "Effective June 4, 2010, a Person holding a Short-Term Rental License or an interest in a property for which a Short-Term Rental License has been issued shall not be eligible to apply for or hold, as a member of a group or any other form of beneficial Ownership, a Short- Term Rental License covering any other property within Manzanita. A Short-Term Rental License may be issued only for a single Dwelling Unit on a single property or for a single Dwelling Unit within a duplex on a single property.

The Short-Term Rental License is issued to the Owner and does not transfer with the sale or conveyance of the property. All Short-Term Rental License holders must report to the City any change of Ownership of their Short-Term Rental, in whatever form, before the conveyance deed is recorded. If the Owner is an entity, then any transfer of fifty percent or more of all ownership interest in the Owner will also constitute a change of Ownership of the Short-Term Rental. The transfer of the property from (1) a natural Person(s) to a Trust serving the same natural Person(s) or to a family member pursuant to a Trust or (2) the transfer of Ownership pursuant to a will or bequest upon the death of the Owner is not deemed to be a transfer of Ownership for purposes of this Ordinance."

Perhaps you can consider this as well.

Would you happen to know if there is a way to access a list of those property owners that have applications for STRs pending?

Thank you, Steven

Steven Klein

Lynn Tone

From: Public Comments
Sent: Friday, September 30, 2022 8:51 AM
To: David Yamamoto; Erin Skaar; Mary Faith Bell; Rachel Hagerty; Sarah Absher
Subject: FW: EXTERNAL: STRs - Personal Statement
Attachments: HG.personalSTRstatement.pdf

3 or 4 RE: STRs

Debi Garland | Board Assistant
TILLAMOOK COUNTY|BOARD OF COMMISSIONERS
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-----Original Message-----

From: Hillary Gibson <hillary.gibson@me.com>
Sent: Wednesday, September 28, 2022 1:49 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs - Personal Statement

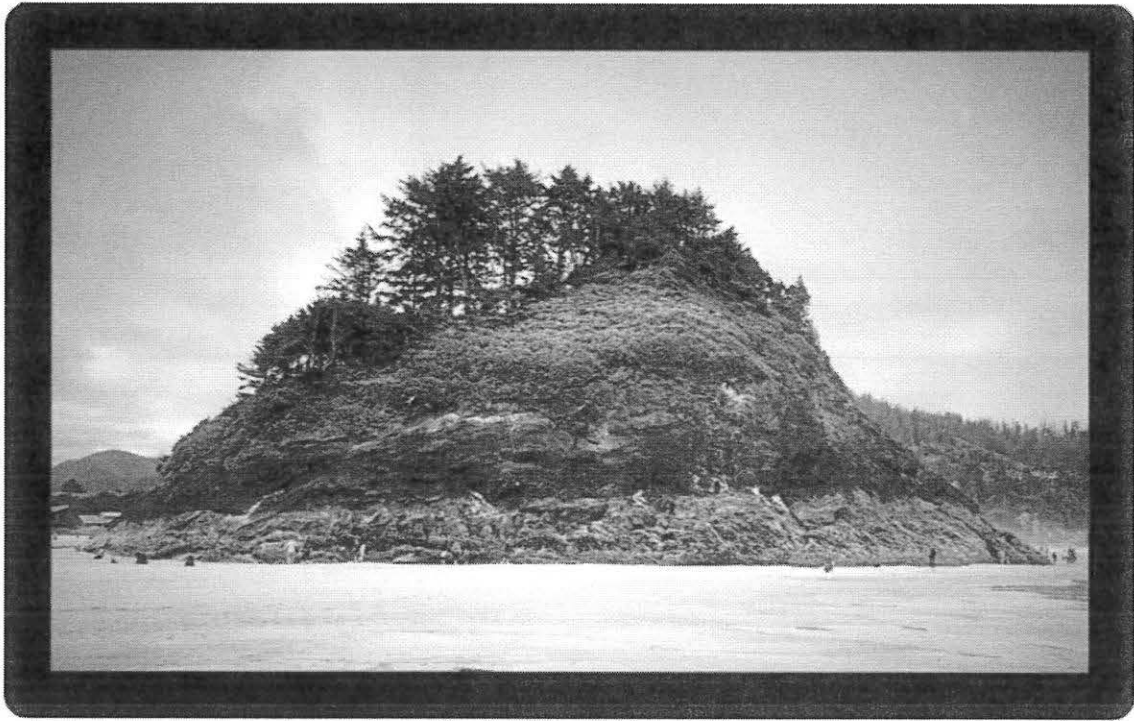
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Greetings!

I'm sending along my personal statement regarding STRs in Neskowin - This statement reflects my own personal opinion and is not intended to represent other members of the community. My apologies in advance for the lengthiness - I'm sure we all agree it's a complex topic! Thanks to my various involvements on this issue I've made it a priority to seek facts and data, and that resulted in a thorough packet which I'd like to share, with the disclaimer that it's my personal opinion.

Thank you,
Hillary Gibson
Neskowin Home Owner

NESKOWIN



SHORT TERM RENTALS IN THE COASTAL RESORT COMMUNITY OF NESKOWIN, OREGON

**personal statement
HILLARY GIBSON**

September 28, 2022

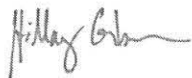
Tillamook County Board of Commissioners & STR Advisory Committee,

I am reaching out to share a packet of information I assembled for your consideration as the rules & regulations for Ordinance 84 are updated. I own a home in Neskowin which my family enjoys as our personal vacation getaway, and we also offer it as a short term rental (STR) and occasionally as a furnished long term rental (LTR). My background includes managing both STR & LTR homes in 3 states and familiarity with various regulations for STRs. I have attended several nationwide STR conferences to learn best practices. I formerly served on VRBO's Customer Advisory Board, and I partnered with fellow owners to write Good Neighbor Guidelines for STRs in Big Trees, CA. I am very familiar with STRs in Neskowin due to my involvement in our community. I am connected to several groups including Neighbors for Neskowin, the Neskowin Citizen Advisory Committee's STR sub-committee, and I am also Neskowin's representative on the Tillamook County STR Advisory Committee. I am fair and balanced when it comes to my roles on the committees as I strongly feel everyone should have their voice heard and feedback shared. This packet reflects my own personal opinion and is not intended to represent other members of the community.

Neskowin is truly a special gem along the Oregon Coast. I'd like to see solutions for STRs bring people together instead of create division among neighbors. I compiled this packet in response to contrary sentiments regarding STRs. When considering updates to Ordinance #84 it is helpful to consider facts for Neskowin. These facts don't always fit the narrative of some neighbors who would like to severely limit STRs in Neskowin, but facts are more important than speculations and anecdotes. Neskowin has had slow & steady of growth of STRs, but I do not feel that there is an imbalance. Historically, Neskowin has been a seasonal destination welcoming visitors for over 100 years. There are very few complaints to the county and negligible ordinance violations over the past several years (zero violations this year through Labor Day 2022). STRs are also a vital part of our local economy. Aside from generating TLT, our guests support our local businesses, and owners hire a wide variety of people to help take good care of our homes. The guests I have welcomed to Neskowin have been genuinely kind and respectful, and enjoy our special community. Like so many of us, I was once a visitor myself. It's important to continue to welcome guests and balance that dynamic with livability and respect for all neighbors. In the spirit of the Oregon Beach Bill, it is vital to the diversity of our community to maintain accessibility to the Oregon Coast for all demographics regardless of socioeconomic status. If visitors do not have overnight accommodation options we are not an inclusive community.

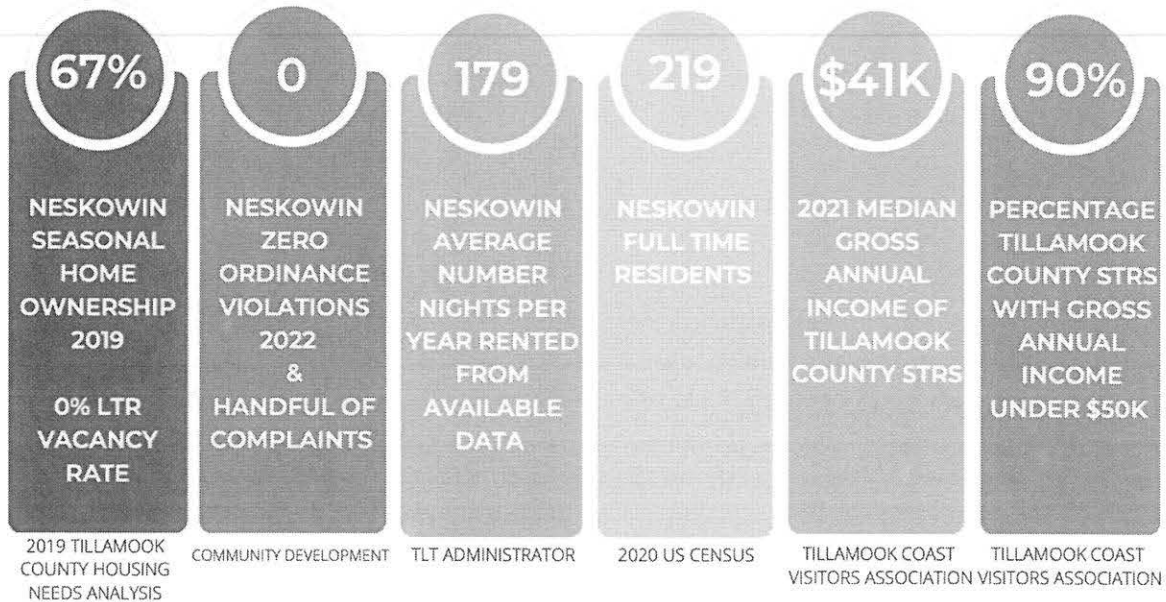
Thank you for taking the time to consider the information in this packet:

- Neskowin Stats
- Ordinance #84 Recommendations
- Hotel vs STR
- Breakdown of STR Permits in Neskowin
- Neskowin Home Sales
- TLT
- Guest Word Cloud
- Resource List



Hillary Gibson

NESKOWIN TILLAMOOK COUNTY



Neskowin is an historic tourist destination along the Oregon Coast. For over 100 years visitors have made Neskowin their getaway and marveled at Proposal Rock and the Ghost Forest. For 50 years there were deed restrictions in Neskowin which greatly limited commercial development and fostered our seasonal resort community which continues to thrive today. This is likely a large factor in why Neskowin has very few commercially zoned businesses, and is more of a resort area than a traditional town as it lacks infrastructure to support full time living such as a supermarket, gas station, pharmacy, library, public school, bank, medical clinic, post office, hardware store etc... Neskowin has none of those basic resources.

The graphic above presents some facts which may clarify some misconceptions. Neskowin has a uniquely high rate of seasonal home ownership, and a relatively low number of full time residents. A majority of seasonal owners choose not to rent their homes. Less than one-third of seasonal homes have STR permits. Some seasonal owners choose to rent simply to help offset the high cost of ownership in a coastal zone. The median STR gross annual income in Tillamook County is \$40,538 before common expenses such as cleaning fees, property management commissions, Transient Lodging Tax, permit related fees, insurance, etc.... Renting is not a significant source of income for most homes with STR permits, even with close to 200 nights per year rented on average. In fact, 90% of STRs in Tillamook County reported annual gross income under \$50,000 in 2021. As the county dives into updating Ordinance #84 it's worth noting that in 2022 there were a handful of official complaints made about STRs, but as of Sept 2022 there were no ordinance violations issued to any STRs in Neskowin.

I am advocating for a balanced perspective that meets mutual goals for the greater community of Neskowin. Enhanced enforcement with some fine-tuning of the current rules could be an

effective way to address livability concerns. Tillamook County would benefit from a more robust enforcement program which would ideally not rely on sheriffs to respond to non-emergency complaints. TLT funds earmarked for tourism could be an option for funding enhanced enforcement. Rules should be reasonable and should not place an undue burden on STRs. For example, the Dark Skies initiative is a great recommendation for all neighbors, but should not be a requirement solely for STRs.

ORDINANCE RECOMMENDATIONS

Limit occupancy to 2 per BEDROOM + 2 extra

Require STR permit number on online advertising

Recommend opt-in online list with contact info for each STR

**Require 1 off street parking spot per bedroom up to 6 parking spots
6 vehicle max**

**Recommend bear resistant trash carts
Require after 1 trash violation within one year**

Neskowin percentage cap 35%-50%

Maintain transferability of STR permits

No limits on nights rented, proximity or distance between STRs

In the spirit of public safety, I'd like to see the overall maximum occupancy of STRs be tied to some combination of overall square footage, bathrooms, and bedrooms instead of "sleeping areas" which would result in slightly decreased occupancy for some STRs. 2 per bedroom + 2 overall occupancy means a studio condo could sleep 2 people max, while a 9 bedroom home could sleep up to 20 guests. As a couple extreme examples, Neskowin STR listings show a home with 1 bathroom and max occupancy 8, or 7 bedrooms with max occupancy 21. My cottage is 1,000 sq ft with 2 bedrooms & 2 bathrooms and was granted a max occupancy of 8. Many owners, myself included, have voluntarily reduced our max occupancy approved by Tillamook County. Additionally, I'd also like parking spots to be tied to bedrooms, but with a max of 6 vehicles.

As STR permits are tied to homes and not people, transferability of a home's permit should be allowed when accompanied by an updated safety inspection and application by a new owner. If STR permits are deemed non-transferable, then I'd like to see exceptions for transfers to family members and grandfathering of transferability to all permits granted to STR applications that were received before the 2022 pause.

HOTEL VS SHORT TERM RENTAL

Similarities

- PROVIDE LODGING ON A NIGHTLY BASIS
- ACCEPT RESERVATIONS & CREDIT CARD PAYMENTS ONLINE
- PAY STATE & COUNTY TRANSIENT LODGING TAXES
- REQUIRED TO HAVE A PERMIT TO OPERATE
- REQUIRED TO HAVE A SAFETY INSPECTION
- BOTH HAVE OCCUPANCY LIMITS

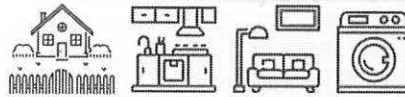
STR benefits

- PREFERRED CHOICE OF LEISURE TRAVELERS
- ALLOWED IN RESIDENTIAL AREAS SO GUESTS CAN ENJOY NEIGHBORHOODS WHERE HOTELS ARE NOT AVAILABLE
- WIDE RANGE OF ACCOMMODATIONS FROM STUDIOS TO 5+ BEDROOMS
- TYPICALLY INCLUDE KITCHEN, LIVING AREA, LAUNDRY, AND YARD
- SHARING A HOME WITH FAMILY & FRIENDS MAKES LASTING MEMORIES

NUMBER OF HOTELS IN NESKOWIN = ZERO

NUMBER OF STRS IN NESKOWIN = 167 = 19%

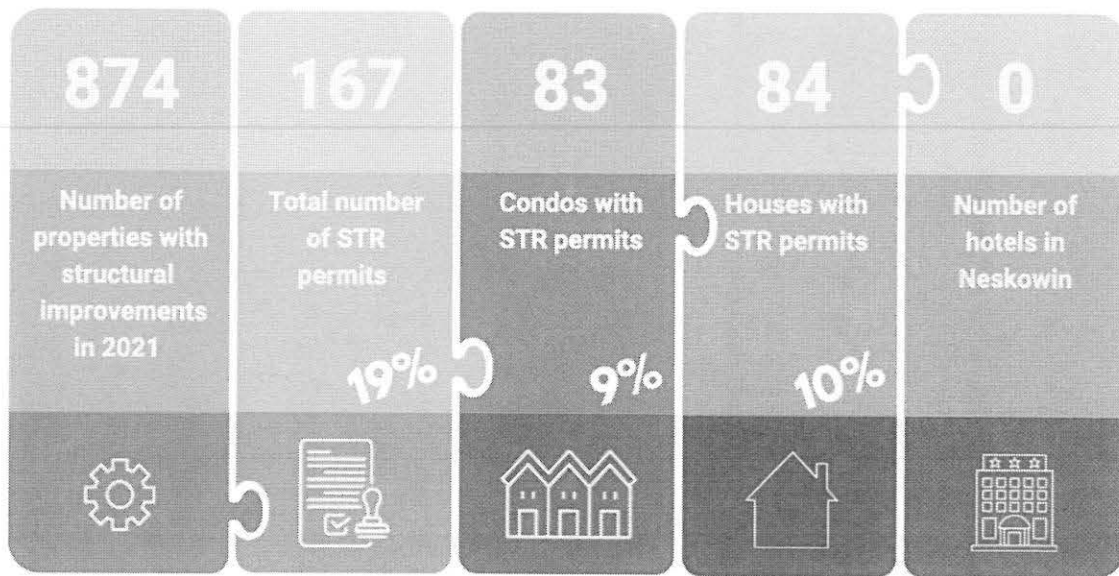
10% HOMES & 9% CONDOS



The graphic above was created in response to a public comment comparing hotels and "Commercial STRs" which weren't clearly defined. Both differences and similarities exist between hotels and STRs, but it's important to note that Neskowin currently has no traditional hotels, so visitors are reliant upon owners opening up their homes to share as short term rentals. Historically, Neskowin has always been a resort area and is not an exclusive neighborhood nor private retirement village. For over 100 years Neskowin has been a seasonal destination for beach goers and generations of families have made memories here. I've met countless people ambling by our cottage who want to peek inside because they grew up vacationing in Neskowin and stayed in our cottage decades ago. STRs are nothing new in Neskowin, but websites are changing the ways in which they are advertised. Similarly, owners are changing the ways we interact with guests. For example, owners often have guests agree to follow rules and provide Tillamook County's *Hello, Neighbor!* guidelines to promote good behavior.

There is no true definition of a "commercial" STR that differentiates a larger STR from a "mom & pop" STR, and the comparisons to "illegal hotels" are tiresome. Long term rentals and short term rentals are both commercial activities which are legally allowed in residential areas, regardless of zoning. The number of nights rented does not change the commercial nature of either type of rental, and owners have a fundamental right to decide if they'd like to rent their home. Limits on which homes can be rented based on proximity or distance, or limits on the number of rented nights allowed per year violate inherent property rights. Permitted STRs go through a safety inspection and are held to a higher safety standard than traditional homes. STRs offer travelers a great option to vacation together, without being crammed into a hotel room, and are an ideal solution for families and friends who enjoy the amenities of a home. A wide variety of STR options in Neskowin helps ensure that a diverse group of people can continue to access Oregon's public beaches.

BREAKDOWN OF STR PERMITS IN NESKOWIN



NUMBERS ARE APPROXIMATE AS OF SEPTEMBER 2022

The facts above show there is actually only a small percentage of stand-alone homes in Neskowin that are permitted STRs (10%). The allegation that a growing number of STRs are a threat to the "imbalance of tourist housing" is not supported by facts. The natural ebb & flow of permits opening and closing reflects steady growth over the last decade, but no drastic changes, except perhaps for the 30 permits closed thus far in 2022, which is higher than usual for a single year. On the chart above, I broke out the condos from homes on the most recent permit list simply because the condos tend to be within their own mini-communities.

Another misconception is that STRs are a strain on Neskowin's infrastructure. As far as I am aware, any perceived negative impacts on our infrastructure have not been factually tied to STRs. Guests may use resources during their stay, but do they use more resources than if the same home had full time occupants? While the usage is higher than if our homes sat empty, I have not seen any information from public works departments regarding STRs being a strain on resources. Do guests drive on the roads more than full time residents? Do guests have more traffic violations in Neskowin? These assertions have not been supported with facts. When the NCAC looked into STR concerns in 2020, the Neskowin Regional Sanitary Authority stated, "The current NRSA sewer system is more than adequate to serve the current connections." All homes in Neskowin are zoned and approved for full time use. My cottage is a typical STR in that it's often occupied on weekends, occasionally occupied on weekdays, and overall occupied less than if it were a full time residence. With regards to our roads, I think we all agree those could absolutely be improved, and upgrades would be a great use of TLT funds in spite of no direct connection between STR guests and potholes. However, South Beach has private roads and if South Beach would like to continue to be a private gated neighborhood then they should continue to be responsible for their own roads using their own private funds.

I fully support responsible renting and being a good neighbor. I do not support drastic limits or a collection of new rules to solve problems which aren't solely caused by STRs in Neskowin. The general population of Oregon has gone up over 10% since 2010, so naturally it logically follows that the coast is seeing an increase in visitors as well. There is general agreement that Neskowin has seen a rise in traffic and visitors in recent years, but there are examples of poor behavior from all types of people including owners, family & friends of owners, day trippers, and STR guests alike. When STR guests make up a small percentage of the overall composition of people in Neskowin, it may not be truly effective to impose rules on just a select few. STR guests are an easy target, but some neighbors may be missing the mark.

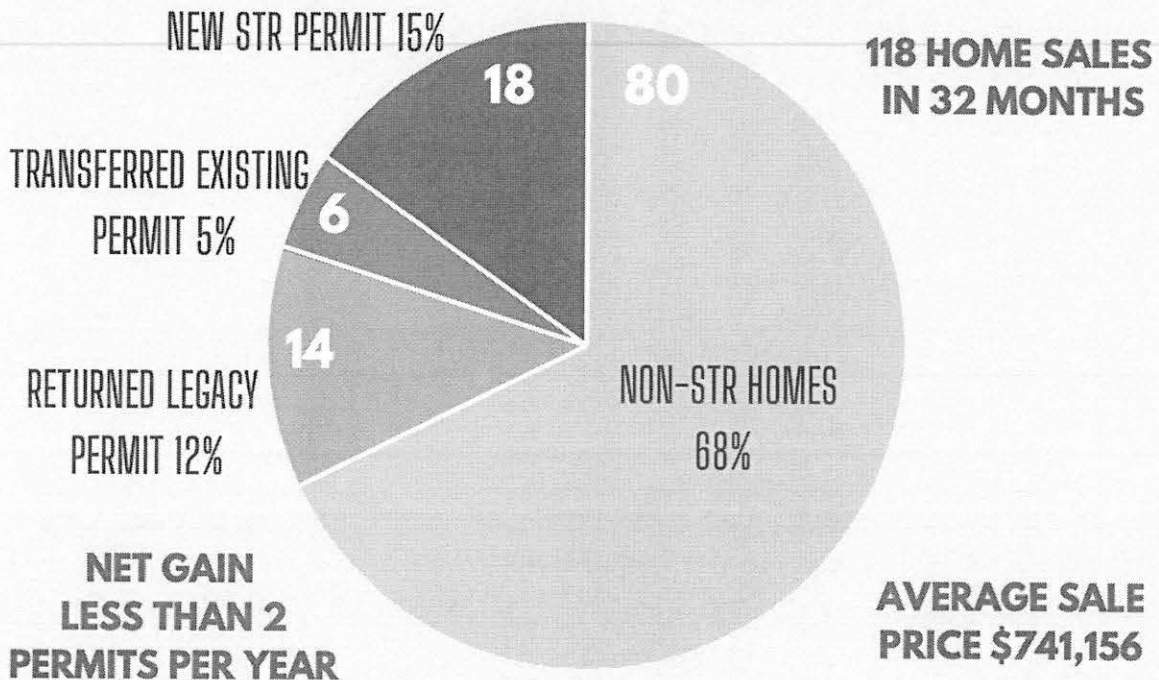
Limits on annual nights rented, and proximity or distance limits between STRs do not appear warranted in a coastal market with such a high percentage of seasonal home owners (67% in 2019). Neskowin is not a traditional residential area and limits are not necessary to preserve balance. A 100 night annual limit could decimate off-season renting and 9 months of the year our overnight visitors may not be here supporting our handful of businesses through the slower seasons. With regards to density, the cottages in the village are often spaced tightly together and any type of proximity or distance limit could mean that one STR may prevent many others from obtaining a permit as well, and that infringes upon one's property rights. One's ability to qualify for an STR permit should not be limited depending on whether one's neighbor has an STR permit. Additionally, with approximately half of the STR permits in Neskowin being granted to condos, it could be an undue burden to impose proximity or distance limits between condos with STR permits.

I support allocating TLT towards enhanced enforcement. This is a good way to hold owners accountable without collectively punishing all owners with overly restrictive rules. A large majority of STRs in Neskowin have never received even a single complaint, and yet we find ourselves repeatedly defending our right to rent. There are a vocal few making threats of a ballot measure, proposing to ban STRs, proposing to limit STRs through zoning & conditional use permits, and proposing a 100 night per year limit. Neskowin is not a private community, and they do not represent the majority of owners in Neskowin. We need to learn from the STR debacle in neighboring Lincoln County and avoid similar divisiveness in our special community of Neskowin. By and large, Neskowin is a welcoming and inclusive community.

Too many rules may discourage families from renting their homes, but may favor larger companies managing rentals as they may be better positioned to scale more easily when dealing with red tape. Neighbors do have some valid complaints regarding over occupancy, noise, trash, and parking. I'd like to see more communication with owners to troubleshoot and prevent these problems from happening in the first place. One thing to keep in mind is that sometimes what neighbors assume is an STR guest is not. I've done it myself, as two times I've had cars parked in my driveway, and I assumed they were from a nearby STR or a day tripper, but they both were actually family members of owners who lived nearby. When neighbors take the time to reach out and communicate, problems can be solved easily most of the time, and that's the main driving force behind my recommendation for an online list of contact info that would include permit number, STR address, email & phone contact. Ideally, the info would only be seen when clicking through a CAPTCHA versus being easy to scrape for spam etc., while also acknowledging that enforcement should not fall on the shoulders of neighbors.

NESKOWIN HOME SALES

JAN 2020 THROUGH AUG 2022



I have heard an assertion that in Neskowin a majority of recent home sales are converted to STRs, thereby disrupting the "balance" of our neighborhood. There was no data provided to support this position, so I painstakingly gathered available data and did not find the alleged pattern. To evaluate this data, I compiled a list of home sales (condos excluded) for 32 months from January, 2020 through August, 2022, from Zillow & the MLS. This list of 118 home sales was then cross checked against two different active STR public record permit lists from 2021 & 2022. Of the 118 sales, 18 resulted in new STR permits. 6 homes with existing permits were transferred to new owners. 14 STR permits were closed post-sale. Collectively, this data shows a net gain of 4 STR permits over 32 months, which is fewer than 2 new STR permits per year resulting from recent sales. The chart above clearly shows that a majority of home sales did not result in new STR permits (80% combined non-STR sales & closed permits). Additionally, the percentage of new permits (15%) is on par with Neskowin's overall percentage of STR permits (approximately 19% including condos).

There have been concerns raised about perceived relationships between STRs and lack of both workforce housing and affordable housing in Neskowin. The housing challenges are definitely an important issue in our county, but based on reports in recent years the impact in Neskowin is much less clear. It is a complicated issue with many factors, and the county Housing Committee is committed to making forward steps towards a county-wide solution. Traditionally, Neskowin has not had a significant number of homes that could be categorized as either affordable housing or workforce housing.

2019's *Tillamook County Housing Needs Analysis* classified Neskowin as a "resort" town due to our very high rate of seasonal home ownership (67%) and low rate of long term rental vacancy (0%). Before that, the 2017 *Creating a Healthy Housing Market for Tillamook County* defined boundaries of a higher cost of housing "coastal" housing market, and Neskowin is entirely within this market. Based on the data I found, it showed the average home sale price from all 118 home sales from January, 2020 through August, 2022 was \$741,156. There were 19 sales priced at \$1M or higher, while there were only 5 sales priced under \$300,000, and no sales with a price lower than \$200,000.

When looking at the number of STR permits in Neskowin, there are a few things to keep in mind. First, not every permitted STR is actively renting. Some permit holders are maintaining an STR permit to protect their right to rent short term in the future, and some STR permit holders are taking a break from renting to make home updates etc... In 2021, 11% of permitted STRs in Tillamook County had zero income. A second factor to consider is that in 2022 the Neskowin Resort & Proposal Rock Inn both switched from each having condos pooled together and covered by a single tourism accommodation license, to needing STR permits for individual condos, so while the actual number of condos rented on a short term basis did not change, the type of permit changed, and that resulted in at least 33 condos applying for STR permits in 2022. Lastly, on July 1, 2022 Tillamook County paused accepting new STR permits. Between the time the pause was announced and the pause going into effect, 48 condos & homes applied for STR permits in Neskowin. This rush to get permits in the span of two months is unprecedented and not typical, and may not indicate an intention to rent short term, but may have been motivated by desire to protect property rights.

For Neskowin, I do not feel we need a percentage cap limit on STR permits, simply because Neskowin has such a high percentage of seasonal home ownership, so the current balance is already heavily seasonal use. If a percentage cap is considered, I'd like condos to be separated from the equation as many are in locations that were formerly operated as hotels and are somewhat removed from the neighborhoods. Removing condos leaves only 84 homes in Neskowin with STR permits which is a relatively low number. With nearly 70% seasonal home ownership, a balanced cap would allow for 50% of the seasonal homes to be STRs (approximately 300 STRs) which is approximately 35% of the 874 improved properties. 35% is a healthy compromise between the current level of approximately 19% and the literal definition of balance being 50%. 35% leaves some room for growth and may encourage folks to close inactive permits if they are fairly confident they can obtain in the future when needed.

Time has shown that STRs are here to stay. A goal for the county should be to find a balance that preserves community livability, promotes renting responsibly, and maintains accessibility to a wide variety of visitors. Ordinance #84 should have reasonable rules that can be easily enforced. STRs are held to a higher standard, but that needs to be balanced with equitable regulations within the community as a whole, considering there are so few violations. When rules are too restrictive, rentals can get driven underground, leaving the county without benefitting from TLT collection and safety inspections. I am encouraged by the collaborative approach Tillamook County has taken with STRs and I believe we are on the right path with some minor tweaks to Ordinance #84 instead of severe restrictions.

TRANSIENT LODGING TAX

10% TLT is collected & remitted on STR reservations

\$32,500,000

Tillamook
County TLT
2014-2021
majority from
STRs

\$448,056

2021
TLT collected
from Neskowin

\$75,000

2020
Neskowin
Beach Access
Ramps

\$10,000

2020
Emergency
Response
Tsunami
Planning

\$450,000

Neskowin
Emergency
Egress

70% funds used to promote county tourism programs
and to enhance tourism related facilities

30% maintenance of county roads

The graphic above supports the importance of TLT funds in our community. I would like to see TLT funds currently earmarked for tourism be spent on related expenditures such as a recycling program, enhanced enforcement, and improvements to Neskowin's wayside public accommodations. Additionally, I'd like to see Tillamook County be more proactive with undertaking projects instead of relying on community volunteers to submit grant proposals. A recycling program & upgrades to our public facilities should not fall on the shoulders of our community members to voluntarily coordinate. Trash was one of the top concerns neighbors expressed regarding STRs, and if the county had curbside pickup or local drop off of recycling it would be immensely helpful. Currently I pay a private party approximately \$35 per trip to Pacific City to drop off our cottage's recycling. Compared to other locations where I run STR/LTRs, Tillamook County is the only location without curbside recycling (in better news, Tillamook County is the only county that requires homes to have an STR permit & safety inspection). The most recent draft of Ordinance #84 is proposing a requirement for twice weekly garbage removal for all STRs that welcome guests 2 or more times within 7 days. Because I offer recycling at my expense, our garbage is rarely full even when we have multiple reservations within a week. This proposed requirement is an undue burden, and a better solution could be to offer weekly curbside recycling.

Severely restricting STRs could lead to a significant decrease in TLT for Tillamook County. An informal poll asked STR owners what they would do with their homes if not able to get an STR permit. 34% of STR owners who responded indicated that their homes would simply sit empty when not used by their own family. 28% of owners said they would consider furnished LTR at 2x market rate to account for being furnished. Not a single owner who responded indicated that their home would be an LTR priced for workforce housing (\$820-\$1,700/month), and Zillow monthly rental estimates support that very few STRs fall within that range of affordability.

Tourism is integral to the overall stability and vibrancy of our community. In Tillamook County, many of our small businesses have been started by folks who were once visitors. The Neskowin Farmers Market highlights local vendors from along the Oregon Coast. In addition to TLT, much of the rental income produced supports other local businesses and is spent in Tillamook County. In 2021, which was a record breaking year for many STRs, 100% of our cottage's rental income was expensed. A significant portion was spent on local expenditures include property taxes, utilities, handyman, contractor, landscaper, window washer, my amazing cleaners who live in Neskowin, pest control, firewood delivery, appliance repair, chimney cleaning, painter, electrician, plumber etc... STRs are a conduit for a wide variety of financial support within our community. Many of us may not currently reside in Neskowin full-time, but we are an integral part of our neighborhood.

As Tillamook County considers updating Ordinance #84, an important group of people have not been part of the conversation - the many wonderful guests. I have connected with so many amazing families who have treasured their stays at our cottage & made lasting memories. People come from all over to relax, enjoy the coast, have a fun filled vacation, and celebrate special occasions. The word cloud below is made from snippets of guest book entries and reviews. It is evident that Neskowin is very much appreciated and enjoyed by guests. It's vital to allow owners to continue to offer their vacation homes to visitors.

Neskowin is a unique location, as it has historically been a resort destination for over 100 years, yet currently has no hotels. What started as a "campground" in the early 1900s has evolved into an amazing assortment of homes today. There are many privately owned condos available for rent, as well as a selection of houses from small cottages to large oceanfront estates and everything in between. However, with no hotels, our visitors are completely reliant on owners opening their homes to the public so that they may enjoy Neskowin for more than a day trip. Our handful of local businesses rely on income from visitors. Extra rules & regulations may make it more difficult for families to share their homes, and harsh limits infringe on basic property rights. Ideally, Tillamook County can make some thoughtful updates to Ordinance #84. A focus on enforcement and promoting communication, balanced with respect for property rights, could be an ideal way to elevate livability while continuing the tradition of welcoming guests to Neskowin.



Additional Information Resources

[Neighbors for Neskowin](#)

[2020 US Census](#)

[2020 & 2021 Code Enforcement Stats + 2022 info from Community Development](#)

[TLT Grants Tillamook County](#)

[TLT Revenue Through 2020 + 2021 info from TLT Administrator](#)

[2019 Tillamook County Housing Needs Analysis](#)

[2017 Creating a Healthy Housing Market for Tillamook County](#)

[Hello, Neighbor!](#)

[2021 Status of STRs in Tillamook County Unincorporated Communities](#)

[Tillamook County STR Advisory Committee Page](#)

[Zillow Home Sales 97149](#)

[Save Our Neighborhoods](#)

NCAC Responses Regarding STRs Redacted of Identity - NCAC

2021 & 2022 Active STR Permit Lists - available upon request from Tillamook County

STRs, TLT, and How \$\$\$ Spent - Nan Devlin - Tillamook Coast Visitors Association

Lynn Tone

From: Public Comments
Sent: Friday, September 30, 2022 1:10 PM
To: David Yamamoto; Erin Skaar; Mary Faith Bell; Rachel Hagerty; Sarah Absher
Subject: FW: EXTERNAL: STR Regs

And here's 4 of the second batch of 4

Thanks,



Debi Garland | Board Assistant
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From: Barbara Gordon <bdbg@comcast.net>
Sent: Friday, September 30, 2022 12:49 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STR Regs

[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 County,

My husband and I own a wonderful little cottage in Neskowin, Oregon. It is our second home that we use as a getaway. We also have, in compliance with your new and costly imposed regulations, permitted it as an STR. We need the supplemental rental income to help defray the costs of ownership, which allowed us to acquire it and keep it. We are by no means a hotel. We use it to enjoy the community too.

Regarding the newly considered additional regulations, we support and agree with the comments being made in favor of halting the considerations to

additionally limit and/or restrict STRs in Neskowin. We are sure you have received several letters outlining the overall concerns. Our biggest concerns are over any proposed overnight caps and STR permit transfer restrictions.

We also wish to add a couple of additional concerns. But first, you must realize that the number of STR "complainers" are principally only the 300+/- Neskowin full-time residents. STRs, in turn, comprise only about 20% of Neskowin's dwellings available for occupancy (the balance being owner vacation homes). Of that 20%, half are Neskowin Resort condominiums. So, you are talking about only 10% the actual Neskowin stand-alone dwellings being STRs. There is absolutely nothing to warrant oppressive additional STR regulation in Neskowin because there simply aren't that many of them.

Additionally, the 300+/- complainers do not impact the economy of Neskowin and/or Tillamook County other than through paying property taxes. We suspect given Neskowin's proximity to Lincoln City in Lincoln County, the majority of the permanent residential purchases are in Lincoln, not Tillamook County. We also suspect they aren't major employers either; we doubt they all employ housekeepers, local managers, and gardeners like nearly all of our STR owners do.

With the above in mind, the following are our additional concerns:

- We find it objectionable that STR owners are locked out of the democratic process when it comes their property. "Taxation without representation" is a good description. We have no say in who we want to represent us, what is good or bad for our property, or where our substantial taxes go. The only way we can be heard is by informing the county through meetings and letters. Please therefore give this letter the weight you would afford any other interested and vested county citizen.
-
- Neskowin is a destination community, and STRs provide the principal means for that here. STRs are for the most part more comfortable, desirable, and amenable than a hotel. And vacation businesses are supported by tourists, not residents. If STRs are over-regulated those

businesses could fold, property values would significantly decrease, and property taxes would have to be reassessed downward.

- Oregon guarantees the public's access to our beaches. In essence, limiting a place to stay so one can easily visit and enjoy the beach community, just to protect local property owners, will impose a severe inconvenience that in effect drives the potential beach visitor away. Renters who come to the beach want to visit the beach where they are staying, for more than one day, with extended family, and not load up and drive out of their way just to go the beach.

While we sympathize with some of the concerns the year-round residents have, we think their complaints should be handled by our existing rules and regulations. Those rules must, however, be enforced. But note, the last we heard, the complaints that have been made against the STRs have not resulted in any STR violation actions. Perhaps the violators are residents too.

Thank you for taking the time to thoughtfully consider our letter. We look forward to hearing of your sound decisions on the subject.

Barbara and Mark Gordon
1630 8th
Columbia City, OR 97018

47790 Hawk Street
Neskowin, OR. 97149

Sept 30, 2022

Comments to Draft Version Amendment# 2

Thank you for the opportunity to share our feedback as Tillamook County and various committees continue to work on this important issue. It appears progress is being made to benefit our communities and we appreciate the hard work.

E – Max Occupancy – should be determined and defined as actual sleeping areas which are bedrooms. Limiting the occupancy of the STR is important. No home should be occupied by more persons than the number of bedrooms will safely allow. Promoting undesignated sleeping areas may overload the STR's potential for problems ranging anywhere from noise, parking to garbage accumulation.

Sec 6 A – Standards - Property Management Cos need to be included in the violation of standards in this ordinance and brought into the fold of enforcement. Penalties should be imposed when they fail to respond to complaints. They are acting in the place of the owner & need to be held accountable and they have a responsibility to the neighborhood. Everything from noise complaints to garbage accumulation are part of property management's role. And failing to act is unacceptable.

Mngt Cos are in the best position to enforce the rules and need to be more proactive as they are the first line of defense and like the STR owner benefit financially. We truly believe if management companies had something to lose along with STR owners in the way of fines or penalties or possibly losing a license, we would see a huge improvement in this issue.

F – Garbage – This is a hot topic and needs to be aggressively addressed. Every STR should have a “bear proof” can. In addition, it should be required in this ordinance that STR owners be required to pay for “extra stop fee” (as noted on Nestucca Valley Garbage website) when ever a guest checks out.

Here is a recent example: We just stayed at our house in Neskowin Sept, 25, 26, 27th leaving on Wed the 28th. The STR across the street just had the owner and their friends staying at their house over the weekend and left either Mon the 26th or Tues the 27th. When they left they put the garbage can at the road. The garbage is not collected in our area until Thursday so the can was going to sit out at least 2-3 days before pu. With the bear population, common sense would dictate that can is not going to sit there for 2-3 days undisturbed.

At 430 in the morning of Wed the 28th we heard the can dumped over and animals going through it. In the morning it was strewn all over the driveway. Later that morning our neighbor said she saw the property management co drive by, look over at the turned over can and keep driving and never came back. About 30 mins later another neighbor came over and cleaned up the mess.

This is a perfect example of why the management cos need to be held accountable for the “management” of their properties, bear containers required and garbage pu after someone departs the home. What we have now is not working.

V – Parking – We dont believe that an actual measurement of a parking space is effective – too many cars are very different in length. It should simply be restricted to how many vehicles fit in the driveway.

Defined Parking Boundaries should be eliminated - *“Parking spaces shall have clearly-defined boundaries marked by a fence, planting or other suitable means*
“ For example our driveway has 2 other neighbor driveways that lie directly alongside our property boundary & driveway– there is literally no way to permanently mark our parking spaces without interfering with our neighbors as suggested in this wording

Off street parking on adjacent properties should not be allowed to qualify for STR parking spaces This is going to be a huge problem overseeing paperwork and enforcement of lease agreements between property owners. Lease agreements come and go – how would you ever continue to verify that an active lease was in place. Available parking on STR property will remain the same.

There should be no “on street” parking offered to STRs to qualify for their permit. It should be restricted to the actual parking space available on the property of the STR which is common for most communities. I can only speak for Neskowin but parking and street space is already a huge issue. We can barely drive down the streets as is and to add to STR parking would be hazardous for all.

Transfer of Permits -

It was not noted in the draft amendment#2 so we are hoping this is not an issue but want to make it clear that we believe the ability to transfer the STR permit to a new owner if sold is critical. Individual property rights are as important to STR as a residential homeowner. Why if the home currently holds a permit should it not

continue for a new owner should they choose? That would make no sense other than to penalize the new owner.

Current STVR permits should remain valid & transferable, independent of future changes to any regulations. Economic instability is never a good thing for anyone.

And our last thoughts:

Neskowin first and foremost is a resort community and has been so and enjoyed for generations.

In Oregon, the beaches are not just for those property owners that can afford their own beach house but for everyone regardless of their economic situation. The choice of a STVR homes provides an affordable means for families to enjoy the beach. Vacation rentals are a home, providing a kitchen, bedrooms & living space that's not just doable, but can be affordable for budget minded families so they are not excluded or denied this experience.

There will never be enough hotels to serve all those who want to come and enjoy the beach. That is why the support of the STRs with thoughtful regulations are critically important to provide the public with opportunities to visit, experience and enjoy the Oregon Coast. Not to mention all the industries and communities that depend on guests for their livelihood.

Respectfully Submitted
Shelia & Dennis Clark
Neskowin, OR

<mfbell@co.tillamook.or.us>

Subject: FW: EXTERNAL: Our STR in Neskowin

And another



Debi Garland | Board Assistant
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS
201 Laurel Avenue
Tillamook, OR 97141
Phone (503) 842-3403 x3303
dgarland@co.tillamook.or.us

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From: Karen Campbell <mabelhank@gmail.com>
Sent: Monday, September 12, 2022 11:11 AM
To: Public Comments <publiccomments@co.tillamook.or.us>; +info@neskowincac.org
Subject: EXTERNAL: Our STR in Neskowin

[**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 STR Advisory Committee & NCAC,
I am reaching out to provide feedback on various changes to STR rules & regulations that are being considered at the county level that may impact our STR in Neskowin.

YES - TLT funds dedicated to enhanced enforcement
YES - Property rights
YES - Reducing max occupancy by limiting to bedrooms instead of sleeping areas
YES - Transferability of STR permits

NO - Annual limit on number of nights rented
NO - Distance or proximity based limits

MAYBE - Percentage cap on number of STR permits

- I support responsible renting & being a good neighbor.
- I support allocating TLT towards enhanced enforcement via public safety grant.
- I support an owner's right to rent their property, whether it be short term or long term, as they are commercially equivalent.

- I support tightening up occupancy maximums by changing the ordinance to apply to "bedrooms" instead of "sleeping areas" and maintaining the 2 per bedroom + 2 overall limit for overnight occupancy.
- I support requiring a minimum number of off-street parking spots equal to number of bedrooms & limiting on-street parking to 1 car.
- I support transferability of STR permits upon sale or change of ownership.
- I do NOT support any type of limit on the number of nights a home may be rented per year. This proposal infringes on property rights, may be difficult to enforce & track, may result in significantly lower TLT, and may lead to owners limiting guests to peak summer season, thereby unintentionally resulting in less commerce at our neighborhood businesses for the remaining 9 months of the year.
- I do NOT support any type of limit based on distance from another STR. Some parts of Neskowin in the village have homes very close together, and one central STR may limit several others from lawfully operating with an STR permit.
- I support a percentage cap on STR permits in Neskowin at a level of 35%-50%. The definition of balance is 50/50, and in consideration of Neskowin's long history as a seasonal vacation resort town for over 100 years, this range is appropriate. On the low end, 35% represents approximately half of the seasonally owned homes. There is already a natural ebb and flow of STR permits opening and closing through the years as families make varied choices about how they'd like to use their home. A percentage cap that is too low may lead to owners holding onto inactive permits for fear of losing their right to rent, thereby squeezing out owners who would like to actively rent their home.
- Any potential percentage cap for Neskowin should exclude condos in the calculations and not have any type of percentage limit: Proposal Rock Inn, The Chelan, Pacific Sands & Breakers Beach Houses.
- Long ago, commercial development in Neskowin was purposefully very limited by timed deed restrictions for 50 years, and that's part of the heritage that makes Neskowin such a special place today with so many homes and very limited local businesses that are more common in larger towns.
- Neskowin has only a market, a restaurant, and a golf course, which is a hub of social activity for neighbors and guests alike. All of these businesses rely on guests visiting our area and STRs are vital to both our community and our local economy.
- Unlike many coastal communities, Neskowin is in a unique predicament by not having any hotels for visitors (Neskowin Beach Resort & Proposal Rock Inn are both comprised of privately owned condos). Our visitors are fully reliant on our network of amazing owners who open up their homes to welcome visitors to our special area. A wide variety of options from condos with a studio bedroom, to quaint cottages in the village, to large homes in South Beach able to accommodate large families gathering for a vacation, are an integral part of helping visitors access Neskowin. Renting a vacation home in Neskowin is actually how many owners first discovered this special getaway!
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- STRs in Neskowin have had no ordinance violations in 2022 as of Sept 8, 2022.
- Only 15% of recent home sales (2020-2022) have new STR permits, which is right in line with the approximate overall level of STRs in our area (118 home sales with 18 new permits issued, 6 transferred to new owners, and 14 permits closed post-sale, which is a net gain of 4 permits from recent home sales 2020-2022).
- The Oregon Coast has seen a jump in the number of visitors we welcome. In our neighborhood, sometimes bad

behavior happens, but it can be a challenge to say with accuracy that it was a guest at an STR, especially when we have so many day trip visitors and owners with families who may be responsible as well.

- Tillamook County housing studies define Neskowin as a "resort" town and in 2019 our seasonal home ownership ranked very high at 67%, while vacancy rates for long term rentals were zero. According to the 2017 housing report, Neskowin is entirely within their defined "Coastal Market" and this recognizes our history as a resort community. Neskowin does not have the hallmarks of a traditional residential area, as we have no public school, no large grocery store, no gas station, and no post office - this is truly a community for visitors and some people are lucky enough to live here full time.
- ORLA's Position Statement on "Illegal Hotels" may be an issue elsewhere in Tillamook county, but in Neskowin we are not aware of any STRs that can be classified as unregulated commercial activity or a "de facto hotel" operating unregulated and flouting zoning laws. If rules are being "skirted" then it's up to the county to enforce as needed. Please do not lump together rule-following and legally permitted STRs with ORLA's "illegal hotels" statement. Permitted STRs go through safety inspections, are required to provide proof of liability insurance, required to post contact info on the exterior, and are required to collect and remit TLT quarterly. I do support the county working with 3rd party software to identify and isolate these cases, but I believe they are nominal in Neskowin.
- My home in Neskowin is our family's personal beach getaway. We enjoy it as much as we can, and we also enjoy welcoming guests when we are not able to enjoy our home ourselves. If we were not able to rent our home, it would simply sit empty between our visits. It would not be available as a long term rental.
- There is room for improvement with the current ordinance, but I do not support major changes and significant limits in light of the overall low number of documented complaints and low number of enforcement violations in Neskowin. As the county looks to strike an important balance between welcoming visitors, property rights, and livability in our communities, please factor in the long history that Neskowin has in being primarily a seasonal getaway.

Sincerely,

Karen and Gene Campbell
Neskowin Property Owners since 2012

September 10, 2022

To Tillamook County and NCAC,

I am writing in support of STRs in Neskowin. People who oppose these do so for many reasons. Lack of affordable housing for workers is one of the reasons cited. Tillamook County identifies Neskowin as a resort town. Resort towns are typically bereft of affordable housing. There may be housing on offer but it probably will not qualify as being labeled affordable housing. We offered our STR home as an LTR home in the spring. We had two inquiries is all. It was priced in keeping with the cost of housing in the area, and two people inquired. If STR owners were to offer their homes for LTR, it would be at a market price and would not be affordable for many. That's just the situation in Neskowin or any other resort city. The argument for STRs negatively impacting affordable housing is just not valid. As is the contention that STR's are driving the up the price of homes in Neskowin. Again, it's a sought-after location, with pretty limited space. What's happened here regarding home price increases is mirrored in similar beach locations across the country.

I am not in support of limiting the number of days an STR can rent in a calendar year. We typically rent 50-150 days a year. We use the house often as do our family members. We manage the rental ourselves having created relationships with renters (through AirBnb) that result in them returning, some many times over, to stay. The county has permitted five people to stay in our one-bedroom home, we allow three and only occasionally four. We share with them the "Hello Neighbors" information from the county and let them know we fully expect them to be good visitors while here. Some come in the fall, many more in the late spring and the most in the summer. If the number of rental days is restricted, I believe STR owners will book more dates in the summers, making an already busy place even busier. And the other times of the year would result in less visitors, less business for the local store and restaurant as well as for businesses in Lincoln/Pacific Cities. Allow unlimited rental, collect more in taxes, support local businesses and expect and monitor that STR guests/owners follow all local rules it's that simple.

I also support the transfer of STR permits upon sale or death of the homeowner. A qualified transfer in both cases could involve a mandatory inspection or any other requirements set at the time. Certainly, heirs who would inherit an STR home upon death should be allowed to apply for and be approved for a permit if all requirements are met. They undoubtedly would have intimate and first-hand knowledge of what is required of an STR owner, I know that our grown children do.

I fully support recommendations having to do with noise, trash, parking and enforcement. I would be fine with the county changing from "sleeping" spaces to "bedrooms" only, in determining the number allowed. For ours it would be two plus two, under the bedroom only standard. That's a change I support as well.

Lastly, over the years we have opened our small home to literally hundreds of people. They have been allowed to experience the coast community of Neskowin and surrounding locales with a house as their home base. They have been respectful, appreciative and good contributions to the town. Why are some trying to limit access to Neskowin?

Respectfully submitted,

Mark Everett

Lynn Tone

From: Erin Skaar
Sent: Thursday, September 15, 2022 4:05 PM
To: Lynn Tone
Subject: Fwd: EXTERNAL: Our STR in Neskowin

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From: Public Comments <publiccomments@co.tillamook.or.us>
Sent: Thursday, September 15, 2022 2:01:28 PM
To: David Yamamoto <dyamamoto@co.tillamook.or.us>; Erin Skaar <eskaar@co.tillamook.or.us>; Mary Faith Bell <mfbell@co.tillamook.or.us>
Subject: FW: EXTERNAL: Our STR in Neskowin

FYI



Debi Garland | Board Assistant
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS
201 Laurel Avenue
Tillamook, OR 97141
Phone (503) 842-3403 x3303
dgarland@co.tillamook.or.us

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From: Allie kato <alliekato@hotmail.com>
Sent: Thursday, September 15, 2022 12:43 PM
To: Public Comments <publiccomments@co.tillamook.or.us>; info@neskowincac.org
Subject: EXTERNAL: Our STR in Neskowin

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Dear Tillamook County STR Advisory Committee & NCAC,
I am reaching out to provide feedback on various changes to STR rules & regulations that are being considered at the county level that may impact our STR in Neskowin.

I am a new homeowner in Neskowin village.

YES - TLT funds dedicated to enhanced enforcement

YES - Property rights

YES - Reducing max occupancy by limiting to bedrooms instead of sleeping areas

YES - Transferability of STR permits

Yes- if we can do something to reduce parking on private property and Hwy 101

NO - Distance or proximity based limits

NO - Annual limit on number of nights rented, to which I'm not 100% opposed but who came up w 100 nights. How do you enforce it. How do you acknowledge that people have had STR permits and made financial and logistical plans w the original parameters of the permits.

Plus, There is no way living full time in the valley w a family that I can use my house 250 nights if the year. Renting it out not only allows me to cover some of the costs it allows me to have a local property manager who can respond to issues. If all of the properties are used significantly less I doubt they will be able to afford to have the number of staff w the short and efficient response times they currently do. Residents and guests alike are more likely to have long response time waits, whether for noise, a broken appliance, or something more significant like broken water lines, fires, ...

MAYBE - Percentage cap on number of STR permits. But how will you determine that rate and will it have current owner **not just full time resident input.**

- I support responsible renting & being a good neighbor.
- I support allocating TLT towards enhanced enforcement via public safety grant.
- I support an owner's right to rent their property, whether it be short term or long term, as they are commercially equivalent.
- I support tightening up occupancy maximums by changing the ordinance to apply to "bedrooms" instead of "sleeping areas" and maintaining the 2 per bedroom + 2 overall limit for overnight occupancy.
- I support requiring a minimum number of off-street parking spots equal to number of bedrooms & limiting on-street parking to 1 car.
- I support transferability of STR permits upon sale or change of ownership.
- I do NOT support any type of limit on the number of nights a home may be rented per year. This proposal infringes on property rights, may be difficult to enforce & track, may result in significantly lower TLT, and may lead to owners limiting guests to peak summer season, thereby unintentionally resulting in less commerce at our neighborhood businesses for the remaining 9 months of the year.
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- Any potential percentage cap for Neskowin should exclude condos in the calculations and not have any type of percentage limit: Proposal Rock Inn, The Chelan, Pacific Sands & Breakers Beach Houses.
- Long ago, commercial development in Neskowin was purposefully very limited by timed deed restrictions for 50 years, and that's part of the heritage that makes Neskowin such a special place today with so many homes and very limited local businesses that are more common in larger towns.
- Neskowin has only a market, a restaurant, and a golf course, which is a hub of social activity for neighbors and guests alike. All of these businesses rely on guests visiting our area and STRs are vital to both our community and our local economy.
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light of the overall low number of documented complaints and low number of enforcement violations in Neskowin. As the county looks to strike an important balance between welcoming visitors, property rights, and livability in our communities, please factor in the long history that Neskowin has in being primarily a seasonal getaway.

Sincerely,

Neskowin Property Owner

Allie

From: Ron Lockwood <rlockwoodfv@gmail.com>
Sent: Sunday, September 11, 2022 2:23 PM
To: Public Comments <publiccomments@co.tillamook.or.us>; info@neskowincac.org
Subject: EXTERNAL: Our STR in Neskowin

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- Tillamook County housing studies define Neskowin as a "resort" town and in 2019 our seasonal home ownership ranked very high at 67%, while vacancy rates for long term rentals were zero. According to the 2017 housing report, Neskowin is entirely within their defined "Coastal Market" and this recognizes our history as a resort community. Neskowin does not have the hallmarks of a traditional residential area, as we have no public school, no large grocery store, no gas station, and no post office - this is truly a community for visitors and some people are lucky enough to live here full time.
- ORLA's Position Statement on "Illegal Hotels" may be an issue elsewhere in Tillamook county, but in Neskowin we are not aware of any STRs that can be classified as unregulated commercial activity or a "de facto hotel" operating unregulated and flouting zoning laws. If rules are being "skirted" then it's up to the county to enforce as needed. Please do not lump together rule-following and legally permitted STRs with ORLA's "illegal hotels" statement. Permitted STRs go through safety inspections, are required to provide proof of liability insurance, required to post contact info on the exterior, and are required to collect and remit TLT quarterly. I do support the county working with 3rd party software to identify and isolate these cases, but I believe they are nominal in Neskowin.
- My home in Neskowin is our family's personal beach getaway. We enjoy it as much as we can, and we also enjoy welcoming guests when we are not able to enjoy our home ourselves. If we were not able to rent our home, it would simply sit empty between our visits. It would not be available as a long term rental.

· There is room for improvement with the current ordinance, but I do not support major changes and significant limits in light of the overall low number of documented complaints and low number of enforcement violations in Neskowin. As the county looks to strike an important balance between welcoming visitors, property rights, and livability in our communities, please factor in the long history that Neskowin has in being primarily a seasonal getaway.

Sincerely,
Ron and Martha Lockwood
Neskowin Property Owner

Sent from Martha's iPad

September 10, 2022

To Tillamook County and NCAC,

I am writing in support of STRs in Neskowin. People who oppose these do so for many reasons. Lack of affordable housing for workers is one of the reasons cited. Tillamook County identifies Neskowin as a resort town. Resort towns are typically bereft of affordable housing. There may be housing on offer but it probably will not qualify as being labeled affordable housing. We offered our STR home as an LTR home in the spring. We had two inquiries is all. It was priced in keeping with the cost of housing in the area, and two people inquired. If STR owners were to offer their homes for LTR, it would be at a market price and would not be affordable for many. That's just the situation in Neskowin or any other resort city. The argument for STRs negatively impacting affordable housing is just not valid. As is the contention that STR's are driving the up the price of homes in Neskowin. Again, it's a sought-after location, with pretty limited space. What's happened here regarding home price increases is mirrored in similar beach locations across the country.

I am not in support of limiting the number of days an STR can rent in a calendar year. We typically rent 50-150 days a year. We use the house often as do our family members. We manage the rental ourselves having created relationships with renters (through AirBnb) that result in them returning, some many times over, to stay. The county has permitted five people to stay in our one-bedroom home, we allow three and only occasionally four. We share with them the "Hello Neighbors" information from the county and let them know we fully expect them to be good visitors while here. Some come in the fall, many more in the late spring and the most in the summer. If the number of rental days is restricted, I believe STR owners will book more dates in the summers, making an already busy place even busier. And the other times of the year would result in less visitors, less business for the local store and restaurant as well as for businesses in Lincoln/Pacific Cities. Allow unlimited rental, collect more in taxes, support local businesses and expect and monitor that STR guests/owners follow all local rules it's that simple.

I also support the transfer of STR permits upon sale or death of the homeowner. A qualified transfer in both cases could involve a mandatory inspection or any other requirements set at the time. Certainly, heirs who would inherit an STR home upon death should be allowed to apply for and be approved for a permit if all requirements are met. They undoubtedly would have intimate and first-hand knowledge of what is required of an STR owner, I know that our grown children do.

I fully support recommendations having to do with noise, trash, parking and enforcement. I would be fine with the county changing from "sleeping" spaces to "bedrooms" only, in determining the number allowed. For ours it would be two plus two, under the bedroom only standard. That's a change I support as well.

Lastly, over the years we have opened our small home to literally hundreds of people. They have been allowed to experience the coast community of Neskowin and surrounding locales with a house as their home base. They have been respectful, appreciative and good contributions to the town. Why are some trying to limit access to Neskowin?

Respectfully submitted,

Mark Everett

My name is Shelia Clark and I appreciate the opportunity to share suggestions as Tillamook County evaluates the STR ordinance. I also want to thank everyone that has volunteered their time on these committees to make our communities a better place to work, live and play.

My Husband and I live in Florence, OR where I am a licensed Realtor serving the Oregon Coast and Willamette Valley. We also own a beach cottage in Neskowin Village where we spend half our time each month.

We began our personal experience with STRs several years ago where we owned and managed several STRs in Seaside for ourselves and family. During this time we were fortunate enough to work alongside a exceptional mngt co who had strict rules and quick to respond to issues. We learned a lot!

In my profession I have also helped several clients with their STR search/purchase and sale which led to navigating and learning various city and county STR ordinances throughout Oregon.

In Neskowin with 2 STRs across the street we too have had all the experiences as most. However trying to deal with a local mngt co was the exact opposite experience we had with the quality company in Seaside. When we called about their out of control renters we were sternly told to just call the Sheriff .

This was a stark contrast to previous mngt cos I had worked with and quickly learned this local company didn't really care, they were not held accountable, took no responsibility and it was my problem not theirs. I believe its this mindset that has gotten us to where we are today.

STRs have become a hot topic for many communities, leading to further restrictions and regulations on property owners which is not going to resolve this problem. With the consistent and escalating complaints of STRS such as noise, garbage, parking, and sometimes a complete disregard for other property owners and our neighborhoods, my question is why are the management companies not held accountable for their guests in this ordinance?

I just recently learned about these groups and committees and havent had enough time to read all the documents or watch videos, but as far as I can see in the ordinance and many others, management companies are left out of this conversation. I think this is a critical component to resolving this issue, not further

restrictions on property owners .

From my recent experience, the companies book the guests, charge their credit card and look the other way. I know there are good companies and not all companies act in this manner, but this is what happens with this mindset.

They should be held accountable for the actions of their guests which can only happen with an addition to the ordinance resulting in penalties that actually affect these companies. This is a critical part of their job or should be— to assure the neighborhood is not terrorized, rules and regulations are followed and swift/appropriate action is taken if needed.

Equally, the owner of the STR should be as responsible and I feel that the county needs stricter regulations and fines for STR owners and mngt companies alike. I would think this would be a huge motivator! - Let them police their guests as opposed to neighborhoods.

These issues should not be left at the feet of local law enforcement. The county, at this point does not need to hire “STR enforcement” and take on additional costs before tighter regulations that penalize both the property owner and brings management companies into the fold to be equally held responsible are enacted.

Rental Limit: Rental days should not be limited to 100 days. This is penalizing everyone for the lack over over site of guests from a few mngt cos and STR owners. Many people invest in STRs for addtl income, retirement or just the ability to own a home at the beach. The rules simply need to be enforced, and a strong ordinance requiring mngt cos involvement would

Parking: There should be no “on street” parking offered to STRs to qualify for their permit. It should be restricted to the actual parking space available on the property of the STR which is common for most communities. I can only speak for Neskowin but parking and street space is already a huge issue. We can barely drive down the streets as is and to add to STR parking would be hazardous for all.

Noise Complaints: Section 6 AA - “Renters may be issued a citation and fine” Since this is such a huge issue it should not be treated so lightly. After 1 notice there should be fines for everyone, renters, STR owners and Mngt cos alike. Again there needs to be stronger accountability and penalties for violations so people will take this seriously and take action.

I agree with a previous email dated May 3 noting section 6 AC – There is too much latitude using the statement “attempt to contact” it should state “they **will** contact the renter within 20 mins” this needs absolute wording so it is clear what is expected and action is taken. As it stands its too open ended, allows the mindset instead of “maybe I will, maybe I wont” approach and does not stress the importance of the ordinance. This wording is too casual.

Sleeping Spaces: should be noted as actual bedrooms available

We are not at all against STRs and believe everyone should have the opportunity to enjoy the beach like we do. Property owners should be able to use their property as they choose without government interference as long as it does not harm others.

I truly believe if management companies had something to loose along with STR owners in the way of fines or penalties or possibly loosing a license, we would see a huge improvement in this issue.

STR Ordinances need to be enforced:

Mngt cos are in best position to enforce the rules and need to be encouraged to be more proactive. They are in the best position to control the actions of guests. Guest who blatantly violate rules should be blacklisted from renting.

Thank you for your consideration of our suggestions. We hope are suggestions and insight has made a small contribution to a resolution.

Sincerely,

Shelia & Dennis Clark
541- 914-4472
sdclark1224@yahoo.com

Florence, OR
Neskowin, OR

Lynn Tone

From: Michael Cook <mikerusts@gmail.com>
Sent: Monday, September 12, 2022 12:09 PM
To: Lynn Tone
Cc: Neah Kahnle
Subject: EXTERNAL: Fwd: Important Short-Term Rental Advisory Committee Meeting 9/13/22 at 9:30 am

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

Director Absher and Commissioner Erin Skaar

I appreciate necessary pause in STR licensing and all the attention that the county is now giving to the STR/TLT along with the support of our CAC. I'm sorry to be missing this meeting, but wanted to add to my earlier testimony below to comment on the welcome introduction of ORLA's participation. In addition to emphasizing the most challenging threat of "illegal hotels" their entry into the discussion provides an opportunity facilitate discussion on the impact of their own STR properties.

In your deliberations please consider the following:

- the need for disclosure of permitted properties to assist in local planning and enforcement
- the impacts of all STR's on emergency preparedness and related costs in order to better inform visitors, prepare properties, and provide emergency supplies via licensing requirements, fees, TLT reapportionment.
- the relationship between workforce housing planning and STR impacts by requiring periods of affordable long term rentals in the equation.

Respectfully,
Mike

Mike Cook
37335 First St.
Nehalem (Neahkahnie) 97131
503-368-3048

Subject: May 24 Board of Commissioners meeting

Date: Fri, 20 May 2022 19:39:18 -0700

From: Michael Cook <mikerusts@gmail.com>

To: publiccomments@co.tillamook.or.us

Commissioners, I'm writing to urge an immediate pause in further STR licensing to allow time for the STR advisory committee and our communities time to develop an updated process that can better address the increasing impacts of STRs. My wife and I are residents of Neahkahnie of some 20 years and been working on community emergency preparations on our street and with our adjoining neighborhoods for half that time. And, I've participated in previous Neahkahnie calls for STR restrictions urging a managed approach. I appreciate the county's original attempts at managing the impacts of rentals. But, the wave of new STR's is now a serious concern - stressing public services and our ability to meet emergency needs in a disaster. Over 1/2 of our cluster of neighborhoods here are in the inundation zone - mostly STRs and part-timers. It's important your committee have time to develop a plan with rules and charges based on cost benefit analysis that better addresses not just ongoing and emerging impacts and benefits, but the county's share of responsibility for lives in this very certain and devastating disaster.

Respectfully,
Mike

Mike Cook
37335 First St.
Nehalem (Neahkahnie) 97131
503-368-3048

Subject: May 24 Board of Commissioners meeting

Date: Fri, 20 May 2022 19:39:18 -0700

From: Michael Cook <mikerusts@gmail.com>

To: publiccomments@co.tillamook.or.us

Lynn Tone

From: Jill Carter <jcarter1217@gmail.com>
Sent: Sunday, September 11, 2022 6:41 PM
To: Sarah Absher; Lynn Tone
Subject: EXTERNAL: Short term rental ordinance / 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.]

September 11, 2022

To: Ms. Sarah Absher

From: Darryl Carter / Neahkahnie

As you are aware, I have been on occasion heavily involved with the short term rental issue in Tillamook County. The situation is as I see it has gotten continually worse for the families living in the unincorporated areas of the county. The obvious reason is that the county has allowed the single-family zoning to no longer be meaningful. The current situation allows any home in the unincorporated communities to become a defacto motel. Homes in this program are no longer managed by the owner. It is now done by professional managers employed by corporations. Thanks to the Internet, reservations are taken and there's little or no vetting of the users. Families have no clue who is residing 12 feet from their home. This is unnerving and shouldn't be allowed in a single family zoned community. Tillamook County has commercial zoning and that is where this activity belongs.

This commercial activity also puts undue stress on community water and sewer systems designed to accommodate single families as they use significantly more of these resources. One remodeled home in Neahkahnie will now sleep 20. An architect friend advised me that a new client of his bought a home in Neahkahnie and wanted it redesigned to get the maximum number of beds. This couple is from California and want to receive maximum revenue to pay for this commercial investment. Our local realtors use this as a big selling point when trying to move a very expensive beach property.

I think the following changes should be made to the ordinance:

1. Severely limit the percentage of homes in a community that can be in the program. I think no more than 10% of a community's homes would lessen the impact of this activity. Manzanita has a cap of 17%. I think this is too high but it's better than no cap at all as we currently have.
2. Make the approval process for obtaining a rental license exactly the same as a conditional use application for a bed and breakfast. As you know, the bed-and-breakfast application also involves community input. The bed-and-breakfast also requires an on-site manager and no more than two bedrooms dedicated to the rental program. Why should short-term rentals be allowed virtually without public input or on-site management? Why should the neighbors not have a say in what goes on in their neighborhood?
3. No longer allow applications for multiple ownership. Let those currently licensed expire at the end of the new ordinance and not be renewable. This has turned into a purely commercial enterprise as opposed to families trying to recoup a mortgage payment which was the original intent.

4. These rental homes have become public accommodations. Make them subject to the disabled American disabilities act. They will be required to bring structures up to higher standards making it safer for the public to use them.

5. Raise the licensing fee very significantly so that a full-time manager and staff can be Added to your staff to manage this activity. This is a very significant business and it takes In hundreds of thousands of dollars annually. The owners should be required to pay for the staff necessary to regulate their activities.

I would further ask you to review the activities of Lincoln County in dealing with short term rentals. They have become more restrictive and in fact tried to Sunset rentals per se. I understand The court has sent this case to Luba.

I am hopeful that the commission We'll take actions that Will benefit the residents of Tillamook County as opposed to the commercial interests.

Best regards,

Darryl Carter

Lynn Tone

From: Sarah Absher
Sent: Monday, September 5, 2022 10:15 AM
To: Lynn Tone
Subject: STR PARKING COMPLAINTS

Please make copies for the STR meeting next week.

Thank You,



Sarah Absher, CBO, CFM, Director
TILLAMOOK COUNTY | Community Development
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3408 x3317
sabsher@co.tillamook.or.us

From: Gus Meyer <gusmeyer9@gmail.com>
Sent: Saturday, September 3, 2022 9:15 PM
To: Erin Skaar <eskaar@co.tillamook.or.us>; Sarah Absher <sabsher@co.tillamook.or.us>
Cc: Nan TLT <nan@tillamookcoast.com>; Chris Laity <claity@co.tillamook.or.us>
Subject: EXTERNAL: STR PARKING COMPLAINTS

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Tillamook County STR Commissioner Liaison; Erin Skarr
Tillamook County CD Director; Sarah Absher

Regards: STR Related Parking Problems

My son, whom works on STR hot tubs, reaffirms my community reviews of Tillamook Unincorporated parking problems on his usual STR rounds of Central and North Tillamook County.

A number of these parking problems are caused by diminished beach accesses, wherever the ocean is within easy walking distance with limited beach access parking space .

I've noticed dogs in attendance going to the beaches from some poorly parked vehicles, most likely misidentified as STR complaints.

Thereby "Beach Access" is once again on the Tillamook County complaint docket.

Recall Kiwanda parking problems, as well as Cape Meares, Oceanside, Netarts, and other ocean access problems in most of Tillamook County Beach areas, including Short Sands Beach.

Life is compounded and complicated at our beaches.

Gus Meyer,
STR Committee Member

WHAT'S THE DIFFERENCE BETWEEN A HOTEL AND A COMMERCIAL SHORT TERM RENTAL (STR)?

ONE BIG THING...

CHARACTERISTICS

HOTELS

COMMERCIAL STR

Provide lodging on a nightly basis

Yes

Yes

Objective is net profit, not cost reimbursement

Yes

Yes

Accept reservations and credit card payments online

Yes

Yes

Provide housekeeping.

Yes

Yes

Advertise their businesses as "resorts"

Yes

Yes

Pay state and county transient lodging taxes

Yes

Yes

Operate in single family neighborhoods

No

Yes



Position Statement - Reining in “Illegal Hotels”

Background

Across the State of Oregon, there is growing concern that some Home Sharing Platforms, such as Airbnb, HomeAway and Flipkey, are enabling the proliferation of “illegal hotels,” where commercial operators list multiple units in the same region of the state or list units for extended periods of time without consideration for both local and state law. In some instances, commercial operators or investors are buying rental properties with no intention of living there but solely for the purpose of renting them out to short-term visitors, just like a hotel. This unregulated commercial activity often compromises consumer safety, impacts affordable housing supply across Oregon and endangers the character and security of residential neighborhoods.

Illegal Hotels are Adversely Impacting the Fabric of Neighborhoods and Reducing Affordable Housing Stock throughout Oregon’s Communities

Commercial activity in homes meant for working families is running amok across the state. Advancements in technology have launched a new industry which operates outside the intent and purpose of carefully crafted zoning and land use laws in local economies across Oregon. ORLA is aware of occupations whereby professionals are buying up multi-use housing complexes for the sole purpose of daily rental income. The untamed and ‘enforcement light’ approach to short-term rental regulation is creating a free for all amongst ambitious entrepreneurs who are thriving on skirting rules and regulations in place which lack strong enforcement protocols. In summary, the use of homes in residential areas as de-facto hotels is inconsistent with the intent of residential zoning and Oregon’s land use planning system.

ORLA Welcomes Competition on a Level and Legal Playing Field

ORLA’s active membership includes several vacation rental companies overseeing short-term rentals in vacation destinations across our state. For decades, vacation rental dwellings have served as a part of the fabric of local communities. These companies are examples of welcome competition and are ensuring their clients are paying all applicable transient lodging taxes while safely accommodating guests and following all local government ordinances. In addition, ORLA supports the following important principles:

- We continue to support the rights of property owners to occasionally rent their homes to earn extra income, following all local, state and federal rules and regulations.
- Competition thrives when everyone plays by the same set of rules.

However, we have seen a proliferation of unregulated commercial operators running multi-unit, full-time lodging businesses in partnership with Home Sharing Platforms like Airbnb, with a significant portion of rental revenue driven by this type of commercial activity. Technological advances have resulted in a matchmaking of underground commercial activity in residential and multiuse neighborhoods with interested travelers. These commercial operators gain an unfair and significant competitive advantage by running these multi-unit, full-time lodging businesses without oversight. Of particular concern is the non-compliance with public health and safety rules, which are in place to keep Oregon residents and visitors safe from harm.

Unregulated Hotels Operating in Residential or Mixed-Use Zones are Disruptive to Communities and Pose Serious Safety Concerns for Guests, Communities, and Neighborhoods

Guests staying in unregulated short-term rentals have no way of verifying whether these properties are compliant with basic health and safety standards, like smoke and monoxide detectors, fire escapes and wheelchair ramps. In addition, neighbors in many cases have no way of knowing who is listing the properties in their area, much less renting them, and can face chronic problems like excessive noise, unruly behavior, and a revolving door of strangers next door. By flouting zoning laws, unregulated businesses are disrupting communities across Oregon and reducing the supply of homes available to workers. Unregulated commercial activity in residential and mixed-use zones is having a direct impact on rent rates across Oregon and is making it harder for working families to stay in their homes.

State and Local Governments Should Double Down on Their Efforts to Protect Their Communities by Closing Illegal Hotel Loopholes

Home Sharing Platforms like Airbnb need to assist local and state government in cracking down on illegal hotels facilitated by their online platforms. The following simple steps should be taken in Oregon to rein in illegal hotels:

- Prevent properties prohibited from operating in a community from posting on short-term rental websites.
- Provide full transparency to state and local authorities (like all other lodging properties) including host contact and address information as well as which hosts have multiple or full-time units for rent.

The State of Oregon and all local governments should:

- Develop a comprehensive plan to ensure the proliferation of online booking technology does not result in undue livability burdens in Oregon communities including reductions in housing supply for local workforce needs.
- Partner with technology companies who specialize in Home Sharing Platform rental transparency. Local governments in Oregon are now partnering with technology companies like STR Helper and Host Compliance to assist them in managing the process for identifying short-term hosts within their jurisdiction.
- Ensure short-term rental hosts register their rental property and obtain a business license and other applicable rental permits.
- Track all transient lodging tax payments to ensure all revenues are paid by short-term rental hosts or Home Sharing Platforms like Airbnb when they collect payments for lodging stays on behalf of their host partners.
- Ensure all local and state zoning laws are being followed.
- Ensure basic health, safety, and cleanliness standards are being met.
- Ensure appropriate levels of liability and other applicable insurance plans are in place to protect homeowners, guests, and communities.

###

Lynn Tone

From: Sarah Absher
Sent: Wednesday, July 13, 2022 8:54 AM
To: Lynn Tone
Subject: STR Testimony- CONCERNS OVER RECOMMENDATIONS

Please make copies for August meeting.

Thank You!

From: Public Comments <publiccomments@co.tillamook.or.us>
Sent: Tuesday, July 12, 2022 12:45 PM
To: David Yamamoto <dyamamoto@co.tillamook.or.us>; Erin Skaar <eskaar@co.tillamook.or.us>; Mary Faith Bell <mfbell@co.tillamook.or.us>; Rachel Hagerty <rhagerty@co.tillamook.or.us>; County Counsel <countycounsel@co.tillamook.or.us>; Sarah Absher <sabsher@co.tillamook.or.us>
Cc: Isabel Gilda <igilda@co.tillamook.or.us>
Subject: FW: EXTERNAL: CONCERNS OVER RECOMMENDATIONS

Good afternoon, Commissioners,

Please see the below public comment that came in yesterday, also regarding STRs in Neskowin.

Thank you,



Debi Garland | Board Assistant
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS
201 Laurel Avenue
Tillamook, OR 97141
Phone (503) 842-3400 x3380
dgarland@co.tillamook.or.us

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From: M BARNES-TERRERI <mariasangria@msn.com>
Sent: Monday, July 11, 2022 3:17 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: CONCERNS OVER RECOMMENDATIONS

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To Whom It May Concern,

I would like to express my concerns regarding a consideration to restrict the Neskowin Short Term Rental allowances to 100 days per year.

As a part time resident of Neskowin, I realize that the coastal areas have become more popular than ever, especially in view of the COVID-19 pandemic as more people are able to work from home, have restricted international travel in favor of local vacation destinations.

All recreational areas have experienced an increase in usage, and some visitors, with less than desirable attitudes, It would seem that many residents attribute any issue with visitors, to the Short Term Rental community, which is not always the case. In Neskowin, the community has expressed belief that STR visitors are solely responsible for the: pot-holes and road disrepair, bear problems, garbage left at the state parking area, traffic congestion, excessive noise from social gatherings, etc.

The county benefits from the Transient Lodging Tax, Licensing Fee and increased economic benefits that these visitors bring. The Oregon Coast has been economically depressed for decades, and is dependent upon tourism to support many industries, including restaurants, factory outlet stores, golf courses, art museums, etc. Additionally, many individuals who live at the coast, make earn their income but working at and for these businesses.

There have been numerous meetings in which residents describe the deteriorating quality of life, since Short Term Rentals have become more popular. However, there are mechanisms being put in place to address these concerns, and further actions are being discussed about certain property owners who seem to have invested in a number of larger homes, that appear to have become destination "party rentals" within much of that area.

As a property owner, sharing my home with others, who are implored upon to be good citizens, and as far as I know, are being respectful and conscientious towards my neighbors, and the area, allows me to pay the mortgage, maintain the home, and make improvements. This home has been in our family for generations. The upkeep on a coastal home is arduous and can be overwhelming. I request that you consider this restriction, which I believe would not only have negative consequences for property owners like me, but for the entire coastal community that depends on the revenue that tourism brings.

I respectfully thank you for your consideration.

Maria McGarry-Barnes
5260 Grandview Street
Neskowin, OR 97149